



**Lisburn &
Castlereagh
City Council**

Local Development Plan

Technical Supplement 6

Countryside Assessment

October 2019

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1.0 INTRODUCTION

1.1 Purpose and Background

- 1.1 This Technical Supplement provides details of the evidence base that has been used to inform the preparation of the Lisburn & Castlereagh City Council draft Plan Strategy for the period 2017-2032. It is one of a suite of topic based Technical Supplements that should be read alongside the Local Development Plan (LDP) and which sets out the rationale and justification for the strategic policies, allocations and proposals within the draft Plan Strategy.
- 1.2 It builds upon the suite of 14 thematic Topic Papers prepared and published alongside the Preferred Options Paper (POP), which established the baseline position and identified the key issues that need to be addressed by the LDP.
- 1.3 The evidence base has been informed through an independent evidence-based Landscape Character Assessment (LCA) undertaken by professional consultants. The details of these reports were presented to Members during preparation of the policy for the draft Plan Strategy. In addition a Strategic Settlement Appraisal was undertaken by the LDP team.
- 1.4 This Countryside Assessment document consists of 4 separate but related sections:
- **Part 1 - Environmental Assets Appraisal**
 - **Part 2 - Landscape Character Assessment**
 - **Part 3 - Development Pressure Analysis**
 - **Part 4 - Settlement Appraisals**
- 1.5 Part 1, Environmental Assets Appraisal is further broken down into three sections – **the Built Heritage, Natural Heritage and Landscape & Public Access to the Countryside.**

2.0 POLICY CONTEXT

Regional Policy Context

- 2.1 The regional policy context is provided by the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement (SPPS) and regional Planning Policy Statements. The latter are subject to the transitional arrangements set out in paragraphs 1.10-1.16 of the SPPS, which states that existing policy retained under the transitional arrangements will cease to have effect where a Council adopts its Plan Strategy.

Regional Development Strategy (RDS) 2035

- 2.2 The RDS 2035 prepared under the Strategic Planning (Northern Ireland) Order 1999 by the Department for Regional Development (published 15th March 2012) is the spatial strategy for the Executive and provides an overarching strategic planning framework to facilitate and guide the public and private sectors and is material to decisions on individual planning applications.
- 2.3 Policy RG11 of the RDS guides that society should '*conserve, protect and, where possible, enhance our built heritage and our natural environment*'. To this end Policy RG11 requires the following considerations and actions towards our built environment:

- Identify, protect and conserve the built heritage.
- Identify, protect and conserve the character and built heritage assets within cities, towns and villages.
- Maintain the integrity of built heritage assets, including historic landscapes.
- Sustain and enhance biodiversity.
- Identify, establish, protect and manage ecological networks.
- Protect and encourage green and blue infrastructure.
- Protect and manage important geological and geomorphological features.
- Protect, enhance and manage the coast.
- Protect, enhance and restore the quality of inland water bodies.
- Recognise and promote the conservation of local identity and distinctive landscape character.
- Conserve, protect and where possible enhance areas recognised for their landscape quality.
- Protect designated areas of the countryside from inappropriate development and continue to assess areas for designation.
- Consider the establishment of one or more National Parks.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

- 2.4 The Department of the Environment's 'Strategic Planning Policy Statement for Northern Ireland' - Planning for Sustainable Development (SPPS), was published in final form in September 2015.
- 2.5 The SPPS provides the following regional strategic objectives with respect to built heritage features:
- Secure the protection, conservation and where possible, the enhancement of our built and archaeological heritage.
 - Promote sustainable development and environmental stewardship with regard to our built and archaeological heritage.
 - Deliver economic and community benefit through conservation that facilitates productive use of built heritage assets and opportunities for investment, whilst safeguarding their historic or architectural integrity.

- 2.6 The SPSS provides the following regional strategic objectives with respect to natural heritage features:
- Protect, conserve, enhance and restore the abundance, quality, diversity and distinctiveness of the region’s natural heritage
 - Further sustainable development by ensuring that natural heritage and associated diversity is conserved and enhanced as an integral part of social, economic and environmental development
 - Assist in meeting international (including European), national and local responsibilities and obligations in the protection and enhancement of the natural heritage
 - Contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of natural heritage in supporting economic diversification and contributing to a high quality environment
 - Take actions to reduce our carbon footprint and facilitate adaptation to climate change.
- 2.7 The SPSS advises that the LDP process will play an important role for Councils in identifying key features and assets of the countryside and balancing the needs of rural areas and communities with the protection of the environment. The SPSS identifies two inter-related strands- **Environmental Assets Appraisal** and **Landscape Assessment**- which provide the evidence base for the purposes of bringing forward an appropriate policy approach to development in the countryside.
- 2.8 To assist this process the Council has undertaken a Countryside Assessment, in addition to the Environmental Assets Appraisal and Landscape Assessment. This was assessed through a **Development Pressure Analysis** and a **Settlement Appraisal**.

Local Policy Context

- 2.9 The current planning policy context at a local level is complex as a result of a successful legal challenge to the adoption of the Belfast Metropolitan Area Plan (BMAP) 2015. There are therefore pre-existing development plans that relate to parts of the Lisburn & Castlereagh Council district, alongside draft BMAP (published in 2004) and post-inquiry BMAP (published in 2014). All of these documents will be superseded at the adoption of the new Local Development Plan 2032. The SPSS’s transitional arrangements provide for continuity until such times as a new LDP for the whole of the council area is adopted to ensure continuity in planning policy for taking planning decisions.

Belfast Metropolitan Area Plan 2015

- 2.10 Although formally adopted in 2014, this process of final BMAP adoption was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means the Belfast Urban Area Plan (BUAP) 2001, Lisburn Area Plan 2001 and the other Development Plans provides the statutory plan context for the area.
- 2.11 BMAP, in its most recent, post-examination form remains a significant material consideration in future planning decisions. It was at the most advanced stage possible prior to formal adoption. BMAP referred to throughout this document therefore refers to that version. However, in preparing this document the council has also had regard to the provisions of the draft BMAP which was published in 2004, the objections which were raised as part of the plan process and the Planning Appeals Commission Inquiry report.

Belfast Urban Area Plan (BUAP) 2001

- 2.12 The current development plan for the majority of the Belfast district is the Belfast Urban Area Plan (BUAP) 2001, which was adopted in December 1989. The area covered by the plan included the whole of the administrative area of the former Belfast City Council area,

together with the urban parts of the former district council areas of Castlereagh, Lisburn and Newtownabbey as well as Greenisland and Holywood.

- 2.13 The purpose of the BUAP was to establish physical development policies for this broad urban area up to 2001, clarifying the extent and location of development and providing a framework for public and private agencies in their investment decisions relating to land use. Although alterations were made in 1996, the BUAP is now largely out-of-date and was formally superseded by the BMAP in September 2014. However, BMAP was quashed as a result of a judgement in the court of appeal delivered on 18 May 2017, meaning that the BUAP 2001 remains a statutory development plan.

The Lisburn Area Plan 2001

- 2.14 The change in council boundary as a result of the local government reform on 1 April 2015, and the subsequent quashing of BMAP, means that the Lisburn Area Plan 2001 remains a statutory development plan. Adopted on 4 July 2001, the Lisburn Area Plan sought to establish physical development policies for Lisburn and its surroundings up to 2001.

Lagan Valley Regional Park Local Plan 2005

- 2.15 The quashing of BMAP also means that the Lagan Valley Regional Park Local Plan (adopted in 1993) was re-instated as the statutory development plan for the Lagan Valley Regional Park (LVRP). It sets out the strategy and policies associated with the protection and enhancement of the natural and man-made heritage of the LVRP. Its main objectives are to conserve the landscape quality and features of the Lagan Valley and to enhance recreational use for the public.

Carryduff Local Plan 1988-1993

- 2.16 The adopted Plan comprises the provisions of the Draft Plan as approved and amended by the Adoption Statement. A composite Proposals Map and schedule for Carryduff was subsequently produced.

Lisburn & Castlereagh Community Plan

- 2.17 The Council took on responsibility for community planning in 2015 as a result of local government reform. Community Planning is enshrined in the Local Government Act (Northern Ireland) 2014 and places a duty on the Council along with a number of named partners to identify long-term objectives for improving the social, economic and environmental well-being of the district and the achievement of sustainable development while promoting equality of opportunity and good relations and tackling poverty, social exclusion and patterns of deprivation. The plan sets out a joint vision and long-term ambitions for the future, as well as outlining priorities for action.
- 2.18 The vision for Lisburn & Castlereagh is 'An empowered, prosperous, healthy, safe and inclusive community'.
- 2.19 Delivery of this vision is based on a number of strategic outcomes. Councils must take account of their current Community Plan when preparing a Local Development Plan (LDP). The Community Plan includes the supporting outcomes; that neighbourhoods are designed and regenerated to promote well-being; everyone lives in an affordable home that meets their needs; we have access to essential services, shops, leisure and workplaces; and, there is a modal shift to sustainable and healthy transport options.
- 2.20 The LDP will provide a spatial expression to the community plan, thereby linking public and private sector investment through the land use planning system.

3.0 KEY FINDINGS – POSITION PAPER 9 COUNTRYSIDE ASSESSMENT

3.1 A summary of the key findings are as follows:-

- To consider ways for managing development and plan for future development within the rural area of Lisburn & Castlereagh City Council taking into account the details of the Countryside Assessment.
- **Environmental Assets** – there is a wealth of environmental assets both built and natural across the Council area. Opportunities may exist to identify new features considered worthy of protection. Additionally accesses to these assets could be further considered to consider ways of opening up opportunities for sympathetic development and to contribute towards improving people’s health and well-being.
- **Landscape Assessment** – the variety of landscape types across the Council area adds to the character and setting of the towns, villages and small settlements. These should be taken into account with any future proposals resulting from the Settlement Appraisal.
- **Development Pressure Analysis** – this analysis indicates the trend of rural house builds across the Council area.
- **Settlement Appraisal** – to consider any future opportunities for growth or restriction of the settlements within the Council area, taking into account the environmental and landscape characteristics, and considering ways to manage those areas which have experienced, or are continuing to experience, development pressure.

4.0 PART 1 - ENVIRONMENTAL ASSETS APPRAISAL

4.1 The Environmental Assets Appraisal seeks to establish and evaluate the environmental resources within the Lisburn & Castlereagh City Council area. It also assists in defining specific development plan designations. The Environmental Assets Appraisal is structured in the following way:

- The **Natural Heritage** Section provides an overall evaluation of nature conservation resources and **biodiversity** which is referred to below;
- The **Built Heritage** Section provides an overall evaluation of historic, architectural and archaeological resources; and
- The **Landscape Section** contains an evaluation of landscape resources.

NATURAL HERITAGE

4.2 This section examines the natural heritage assets within Lisburn & Castlereagh City Council and provides an overview of the environmental assets profile/baseline of the Council area. Information has been derived from the Northern Ireland Environment Agency (NIEA), the Department for Infrastructure (DfI), the Department of Agriculture, Environment and Rural Affairs (DAERA) and other Council sources where specified.

International

4.3 The United Kingdom has transposed into UK law the terms of the European Commission (EC) Birds and Habitats Directives, and both the Water Framework and Marine Strategy Framework Directives. It is also a signatory to the Ramsar Convention in relation to the protection of wetlands.

4.4 **Special Protection Areas:** The Birds Directive provides for the selection of sites for their importance as areas for breeding, over wintering and migrating birds known as Special Protection Areas (SPAs). The Directive also requires Member States to strive to avoid the deterioration of habitats for wild birds outside designated sites. One Special Protected Area is located at Lough Neagh and Lough Beg within Lisburn & Castlereagh City Council.

4.5 **Special Areas of Conservation:** The Habitats Directive requires the protection of certain natural habitats through the designation of Special Areas of Conservation (SACs). It also requires the establishment of a system of strict protection for a list of species (other than birds) whose resting and breeding places and whose habitats must be protected to secure their survival, wherever they occur in the member state's territory. There are no Special Areas of Conservation within Lisburn & Castlereagh City Council.

4.6 **Ramsar Sites:** These are wetlands listed under the Ramsar Convention to protect those of international importance. It requires signatories to formulate and implement their planning for the conservation and wise use of wetlands and their resources. As a matter of policy, the UK Government has chosen to apply the procedures under the Habitats Regulations in respect of Ramsar sites. One Ramsar site is located within Lisburn & Castlereagh City Council (Lough Neagh and Lough Beg).

National

4.7 **The Wildlife (Northern Ireland) Order 1985 (as amended) ["the Wildlife Order"]** prohibits the intentional and reckless killing, taking, injuring or disturbance of all wild birds and of certain animals and any person who knowingly causes or permits this to be done shall be guilty of an offence. It also prohibits the intentional and reckless destruction, uprooting or picking of certain wild plants. **The Wildlife and Natural Environment (NI) Act 2011** in addition places a statutory duty on all public bodies to further the conservation of biodiversity when exercising any functions. Nature conservation sites selected as European sites under the Birds and Habitats Directives may also be underpinned, either wholly or in

part, by sites selected at national level. These are the key pieces of legislation at a National Level.

- 4.8 **Areas of Special Scientific Interest (ASSIs)** are given legal protection under the Environment (Northern Ireland) Order 2002 (as amended) which provides powers to designate, protect and manage them. These sites are of special interest by reason of their flora, fauna, geological and/or physiographical features and are designated under Part IV of the Order. There are 9 Areas of Special Scientific Interest within the Council area. See Table 1 for further details.

Table 1: ASSIs within LCCC by District Electoral Area (DEA)

ASSI	DEA
Leathemstown	Killultagh
Slievenacloy	Killultagh
Portmore Lough	Killultagh
Maghaberry	Killultagh
Ballynanaghten	Downshire West
Craigtanlet Wood	Castlereagh East
Lough Neagh	Killultagh
Clarehill	Downshire West
Belshaw's Quarry	Killultagh

Source: BMAP

- 4.9 Under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985, other statutory designations include:
- **Nature Reserves and National Nature Reserves** – nature reserves can be of national (and sometimes international) importance. They are usually managed by the Department of Agriculture, Environment and Rural Affairs or by agreement with another Department, a District Council or a voluntary conservation body. Within the Council area there is one National Nature Reserve, Belshaw's Quarry.
 - **Areas of Outstanding Natural Beauty** – designated by the former Department of the Environment primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage. Within the Council area, **Lagan Valley AONB** is noted as an important designation.

Local

- 4.10 **Local Nature Reserves and Wildlife Refuges** – Local Nature Reserves can be provided by District Councils for nature conservation under powers conferred to them under the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985. They are particularly appropriate for educational, recreational or public information services. The Department of Agricultural, Environment and Rural Affairs can also provide a Wildlife Refuge under the Wildlife Order. Currently there are no Local Nature Reserves within the Council area.
- 4.11 **Trees and Woodland** – Trees can be protected through Tree Preservation Orders (TPO) under The Planning (Trees) Regulations (Northern Ireland) 2015. A TPO provides protection for trees considered to be of special value in terms of amenity, history or rarity. It makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a protected tree, or to permit these actions, without first seeking the local planning authorities consent to do so.

Within the Council, over 70 TPOs are noted. Please see <https://www.lisburncastlereagh.gov.uk/resident/planning/trees-in-the-council-area> for details of TPO's within the Council area.

- 4.12 Sustainable forest management, as set out by the Forestry Standard, is a fundamental part of forest policy in Northern Ireland. One of the purposes of the Forestry Act (NI) 2010 is to manage forests to help protect the environment and biodiversity. Unless otherwise exempt, the Forestry Act and associated subordinate legislation, regulates the felling of trees in private woodland.
- 4.13 There is approximately 193.6ha of Forest Service¹ controlled woodland within the Council area (49.9ha broadleaf, 109.2ha coniferous and 19.4ha mixed woodland). Within the Council area Hillsborough Forest is noted (193.6ha in total). In addition, there is a total of 1495.7ha² of non-Forest Service managed woodland across the Council area.
- 4.14 **Long-established woodland** is an important Natural Heritage asset comprising land which has been continuously wooded since the first comprehensive maps of Ireland were produced. The Woodland Trust has recorded 50 long established woodlands within the Council area. See Table 2 for further details.

¹ Department of Agriculture and Rural Affairs 2016 Figures

² Woodland Trust Figures

Table 2: Long-Established Woodland within Lisburn & Castlereagh City Council

Wood Number	Wood Name	Wood Number	Wood Name
1941	Wood 1941 (Ballylintagh Park)	2255	Wood 2255 (Belvedere)
1942	Wood 1942 (Ballylintagh park)	2257	New Grove
1943	Schoolhouse Planting	2259	Hillsborough Road Plantation
1944	Hillsborough Planting	2260	Hillsborough Road Plantation
1945	Oak Wood	2261	Wood 2261
1946	Fishpond Plantation	2262	Deadwall Plantation
1947	McKeown's Plantation	2263	Deadwall Plantation
1949	Low Wood	2264	Wood 2264 (Ballymacash house)
1950	Lord Bridport's Planting	2266	Wood 2266 (Brookhill House)
1952	Roughfield Planting	2269	Gormans Wood
1953	Woban Planting	2270	Wood 2270
1954	Duckhole Wood	2271	Wood 2271
1955	Black Wood, Brownhill Wood, Hermitage Wood, Bryan's Moss	2272	Wood 2272
1957	Lord Hillsborough's Planting	2776	Wood 2776 (Edenderry House)
1958	Lake Wood	2778	Wood 2778 (Edenderry House)
1959	Wood 1959 (Hillsborough Forest)	2800	Wood 2800 (Edenderry House)
1960	Wood 1960 (Hillsborough Forest)	2801	Wood 2801 (Edenderry House)
1961	Wood 1961 (Hillsborough Castle)	2811	Wood 2811
1962	Wood 1962 (Hillsborough Castle)	2814	Derriaghy Glen
1963	Wood 1963 (Hillsborough Castle)	2816	Wood 2816
1964	Harrison's Garden Wood	2818	Wood 2818
1965	Harrison's Garden Wood	2819	Wood 2819
1966	Foxfort Wood, Nursery Meadow Wood	2828	Wood 2828 (Edenderry House)
2254	Wood 2254 (Belvedere)	2938	Wood 2938

Source: Woodland Trust

- 4.15 **Local Landscape Policy Areas (LLPAs)** are designated within or adjoining settlements on lands considered to be of greatest nature conservation or heritage interest, amenity value, landscape quality or local significance. There are 116 LLPAs within the Council area (See Table 3 for further details). Local Landscape Policy Areas will be reassessed as part of the Local Policies Plan process.

Table 3: Local Landscape Policy Areas

Local Landscape Policy Areas			
Enfield House, Dromara	East of Magheraconluce, Magheraconluce	Comber Road, Carryduff	Between Ballynahinch Road and Limehill Road, Duneight
River Lagan, Dromara	Governor's Road, Lisburn City	Ballylesson/Edenderry, Ballylesson	Stoneyford River Corridor, Stoneyford
Shore Road, Feumore	River and Canal, Tullynacross	Sloan's Avenue, Carryduff	Mealough Road, Carryduff
R/O properties on Magheraconluce Road, Magheraconluce	Cregagh Glen	Stockdam/Belsize, Lisburn City	Creevy Road, Board Mills
east of Crossnacreevy, Crossnacreevy	Knockmore, Lisburn	Saintfield Road, Carryduff	Forster Green
Lurganure, Lower Broomhedge	Ravernet House, Ravernet	North Street, Upper Ballinderry	St John's Church of Ireland, Meeting Street, Moira
Lissue, Lisburn City	Banbridge Road, Dromara	Dundrod	Aberdelghy Golf Course, Lambeg
Church Road, Carryduff	Creevy Road/Drennan Road, Board Mills	Fort/Ballyhanwood	Tullynacross Road, Tullynacross
McKinstry Road, Lisburn City	Ballyregan Glen	Lisburn Road, Hillsborough	Knockmore Road, Lisburn
Hillhall Road, Hillhall	Ballinderry River Corridor, Upper Ballinderry	Hillsborough Forest Park	19 & 21 Derriaghy Road, Milltown
Moira Castle Demesne, Moira	Mill Pond, Culcavy, Hillsborough and Culcavy	Rathfriland Road Stream Corridor, Dromara	Stoneyford River and Reservoir, Stoneyford
between Derriaghy Road and Barnfield Road, Milltown	River Corridor, Culcavy, Hillsborough and Culcavy	Limehill Road, Duneight	Ravernet, Lisburn City
Ravernet River Corridor, Ravernet	Halfpenny Gate Road, Halfpenny Gate	Moira Presbyterian Church, Moira	Carnreagh, Hillsborough
Ballinderry House, Lower Ballinderry	Ballynahinch Road, Legacurry	Cairnshill	Masonic Hall, Kesh Road, Long Kesh
Magheraconluce Road, Magheraconluce	Derriaghy River	Ballinderry River, Ballynadolly	Ballynahinch Road, Legacurry
Ballynahinch Road, Morningside	Ravernet River Corridor, Legacurry	Ballinderry River, Ballynadolly	south east Carryduff, Carryduff

Source: BMAP

Local Landscape Policy Areas			
Lany Road, St. James	Lurganure	Drumbeg Road, Drumbeg	Oldpark Road, Milltown
Moat/Enler, Castlereagh Greater Urban Area	River Corridor and Mill Race, Halfpenny Gate	Drumbo	Begny Hill Road, Dromara
Newtownbreda	Church, Kesh Road, Long Kesh	north of Derriaghy Road, Milltown	Crossnacreevy/ Ryan Park, Crossnacreevy
Knock Golf Course/Hospital Glen	Hillsborough Castle	Purdysburn	Hillhall Road, Hillhall
Lurganville	Halfpenny Gate Road, Upper Broomhedge	Crumlin Road, Glenavy	Lock Keeper's House, Ballyskeagh
Hillsborough Road, Dromara	Colin Glen, Lisburn Greater Urban Area	east of Lower Ballinderry, Lower Ballinderry	south of Derriaghy Road, Milltown
Windmill, Board Mills	Drennan Road, Boardmills	Fortwilliam House, Old Kilmore Road, Moira	Church Road, Moneyreagh
Keel Way, Moneyreagh	Rough Fort Rath, Old Kilmore Road, Moira	Wallace Park, Lisburn City	Ballyskeagh Road, Ballyskeagh
Ballyknockan	Dundrum Road Stream Corridor, Dromara	Feumore Road, Feumore	Glenavy River Corridor, Glenavy
Dunlady Glen	Long Kesh/Lower Broomhedge/Lurganure, Long Kesh	east of Upper Broomhedge, Upper Broomhedge	Glenavy Road, Ballynadolly
Dundonald Wedge	Raffertys Hill, Drumlough	Kesh Road, Kesh Bridge	Tributary of River Lagan, Drumbeg
Rathdown, Moira Road, Lisburn	Ballynahinch Road, Duneight	Dromara Road, Drumlough	Moira Road, Lisburn
Drumaknockan Road, Drumlough	Maghaberry	Lagan Corridor, Lambeg	Halftown Road, Halftown

Source: BMAP

4.16 **Landscape Wedges**, including those within the urban area which, by virtue of their linear and continuous structure, in particular where they follow river valleys, afford routes for the migration, dispersal and genetic exchange of species. Landscape Wedges also serve to protect important landscapes. There are **6** landscape wedges within the Council area (1 Urban Wedge and 5 Rural Wedges). Landscape wedges will be reassessed as part of the Local Policies Plan process.

Table 4: Landscape Wedges within LCCC

Landscape Wedge	District Electoral Area (DEA)
Carryduff (Rural)	Castlereagh South/East
Glencregagh (Rural)	Castlereagh South
Newtownards (Rural)	Castlereagh East
Comber (Rural)	Castlereagh East
Mosside (Rural)	Lisburn North
Dundonald (Urban)	Castlereagh East

Source: BMAP

4.17 **Sites of Local Nature Conservation Importance (SLNCIs)** are designated in accordance with PPS2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest. SLNCI surveys were undertaken for Belfast Metropolitan Area Plan in early 2000s. There are **114** SLNCIs within the Council area (See Table 5). Sites of Local Nature Conservation Importance will be reassessed as part of the plan strategy process.

Table 5: Sites of Local Nature Conservation Importance (SLNCI)

SLNCI			
Begny Lake	Cargygray to Firbank	Lagan at Hilden	Limekiln Road
Mill Road Quarry	Derriaghy Glen, Milltown	Ballymoneymore	Sheepwalk Road
Monlough Road West	Beechill Road South	Drumlough Fen	Ballycarngannon Road
Slievenagravery	Ballynagarrick	Derrykillultagh	Milltown Church
Lambeg East	Ballymacrocket	Seymour Hill	Ravernet River at Sprucefield
Floodplain around Eel Weir	Cooper Wetland	Purdysburn Hospital	Ballycreen Lough
Lough Aghery	Old Warren	Moss Road Bog	Lagan at Lambeg
Belfast Hills – White Mountain	Quarterlands Road East	Deadwall Plantation	Corry’s Glen, Ravernet
Magheralave 1	Broadwater, Aghalee	The Temple	Knockbracken Glen
Lisnatrunk	Glenavy River at Glenavy	Ballycarn Glen	Colin Glen/Hammils Bottom
North Stoneyford	Ballylintagh Pond, Carr	Boomer’s Reservoir	Moira Demesne
Knockany Road, Ballycarngannon	Ballycrune Lough	Yate’s Corner(Geodiversity)	Forster Green Hospital
Moneybroom Wood	Glenavy/Killultagh Road Junction, Ballynadolly	Lough Erne	Brown Moss Quarterlands
Conway Lane, Aberdelghy	Burren Lough	Cabra Road	Ballygowan Meadow, Drumbeg
Purdy’s Burn (Geodiversity)	Minnowburn	Burren North	School Lane, Craneystown
Crew Burn	Broadwater/Friar’s Glen, Aghalee	Moyard (Geodiversity)	Campbells Hill
Groganstown Quarry	Portmore Lough	Gransha Fen	Ravernet River (Drumra Hill)
Hillsborough Road Wetlands and Scrub	Budore Bridge, Crumlin River	Wright’s, McKee’s and Henney	McKeown’s Plantation
Stoneyford Reservoir	Rushyhill	Cregagh Glen and Lisnabreeny	Lissue
Glenavy River, South Bank	Stoneyford River	Hogg’s	Lough Moss, Carryduff
Glebe Road, Carr	Belvedere	Clairehill Quarry, Moira (Geodiversity)	Hillsborough – Dromore Road, Old Railway Line
Ravernet River, Legacurry	Ballynalargy Ponds	Magheralave 2	Hillsborough Old Road
Slievenacloy ASSI Margins	Farrell’s Fort	Hull’s Glen, Milltown	Cairnshill

SLNCI			
Carnlougherin Road	The Glen Rath	Killynure Road	Drumbo Glen
Duncan's Dam	Quarry at Mounteagle Glen	Knockmore East	Summer Hill
Clontanagullion Lough	Dundonald Old Railway Line	Cluntagh Lough	Standing Stones Hill
Craneystown	Monlough	Larchfield Estate	Dumb and Bow Lough
Mullaghdrin Hill	Leverogue Carr	Interlaken	
Hillsborough Park Lake	Bovolcan	Craigantlet Woods	

Source: NIEA

Lagan Valley Regional Park

- 4.18 The Lagan Valley Regional Park's special character derives from the combination of a meandering river, rolling drumlin topography, high quality farmland, and attractive wooded parkland and forest. Within this diverse landscape is a rich variety of plant and animal life and man-made features marking over 9,000 years of human settlement³.
- 4.19 Lagan Valley Regional Park is Northern Ireland's first and only Regional Park. The Lagan Valley Regional Park was established in 1967 as one of three unique semi-urban designations in the UK at that time. The Lagan Valley Regional Park stretches from the Governor's Bridge Stranmillis, Belfast to the former Union locks, in Lisburn encompassing some 1,700 hectares of countryside and thirteen miles of riverbank⁴. Lagan Valley Regional Park lies within the local authority areas of Belfast City Council and Lisburn & Castlereagh City Council.

Areas of High Scenic Value (AoHSV)

- 4.20 The diversity of landscapes in the Council area combine to provide a unique resource of significant environmental quality. Areas of High Scenic Value are designated to protect the setting of Urban Areas and other areas of particular landscape merit. All AoHSV are also designated as Areas of Constraint on Mineral Development. This will restrict new or extended mineral operations to those locations and proposals, which will minimise conflict with amenity, recreation and conservation interests in the council area. Six Areas of High Scenic Value are located within LCCC. Areas of High Scenic Value will be reassessed as part of the Local Policies Plan process.

Table 6: Areas of High Scenic Value within LCCC

Areas of High Scenic Value (AoHSV)	
Portmore Lough	Craigantlet Escarpment
Magheraknock Loughs	Castlereagh Slopes
Belfast Basalt Escarpment (Majority within Belfast City Council Area)	Castlereagh Escarpment

Source: BMAP

Table 7: Total Natural Heritage designations within LCCC

Ramsar Site	1
Special Protection Area	1
Areas of Special Scientific Interest (ASSIs)	7
National Nature Reserves (NNRs)	1
Area of Outstanding Natural Beauty (AONB)	1
Sites of Local Nature Conservation Importance (SLNCI)	116
Local Landscape Policy Areas (LLPA)	114
Landscape Wedge (Rural & Urban)	6
Area of High Scenic Value	6
Lagan Valley Regional Park	1
Lagan Valley Regional Park Nodes	9

Source: BMAP

- 4.21 Environmental designations and information is continually updated. Therefore, heritage assets and designations will be reassessed as part of the Local Policies Plan process.

³ Lagan Valley Regional Park-Local Plan 2005: Department of the Environment (DOE).

⁴ <http://www.laganvalley.co.uk/about-us.html>

Biodiversity

4.22 The Northern Ireland Biodiversity Strategy identifies a range of habitats across Northern Ireland. Those represented in the Council area include:

- **wetlands** including rivers, streams, lakes, swamp, fen and carr woodland.
- **peatlands** including heathland and bogs.
- **woodlands** including plantations and semi natural woodlands and hedges and other boundary features.
- **grasslands** including arable or cultivated land⁵.

Wetlands

4.23 The council area contains several important wetland areas. Valuable wetland habitats such as grassland, fen, marsh and carr can be found at Stoneyford Reservoir, Monlough and areas around the River Lagan, Lough Neagh and Portmore Lough.

4.24 Rivers and Lakes

The River Lagan is the largest river in the council area. Many stretches of the River Lagan contain important habitats for wildlife including otter, nesting birds, coarse fish and Spuce's bristle moss. Begney Lake, near Dromara is a Mesotrophic Lake in which otter and curlew have been recorded. Eutrophic Standing Waters include Portmore Lough which has extensive marginal fen and reed vegetation and supports curlew, and Lough Aghery which has willow alder scrub with fen and supports marsh fritillary butterfly and Irish damselfly.

4.25 Coastal and Marine

The council area contains a section of Lough Neagh within its boundary to the north of Feumore. Stretches of these areas are internationally and nationally important for birdlife including roseate tern, golden plover, curlew and seabirds such as cormorants and shags.

Peatlands

4.26 Areas of shrub heath (upland heathland) are found around the summits and slopes of Slievenacloy.

Woodlands

4.27 Many of the woodland and treed areas in the council area have their origin in former demesnes and estates. Within these woodlands a mixture of mature broadleaves dominate, particularly beech, oak, lime, and sycamore, with ash, birch, elm, yew, maples and horse chestnut. Occasionally the woodlands contain Scots Pine, larch, a variety of exotic trees and shrubs or small conifer plantations. Examples would include those at Lissue Children's Home and Belvedere.

4.28 Other woodland types found within the Plan Area include Upland Mixed Ashwoods, Wet Woodland and Upland Oakwoods. Upland Mixed Ashwoods are dominated by ash with hazel, alder, beech, birch, rowan or wild cherry for example at Craigtlet. Wet Woodlands dominated by willow and alder can be found at Stoneyford Reservoir, the Glenavy River, the River Lagan, Portmore Lough and the Ravernet River.

4.29 Other notable wooded areas within the council area include areas along various rivers and glens including Derriaghy Glen and Drumbo Glen. Elsewhere patches of woodland are found around old quarries, as planting within parklands or around farmsteads.

⁵ DoE (2015) Belfast Metropolitan Area Plan (BMAP) 2015 Draft Plan: Technical Supplement 11. Vol. 1 Countryside Assessment.

Grasslands

- 4.30 Within the Council area there are several notable grassland areas. For example at Leathemstown, Slievenacloy, Ballynanaghten and Portmore Lough. Areas of rough grassland are found at Moss-side, Stoneyford Reservoir, Standing Stone Hill, Glenavy, Maghaberry and Aghnatrisk.

BUILT HERITAGE

- 4.31 This section examines the built heritage assets within Lisburn & Castlereagh City Council and provides an overview of the built heritage profile/baseline of the Council area. Information (including digital data) has been derived from Historic Environment Division (HED), the Department for Communities (DfC) and other Council sources where specified.

State Care Sites

- 4.32 Archaeological sites and monuments are taken into the care of the Department for Communities under the Historic Monuments and Archaeological Objects (NI) Order 1995. State Care sites and monuments represent all periods of human settlement in Ireland from circa 8,000 BC to the 21st century. They are protected and managed as a public asset by the Historic Environment Division (DfC), and there is an ongoing programme to carry out repair and conservation work, and provide information for visitors.
- 4.33 Within the Council area seven State Care Sites are noted in Table 8.

Table 8: State Care Sites within LCCC

Site	District Electoral Area (DEA)
1-Rath & Burnt Mounds, Lissue, Lisburn.	Lisburn South
2-Rough Fort, Bivallate Rath, Moira.	Downshire West
3-Richhill Gates, Hillsborough	Downshire West
4-Moira Station and Signal Box, Magheramesk.	Downshire West
5-Duneight Motte and Bailey	Downshire East
6-Artillery Fort and Rath, Hillsborough	Downshire West
7-Courthouse, Hillsborough	Downshire West

Source: Department for Communities, Historic Environment Division

Archaeological Sites and Monuments

- 4.34 Archaeological sites and monuments may be taken into the care of the Department for Communities or scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. Any site identified in the Northern Ireland Sites and Monuments Record (NISMR) is defined as a *site of archaeological interest* in the Planning (General Development) Order 2015.
- 4.35 While it is impractical, for reasons of scale, to depict all currently known archaeological remains on development plan maps, monuments in State Care and scheduled monuments are identified. All sites and monuments located within or adjoining settlements are also identified and some of these may then be designated as Local Landscape Policy Areas.
- 4.36 Within the Council area there are approximately 749 archaeological sites/monuments, 7 of these are under State Care and 74 are Scheduled Monuments⁶.

⁶ Department for Communities, Historic Environment Division Figures

World Heritage Sites

- 4.37 At present, there is only one World Heritage Site in Northern Ireland, the Giant’s Causeway. Local development plans will identify World Heritage Sites and their settings and will normally include local policies or proposals to safeguard such areas.

Historic Parks, Gardens and Demesnes

- 4.38 The character and appearance of the modern landscape of Northern Ireland owes much to ornamental parks and gardens associated with our country houses, institutions and public parks. For over three centuries they have been an important feature of the countryside. Many are distinguished by their carefully composed designs of trees, meadow and water, perhaps as a setting for a building; some boast a valuable collection of trees, shrubs or plants; others may provide a significant historic record, either of a particular era or showing how the design has changed over the centuries. Aside from their contribution to the quality and character of our local landscape, those that are open to the public provide an important recreational resource.
- 4.39 Within Lisburn & Castlereagh City Council the following six Historic Parks, Gardens and Demesnes are noted in Table 9.

Table 9: Historic Parks, Gardens & Demesnes within LCCC

Site	District Electoral Area
Wallace Park	Lisburn North
Hillsborough Castle	Downshire West
Moira Castle	Downshire West
Kilwarlin Moravian Church	Downshire West
Larchfield	Downshire East
Lisburn Castle Gardens	Lisburn North

Source: Historic Environment Division

- 4.40 Six supplementary sites, referenced in the DfC Historic Environment Division, Register of Parks, Gardens and Demesne of Special Historic Interest in Northern Ireland (July 2019) are also noted within the Council area shown in Table 10 as follows:-

Table 10: Historic Parks, Gardens & Demesnes (Supplementary Sites) within LCCC

Site	DEA
Belevedere	Downshire East
Brookhill	Killultagh
Portmore	Killultagh
Seymour Hill	Lisburn North
Springfield	Killultagh
Purdysburn House	Castlereagh South

Source: Historic Environment Division

Listed Buildings

- 4.41 Statutory listing of buildings began in Northern Ireland in 1974 and the First Survey took over 20 years to complete. Heritage Buildings Designation Branch of the Department for Communities are currently progressing a Second Survey of all of Northern Ireland's building stock to update and improve on the first list of buildings of special architectural or historic interest.

- 4.42 Article 80 of the Planning Act (Northern Ireland) 2011 requires the Department to compile a list of buildings of special architectural or historic interest. Such buildings are important for their intrinsic value and for their contribution to the character and quality of settlements and the open countryside in Northern Ireland.
- 4.43 Article 81 of the Planning Act (Northern Ireland) 2011 provides the Council with powers to temporarily list buildings through the serving of a 'building preservation notice' if it appears that a building within its district which is not a listed building is:-
- a) of special architectural or historic interest; and
 - b) is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest.
- 4.44 Within the Council area there are approx. 472 Listed Buildings/Structures. It is noted that with time this list changes, as a result of de-listing and demolition etc. Of these there are 9 Grade A Buildings/Structures (Table 11), 35 B+, 149 B1, 248 B2 Buildings/Structures and 31 Record only Buildings/Structures (Source: Historic Environment Division).

Table 11: Grade A Listed Buildings/Structures within LCCC

HB Reference	Address	Extent	Date of Construction	Current Use
HB19/05/001 A	St. Malachy's Parish Church of Ireland, Main Street Hillsborough County Down BT26 6AE	Church & boundary walls	1760 - 1779	Church
HB19/05/001 B	Gate Screen and Lodges St. Malachy's Parish Church of Ireland, Main Street Hillsborough County Down BT26 6AE	Gate Screen, Gate Lodges and gate stops	1760 - 1779	Gates/ Screens/ Lodges
HB19/18/013 A	Christ Church of Ireland 22 Derrriaghy Road Magheralave, Lisburn Co.Antrim BT28 3SH	Church, gatescreen, gate and boundary walling	1860 - 1879	Church
HB19/22/001	Saint John's Parish Church of Ireland, Main Street Moirra, County Down	Church and gatescreen	1720 - 1739	Church
HB19/05/030	The Courthouse, The Square Hillsborough, County Down BT26 6AG	Former courthouse	1760 - 1779	Gallery/ Museum
HB19/03/048	4 Trummery Lane, Trummery Maghaberry, Craigavon Co. Antrim, BT67 0JN	House and barn	1600 - 1649	House
HB19/05/114	Marquis of Downshire Monument Monument Road Hillsborough, County Down	Monument	1840 - 1859	Memorial
HB19/16/001 A	Cathedral of Christ Church (aka Lisburn Cathedral) 24 Castle Street, Lisburn County Antrim BT27 4XD	Cathedral and gate screen.	1700 - 1719	Church
HB19/17/004 B	Wolfenden Tomb Lambeg Parish Churchyard Church Hill, Lambeg North Lisburn, Co.Antrim BT27 4SB	Tomb including gate and walling	1650 - 1699	Mausoleum

Source: Historic Environment Division

Conservation Areas

- 4.45 Article 104(1) of the Planning Act (Northern Ireland) 2011 provides the Council with the power to designate conservation areas, i.e. areas of special architectural or historic interest within its district the character or appearance of which it is desirable to preserve or enhance.
- 4.46 Article 104(2) of the Planning Act (Northern Ireland) 2011 provides the power for the Department, from time to time, to determine that any part of an area within a council's district which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if the Department so determines, it may designate that part as a conservation area.
- 4.47 Local development plans will identify existing conservation areas and may include local policies or proposals for their protection and enhancement. Proposed conservation areas or alterations to existing areas may also be identified in local development plans.
- 4.48 Within Lisburn & Castlereagh City Council the following Conservation Areas are shown in Table 12:

Table 12: Conservation Areas within LCCC by District Electoral Area (DEA)

Conservation Area	DEA
Lisburn	Lisburn North
Moira	Downshire West
Hillsborough	Downshire West

Source: BMAP

Areas of Townscape or Village Character

- 4.49 There are certain areas within our cities, towns and villages which exhibit a distinct character normally based on their historic built form or layout. Some of these have merited statutory designation as conservation areas by virtue of their special architectural or historic interest, but for others it may be more appropriate to define areas of townscape or village character.
- 4.50 Within Lisburn & Castlereagh City Council, **7 Areas of Townscape Character** and **7 Areas of Village Character** are noted. These are outlined within the following table:-

Table 13: Areas of Townscape and Village Character within LCCC

Areas of Townscape Character	Areas of Village Character
Bachelors Walk	Drumbeg
Hilden	Glenavy
Seymour Street	Lower Ballinderry
Wallace Park	Upper Ballinderry
Warren Park	Lambeg
Dundonald	Purdysburn
Newtownbreda	Moneyreagh

Source: BMAP

LANDSCAPE AND PUBLIC ACCESS TO THE COUNTRYSIDE

- 4.51 The Plan area contains a wide range of facilities and walks that allows the public to gain access to the countryside and enjoy the different landscapes contained within the Council area.
- 4.52 **Areas of Outstanding Natural Beauty** – Designated by the former DOE in 1965, the **Lagan Valley Area of Outstanding Natural Beauty** is the only AONB in the Plan Area. Most of the

AONB lies within the Lagan Valley Regional Park which was designated in 1967. The AONB has a rich heritage, not only through impressive monument's such as the Giant's Ring, Early Christian Rath and the remnants of fine estates, but also its important industrial archaeology related to linen production and the disused Lagan Canal and its towpath. It includes the hill slopes of the Castlereagh Hills and a number of small towns and villages each with special character and identity.

- 4.53 **Earth Science Interests and Assets** – Earth science includes both geology and geomorphology which have a major influence in determining the biodiversity of regions and the physical character of the landscape. Within LCCC, the following locations are identified:
- Cregagh Glen (in part),
 - Purdysburn (in part),
 - Broadwater, and
 - Clarehill Quarry.
- 4.54 **Public Access to the Countryside** – Public bodies own or manage significant land holdings, either through site based facilities (such as forest parks and lakes) or through accesses intended to provide opportunities to explore wider areas of the open countryside. The following site based facilities are identified in LCCC:
- The Lagan Valley Regional Park (Council has a co-ordinating role along with other public bodies)
 - Hillsborough Forest
- 4.55 In terms of accesses to the open countryside, **the Ulster Way** runs through the Castlereagh Hills and the Lagan Valley Regional Park. More information is available at [The Ulster Way - A Long Distance Walking Route in Northern Ireland](#)

5.0 PART 2 - LANDSCAPE ASSESSMENT

- 5.1 The landscape character of Northern Ireland is described in the Northern Ireland Landscape Character Assessment which was undertaken in 1999 (NILCA 2000)⁷. The assessment describes the Northern Irish landscape through 130 landscape character areas (LCAs). 23 LCAs are wholly or in part within the Lisburn & Castlereagh City Council Area. The character assessment describes the character of each area, its sensitivity, condition and provides principles for landscape and development management. More recently, information on the biodiversity and geodiversity of each LCA was added to the assessment, and these are available on the Northern Ireland Department of Agriculture, Environment and Rural Affairs websites, along with the character assessment.
- 5.2 In the years since the publication of the original assessment, parts of the landscape of Lisburn and Castlereagh have been subject to change. Present day pressures for development and likely future trends are different to those from 20 years ago. Some development types, such as wind energy, had very limited presence in the landscape at the time whereas wind turbines are now features of the rural landscape. In order for the character assessment to remain relevant to planning policy and the development management process, an update of the landscape assessment and associated assessments was required to capture the current landscape character, its sensitivities and provide up to date development management guidance.
- 5.3 Ironside Farrar were commissioned in 2018 by the City Council to undertake a review and update of the character assessment within Lisburn and Castlereagh, this document is available to view at Appendix 1 of this Technical Supplement. The aims of the assessment were:-
- To review the NILCA 2000 assessments and identify significant change in the landscape that has taken place since the original assessment was carried out in the late 1990s. This includes tailoring descriptions to ensure they describe the areas within Lisburn and Castlereagh where LCAs straddle Local Authority boundaries.
 - To review the boundaries of the current LCAs and determine whether they reasonably correspond to the point of transition between one landscape type and another.
 - To identify if sub-division of existing LCAs may be appropriate where there is significant variation in character within LCAs.
 - To identify where simplification may be appropriate, for example through amalgamation of LCAs of similar landscape type.
 - To reappraise landscape sensitivities and forces for landscape change based on the updated assessment, taking into account any redefinition of boundaries and the changes to character that have occurred since the original assessment was undertaken.
 - To systematically categorise landscape areas with similar characteristics into broad landscape character types (LCT).
 - To provide revised landscape management guidelines based on the reassessment of sensitivities and forces for change.
 - To provide updated assessments and guidance for the key settlements within Lisburn and Castlereagh.
- 5.4 The geodiversity and biodiversity sections within the NILCA 2000 assessments were also updated.

⁷ Published by Northern Ireland DAERA, available on their website www.daera-ni.gov.uk

EXECUTIVE SUMMARY OF LANDSCAPE CHARACTER ASSESSMENT

APPROACH TO LANDSCAPE CHARACTER ASSESSMENT

- 5.5 The LCA is a review and update of the Northern Ireland Landscape Character Assessment (NILCA) 2000 assessment for the new boundaries of the Council area. It builds constructively on the 2000 assessment and does not seek to challenge its principles and broad thrust. The assessment remains separate, and complimentary to the NIEA draft regional review of Landscape Character Areas (NIRLCA 2015) that is a larger scale regional assessment.

Assessment Methodology

- 5.6 The assessment is divided into the two main stages:
- **Stage 1 – landscape characterisation:** the process of identifying, classifying and describing areas of distinctive landscape character.
 - **Stage 2 – making judgements:** a primary application of this assessment is to assist with the development management process, and this part of the assessment includes judgements as to the sensitivity of the landscape to different development types, guidance for the accommodation of development in a way that will not undermine landscape character, and recommendations for its enhancement.

Settlement Assessments

- 5.7 Settlement assessments describe the development patterns and landscape settings of key settlements and their purpose is to define the key landscape issues which should guide the future development of the settlements. As part of this study, the principal settlements were assessed: Lisburn City, Hillsborough, Moira and Carryduff.

MAIN FEATURES OF THE REVISED LANDSCAPE CHARACTER ASSESSMENT

- 5.8 A number of observations were made by Ironside Farrar whilst undertaking the review and resulted in changes to the assessment for the areas covering the Council area. The review looked at:-
- Landscape character types
 - LCA naming
 - Landscape characterisation
 - LCA boundaries
 - Development management guidance
 - Settlement assessments
- 5.9 Notable changes as a result of the review include:-
- LCA 95 Ballygowan Drumlins has been incorporated into LCA 96 Castlereagh Plateau.
 - LCA 104 Castlereagh Escarpment and LCA 102 Holywood Hills are considered as a single unit.
 - LCA 107 Hummocky Lagan Lowlands and LCA 106 Lagan Parkland are combined as a single unit.

BIODIVERSITY PROFILE REVIEW

- 5.10 This was a desktop exercise using information from a number of sources and the following broad trends were highlighted in the report:-
- **Woodland** – appears to be a slight overall increase in woodland cover, mainly arising from new plantation woodlands on previously farmed land.
 - **Agricultural Land** – overall resource is likely to be broadly similar to that described in 2006.

- **Heath, bog, fen and wetland** – appears broadly unchanged, with many of the significant areas receiving some degree of protection through designation or sympathetic ownership.
- **Species** – data on species and trends were lacking. Bird population trends are likely to be in line with the rest of Northern Ireland with some common species increasing and others showing a decline, including those associated with grassland and mixed habitats. Wader populations are also in decline. The red squirrel population is reported to be broadly stable in the LVRP area, the pine marten is expanding, and badgers are widespread throughout the council area.
- **Agri-environment and forestry grant schemes** - Agri-environment schemes are currently provided via the Environmental Farming Scheme (EFS) and administered by DAERA. There are a range of EFS options targeting biodiversity enhancement and the uptake of these measures, and future similar measures, should be encouraged.

GEOLOGICAL CHARACTERISTICS REVIEW

- 5.11 The NILCA 2000 assessment includes a description of the geological characteristics of each landscape character area (LCA). A review and updating of these descriptions was undertaken as part of the landscape character assessment review and noted that the Council area could be subdivided into 4 Regional Character Areas which can then be broken down into several LCA.

LANDSCAPE CHARACTER TYPES AND AREAS

- 5.12 The report breaks the Council area into 9 different landscape character types which reflects their geographical location and landscape character type and details the different LCA within these areas. These can be found in full detail from page 18 to 102 of the review and are as follows:-

1. Lough Fringe Farmland

East Lough Neagh (62)
Portmore (63)

2. Elevated Drumlin Farmland

Kilwarlin (81) Hillsborough (89)
Castlereaigh (95/ 96)

3. Craggy Upland Pastures

Dromara (88)

4. Drumlin Valley Farmland

Ravernet (90)

5. Sandstone Escarpment

Craigantlet (102/ 104)
Castlereaigh (105)

6. Broad Lowland Valley

Upper Lagan (108)
Lower Lagan (106/ 107)

7. Plateau Farmland

Ballinderry (109)
Derrykillultagh (110)

8. Rounded Basalt Hills

Divis (111)

9. Steep Basalt Escarpment

West Belfast (112)

SETTLEMENT ASSESSMENTS

- 5.13 The report considers the 4 main settlements within the Council area and describes, analyses and provides development management guidance for the following key settlements:-

Hillsborough

- 5.14 Hillsborough benefits from a setting of attractive farmland and parkland, the character of which should be maintained. Green spaces, including undeveloped farm land and estate lands form important 'green wedges' providing separation between different parts of the settlement and contributing to their setting. The report recommends that development at the northern fringe of Carnreagh should be carefully controlled so as not to spill into open countryside beyond the plateau edge and that rising landforms to the east of Carnreagh provide containment to the settlement and that any further development in this direction should include a robust landscape buffer.

Moira

- 5.15 Although Moira is not well contained in the landscape, it is a relatively compact settlement with most residents within 1km of the settlement core, a desirable feature both in terms of its effect on local landscape character as well as the liveability of the settlement. The report recommends it would be beneficial for the settlement to remain contained behind the Moira Demesne and the minor rise in the landscape west of the settlement whilst development to the south appears to have reached the limit.

Carryduff

- 5.16 Carryduff is set within an undulating landscape which can absorb housing development quite easily, subject to the sensitive design of the more exposed settlement edges, and the avoidance of more prominent development at high points. The Rural Landscape Wedge, immediately to the north of Carryduff, has a useful function in preventing settlement coalescence between Belfast and Carryduff, and prevents expansion of the settlement into a more exposed part of the landscape at the edge of the Castlereagh escarpment and the report recommends that the rural character of the landscape wedge should be retained

Lisburn

- 5.17 The River Lagan to the east provides the principal constraint to development in this direction, beyond which are the sensitive landscapes of the AONB and Lagan Valley Regional Park whilst the higher ground to the south provides natural containment to the settlement. The landscape towards the north is sensitive to urban expansion with the Rural Landscape Wedge, preventing coalescence between Lisburn City, Metropolitan Lisburn and Derriaghy. There is only a slender separation of a few fields between settlements, but the Rural Landscape Wedge does maintain the identity of Derriaghy as a separate settlement. Any expansion of the city should be generally avoided to the north and south but is best accommodated towards the west, within the low lying landscape of the Lagan Valley.
- 5.18 The report concluded that much of the original characterisations of the **1999 assessment** remains valid, and that no significant alterations to the general subdivision of the landscape into areas of landscape character are considered necessary. The review included some amalgamation of the original LCA within Lisburn and Castlereagh, but this is principally a result of the way LCA boundaries fall within the Local Authority area, where differences in landscape character are not considered significant enough to justify differentiation. However, while landscape character remains broadly the same, there has been change in the landscape since the 1999 assessment.
- 5.19 The **biodiversity review** has identified the broad trends in changes to the main habitats and species of the LCCC area, identified key issues and recommended actions for their protection and enhancement. The **geodiversity review** provides a more focussed overview of the

geological profile within the LCCC area, based upon a review of currently available information.

5.20 The report also notes there has been many changes to the landscape since 1999:-

- **Single properties** – this trend was identified in 1999 and continues today, with many traditional dwellings being replaced rather than refurbished. The volume of new dwellings often introduces an incoherent, suburban character to an otherwise rural landscape and greater consideration needs to be given to the siting, design, scale, materials and landscape treatments of new housing.
- **Settlement Expansion** – Where settlement expansion into more sensitive landscapes is undesirable, settlement edge treatments require careful design, for example through the appropriate orientation of property frontages, the retention of existing trees and hedges, the use of containing landforms, and the inclusion of strong containing landscape frameworks. Edge of settlement industrial and commercial developments would often benefit from stronger boundary treatments to better integrate them into the landscape.
- **Farming Landscape** - There is little obvious change to the farming landscape, however, evolving farming practices and fluctuating economic conditions are likely to have resulted in changes such as field enlargements, new buildings, or on the other hand the dereliction of once viable land. Within most parts of the landscape hedges, hedgerows, field boundary trees and copses are critical to landscape character, and their ongoing retention and care is necessary for the maintenance of existing landscape characteristics, and to assist with the integration of new developments into the landscape. The biodiversity review identifies little overall change to the composition of the rural landscape.
- **Minerals Development** - Minerals development remains a significant industrial feature of the landscape, described in the 1999 assessment. Historical quarrying of the basalt hills to the north of Lisburn continues to disfigure the landscape, although in less prominent parts of the landscape, undulating terrain can often conceal such developments. Rather than the workings themselves, it is often the ancillary infrastructure that is prominent and industrialising, including sheds, fencing, stockpiles and machinery, which could be mitigated with appropriate bunding and woodland boundary treatments. Former quarry sites would benefit from restoration, or where the sites are reused, the inclusion of appropriate boundary treatments.
- **Wind Energy** - seldom mentioned in the 1999 assessment, whereas medium sized wind turbines, typically <80m in height, are now occasional landscape features. Wind energy development in Lisburn and Castlereagh is relatively limited. The landscape is of insufficient scale to accommodate larger scale turbines or wind farm developments, and wind energy development should be carefully controlled to avoid the presence of overly dominant wind turbines, particularly at escarpment edges or hill tops, or the undesirable cumulative effect of frequent wind turbines in the landscape.

5.21 The report considered the role of local **landscape designations** within the Council area, specifically the AoHSV designations of the escarpments around Belfast, those around Portmore and Magheraknock Loughs, and the Rural Landscape Wedges north of Carryduff and Lisburn City.

5.22 The designation of the escarpment landscapes appears justified in relation to their importance to the wider setting of the Belfast metropolitan area, rather than the inherent qualities of the landscapes themselves. Similarly, the farmland of the AoHSV on the eastern shore of Lough Neagh is relatively unremarkable, but is important to the setting of the lough.

- 5.23 The basis for the Magheraknock Loughs AoHSV appears weaker, and while the loughs and their setting of undulating pastures are attractive, the loughs are not accessible to the public and special qualities which might justify designation are not obvious or promoted. Enabling public access within the area if possible, thereby increasing its societal value as a recreational resource, may assist in justifying its designated status.
- 5.24 The assessment has found that the Rural Landscape Wedges north of Carryduff and Lisburn City both perform a recognisable function in maintaining rural separation between areas of settlement, and preventing development in more sensitive parts of the landscape.

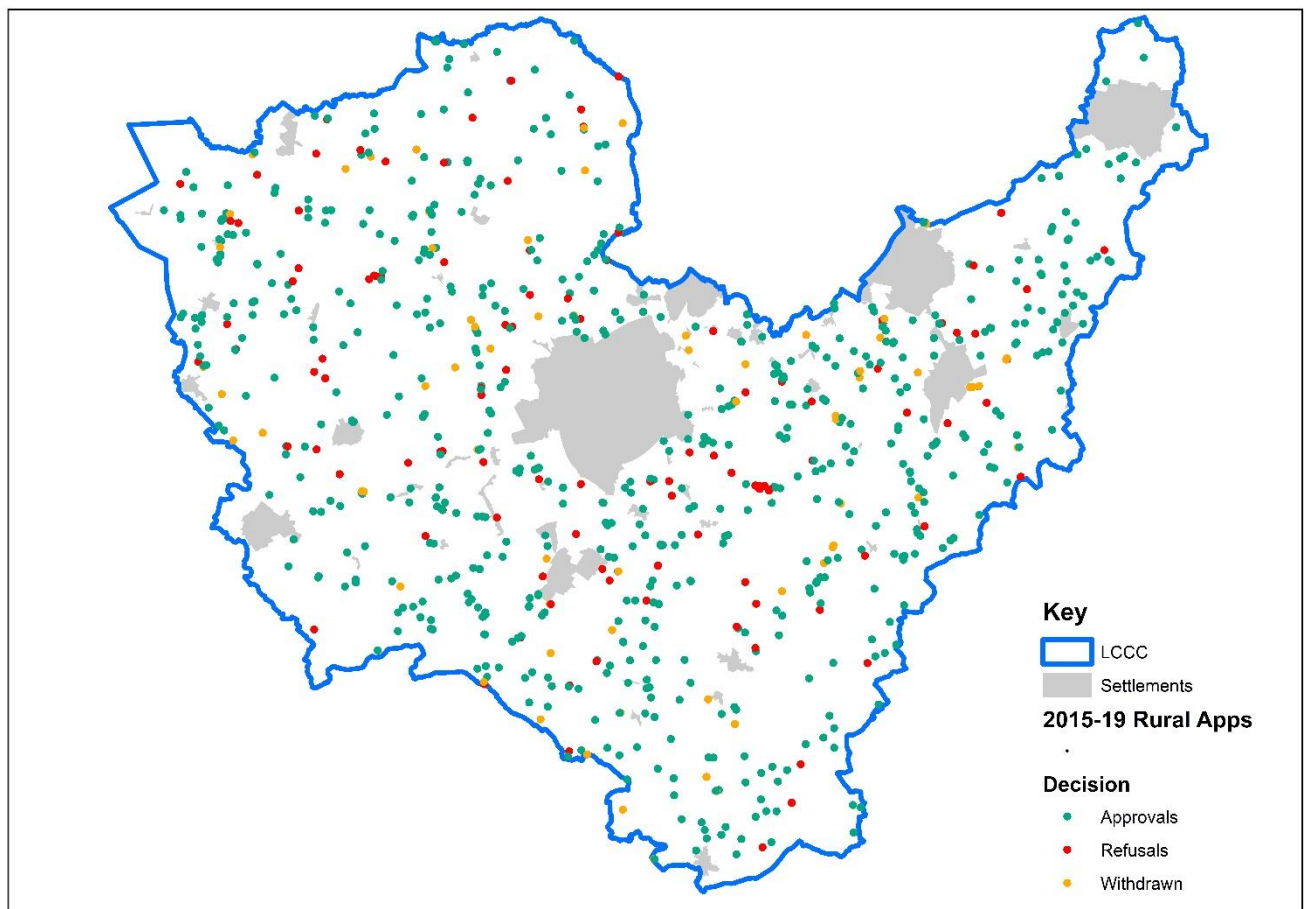
6.0 PART 3 - DEVELOPMENT PRESSURE ANALYSIS

- 6.1 In seeking to identify if the countryside is subject to development pressure an analysis of planning applications for dwellings, as the predominant form of new development in the countryside, has been undertaken. This analysis is useful to determine if there are any significant pressures beyond our settlements and whether any patterns are emerging that may cause damage and change to local rural character.
- 6.2 The SPPS is silent on the need for a development pressure analysis, however it is referred to under Planning Policy Statement (PPS) 21 (Section 4.0 The Role of Development Plans - Countryside Assessments). In accordance with best practice, an analysis will help clarify the position on rural dwellings and highlight possible impacts on rural character.

Scope of Development Pressure Analysis

- 6.3 PPS 21 has provided the policy context for all development in the countryside since its introduction in 2010, and it will continue to do so until such times as the Council's operational policies contained in the LDP have been adopted. The analysis is based on the Department's electronic records of planning applications submitted for countryside areas of Lisburn & Castlereagh City Council that are located beyond any of the settlement development limits.
- 6.4 All rural residential planning applications between April 2015, when the Council assumed the role of planning authority, and April 2019 (excluding alterations and extensions) have been identified via the Planning Portal (ePIC) and plotted as a dot map, Map no. 1.

Map No. 1: Rural Housing Applications in LCCC 2015 – 2019



6.5 Map no. 1 shows the distribution of all new build housing applications in the rural area of Lisburn & Castlereagh City Council over the period 2015 to 2019. It indicates all applications approved, refused or withdrawn prior to a decision taken by the Council. Map no. 1 indicates a relatively even spread of applications throughout the district. The statistics for the reporting period are considered further in the following paragraphs.

Rural Dwellings (All Categories)

6.6 Within the analysis period 2015 – 2019, 851 planning applications for rural dwellings have been submitted to Lisburn & Castlereagh City Council. The number of annual approvals have been; 147 (74%) in 2015/2016; 212 (83%) in 2016/2017; 170 (76%) in 2017/2018; and 132 (76%) 2018/2019. Cumulatively this equates to 661 (78%) of planning applications being approved, 120 (14%) refused and 70 (8%) withdrawn, before a decision by the Planning Department.

Rural Dwellings (New Dwellings)

6.7 During the period 2015 to 2019, approximately 46% of all planning approvals in the rural area of Lisburn & Castlereagh City Council related to new dwellings.

Rural dwellings (Replacements)

6.8 It is important to note that in the same period, 54% of all planning approvals in the rural area of Lisburn & Castlereagh City Council related to the replacement of existing housing stock.

General Patterns of Development Pressure

6.9 These figures establish a baseline of decisions taken by Lisburn & Castlereagh City Council for rural housing development over the 5 years since it assumed the role of planning authority. Approval of rural dwellings has been in accordance with the planning policies of PPS21. Going forward with this policy, and the Council's own operational policies once the LDP is adopted, these baseline figures will be kept under review. A review, as part of the annual housing monitor, will ensure that any emerging trends in rural planning applications, beyond the baseline, are identified, to ensuring minimal impacts on the landscape character of our rural areas. The Landscape Character Assessment is a further tool that identifies where development of rural dwellings may place pressure on our rural environment and it will be considered where negative trends may emerge following adoption of the LDP.

7.0 PART 4 SETTLEMENT APPRAISAL

- 7.1 Appraisals of the towns, villages and small settlements within the BMA have provided the basis for identifying Settlement Development Limits and other Plan Proposals including policies, zonings and designations. Each appraisal is structured, where applicable, into a short description of character, availability of facilities, assets and constraints on future development and a justification of identified Settlement Development Limits, that takes into account relevant factors.
- 7.2 The information contained in the Countryside Assessment will assist in the definition of land use zonings, the designation of development limits, and will form the basis for the definition of the following protective designations:
- Sites of Local Nature Conservation Importance (SLNCIs)
 - Areas of Townscape Character (ATCs)
 - Areas of Significant Archaeological Interest
 - Areas of Archaeological Potential
 - Local Landscape Policy Areas (LLPAs)
- 7.3 Arising from the process of Countryside Assessment local policies may be brought forward in the development plan to complement or amplify regional policies on matters specific to the local circumstances of particular countryside areas e.g. Areas of High Scenic Value. This will involve consultation with local communities and the public.
- 7.4 The countryside is a unique resource. It contains landscapes of considerable quality and amenity, important indications of our cultural heritage and is also significant in terms of nature conservation and biodiversity by providing habitats for wildlife, flora and fauna. It is a recreational resource and a considerable tourist asset. The countryside is also home to our agricultural industry and to a considerable rural community.
- 7.5 However, while the countryside has traditionally contained a substantial number of individual houses and other buildings, significant concern has been expressed by many about development trends and the enhanced pressures being exerted on the countryside, particularly in view of the Executive's commitment to sustainable development.
- 7.6 Over development in the open countryside would have the potential to bring with it significant environmental, financial and social costs. These can be manifest through, for example, suburban sprawl, habitat loss and adverse impact upon water quality particularly from the increased use of non-mains sewerage systems. It also has the potential to impact upon the sustainable growth of our towns and villages.
- 7.7 Agriculture continues to be of major importance to the economy of the rural area. With the restructuring of the industry ongoing in response to the continuing change to agricultural support measures by the European Union, agricultural diversification is likely to increase in importance as a means of maintaining or increasing farm income and employment. The planning system will therefore continue to sympathetically view appropriate farm diversification schemes.
- 7.8 Opportunities also exist for tourism growth, particularly through the sympathetic conversion or re-use of existing buildings in the countryside. Exceptionally, new build accommodation may be acceptable.

- 7.9 Appropriate industrial and commercial enterprises, including minerals development and necessary infrastructure will be facilitated, as well as proposals for new community buildings and uses where these meet local needs.
- 7.10 **Appendix 2** sets out the Settlement Appraisal for the towns, villages and small settlements across Lisburn & Castlereagh City Council.

Landscape Character Review for Lisburn and Castlereagh



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Appendix A. References for the Geological Characteristics Review

Appendix B. Information on Drumlins and Inter-Drumlin Hollows

Appendix C. Information on the Lagan Valley Deglacial Complex

Appendix D. Rock Description Table

1.0 INTRODUCTION

1.1 Background

The landscape character of Northern Ireland is described in the Northern Ireland Landscape Character Assessment which was undertaken in 1999 (NILCA 2000)¹. The assessment describes the Northern Irish landscape through 130 landscape character areas (LCAs). 23 LCAs are wholly or in part within the Lisburn and Castlereagh City Council Area. The character assessment describes the character of each area, its sensitivity, condition and provides principles for landscape and development management. More recently, information on the biodiversity and geodiversity of each LCA was added to the assessment, and these are available on the Northern Ireland Department of Agriculture, Environment and Rural Affairs websites, along with the character assessment.

In the years since the publication of the original assessment, parts of the landscape of Lisburn and Castlereagh have been subject to change. In order for the character assessment to remain relevant to planning policy and the development management process, an update of the landscape assessment and associated assessments is required to capture the current landscape character, its sensitivities and provide up to date development management guidance.

Ironside Farrar were commissioned in 2018 by the City Council to undertake a review and update of the character assessment within Lisburn and Castlereagh. This also include a review and updating of the biodiversity and geodiversity profiles which accompanied each character assessment.

¹ Published by Northern Ireland DAERA, available on their website www.daera-ni.gov.uk

2.0 LANDSCAPE CHARACTER ASSESSMENT

2.1 The Landscape Resource

The objective of assessing and understanding the landscape resource is to ensure that the distinct identity, the diverse character and the scenic quality of Northern Ireland's landscapes as a whole can be safeguarded and enhanced while also accommodating change. Landscape assessment provides the starting point for Local Authorities to develop specific zonal policies for the care, enhancement and sustainable use of their landscapes. These spatial policies can be adapted for use in development plans, but also a range of other strategies, most notably wind energy, forestry, agriculture and design. Landscape character assessment has also been used as the starting point for more detailed assessment of the sensitivity of landscapes to specific types of development, and Historic Landscape Assessment (HLA) can be used in a similar way.

Understanding the landscape, and the relationship between change and landscape management, is a critical part of landscape character assessment. Safeguarding the quality of landscapes and the adoption of an 'all landscapes' approach accepts the need to guide and manage change in accordance with broad principles. The following principles guiding this assessment, are derived from the objectives and definitions of the European Landscape Convention (ELC)²:

- Landscapes evolve, but change should be guided

Landscapes are continually changing, but because of the increasing extent and pace of change, and the loss of distinctiveness resulting from it, a more proactive approach to landscape planning and management is required to ensure that the landscapes of tomorrow are of no less value than today's.

- Landscape change should be positive in effect

Most change in our landscapes should fit with and enhance existing landscape character, particularly where present character is highly valued. But the character of a landscape cannot always be retained: some landscapes will be changed through land uses and development; some valued landscapes may merit restoration; and some landscapes may be the focus of effort to create a new landscape character. In all these cases the objective should be to ensure that the landscape is recognisable and valued as distinctive and appealing.

- All landscapes deserve care

Safeguarding landscape has traditionally focused on designated areas (e.g. Areas of Outstanding Natural Beauty (AONB)). Nevertheless, it is the countryside as a whole (including settlements) that provides the valued diversity of distinctive landscapes, as well as the settings for most people's lives. All landscapes are of value to those who live and work in them and are therefore deserving of care.

- Some landscapes warrant special safeguard

Even within a universal approach, some landscapes are widely recognised as being of particular value, are therefore more sensitive to change, and justify special effort to ensure they are safeguarded. Their designation is an important planning and management tool to ensure they continue to be given care when proposals for change arise.

- Quality should be the goal

In aiming for a marked improvement in the care for Northern Ireland's landscapes, there needs to be an emphasis on achieving higher standards of design and management, along with a more considered approach to the development and implementation of policies and actions which affect landscape.

- Landscapes are a shared responsibility

Northern Ireland's landscapes are important to all. Many activities influence the landscape's appearance; their net effect is of legitimate concern to all those who live, work and seek recreation in these places. An integrated and collective approach is therefore required, based on a broad agreement on the direction, nature, and extent of desirable landscape change.

2.2 The Landscape Character of Lisburn and Castlereagh

The landscape of Lisburn and Castlereagh is an inland landscape forming a rural hinterland to the Belfast and Lisburn urban areas. Much of the landscape forms an enclosing basin to the Belfast City area. The basalt outcropping at Divis in the Belfast Hills provides the dramatic northern setting to the city, with the Castlereagh slopes providing a gentler enclosure to the south. The River Lagan is the principal drainage channel, flowing north eastwards within a broad shallow valley towards Belfast, eventually emptying into Belfast Lough. The smaller Ravernet River winds between drumlins from the south east to meet the River Lagan at Lisburn. The Enler River drains from the Holywood Hills to the north, cutting across the Local Authority area and draining to Strangford Lough. Between these rivers, and below the Divis uplands, lie a series of elevated plateaus, mostly comprising pastures, but also arable farmland and areas of scrubber exposed farmland. Towards the west the landscape forms part of the vast Lough Neagh basin, while the Mourne Mountains and Slieve Croob overlook the area from the south.

Topographic variation within the Local Authority area is quite considerable, with ground levels at just over 10m AOD in the lowest point of Lagan Valley, rising to 328m AOD at Collin less than 5km to the north west. The landscape to the south and east rises more gradually, to approximately 200m at the foothills of the Mourne Mountains at the very south of the Local Authority area (see Figure 2). The solid geology of the area is broadly divided between the sandstones of the more lowland drumlin farmland which comprise much of the Local Authority area, and the more elevated basalt hills to the north west (Figure 3).

² <https://www.coe.int/en/web/landscape/home>

Broad variations in landscape character are described in the 2015 Northern Ireland Regional Landscape Character Assessment (NIRLCA 2015)³ which divides the landscape of Northern Ireland into 26 regional character areas (RCAs), five of which overlap with the Lisburn and Castlereagh Local Authority area. RCAs are shown on Figure 1 and described briefly below.

Approximately 50% of the Local Authority area is included in the **Down Drumlins and Holywood Hills** RCA, which extends across much of the southern and eastern parts of Lisburn and Castlereagh, from the Hollywood Hills to the north east, to the Bann watershed in the south west, sitting between the high ground of Slieve Croob to the south and the low lying Lagan Valley. The character area is part of an extensive drumlin field which extends across Armagh and Down. This is largely a well settled farming landscape with a regular distribution of small market towns, including Moira, Hillsborough and Carryduff. However, the parts of the character area at higher elevations have a more remote and windswept character.

North of the *Down Drumlins and Holywood Hills* is the **Belfast and Lagan Valley** RCA. Within Lisburn and Castlereagh this includes the major settlement of Lisburn City, and the less developed largely agricultural landscape towards the south west. The broad, flat river floodplain is heavily influenced by communication routes including the A2, railway and also electricity transmission lines. The landscape is enclosed by the steep escarpment of the Belfast Hills to the north and the gentler escarpment of the *Down Drumlins and Holywood Hills* to the South. The scenic qualities of this landscape, and that of the adjacent Castlereagh escarpment to the south, are recognised through national level Area of Outstanding Natural Beauty (AONB) designation, while the Lagan Valley Regional Park is an important recreational resource.

The hills to the north of the *Belfast and Lagan Valley* RCA are part of the larger **South Antrim Hills and Six Mile Water** RCA, which extends northeast until the coast at Larne. The steep sided hills frame the north west Belfast skyline, dropping towards the west to a desolate plateau of marginal pastures, transitioning to better farmland at lower elevations towards Lough Neagh and the Lagan Valley.

The **Lough Neagh Basin** RCA encompasses all of Lough Neagh, and a small part of the RCA lies to the west of the Lisburn and Castlereagh area. The landscape here comprises rolling farmland which slopes gently to the shores of the lough, plus areas of fen, wet grassland and carr woodland. The importance of the Lough for natural heritage is recognised by national and international designation as ASSI, RAMSAR and SPA.

The higher ground of the **Mourne and Slieve Croob** RCA intersects with the very southern part of Lisburn and Castlereagh near Dromara. Slieve Croob (534m) is at the heart of the Dromara hills and provides an impressive backdrop to views from the drumlin farmlands to the north, and is included in the Mourne AONB.

The Northern Ireland Landscape Character Assessment (NILCA 2000) provides a more detailed characterisation of the landscape than the regional assessment. 23 landscape character areas

(LCAs) fall wholly or in part within the Local Authority boundary, although some of these include only fragments, with 18 LCAs describing most of the landscape. The NILCA 2000 LCAs are shown on Figure 5.

The NILCA 2000 assessment was undertaken in 1999, predating the regional assessment. LCAs of NILCA 2000 do not fall neatly within RCA boundaries, because the assessments were undertaken separately and at different scales, with boundaries of the regional assessment inherently more imprecise when defining very broad variations in landscape character. However, there is good correspondence between the two assessments and they complement each other.

Within Lisburn and Castlereagh, RCAs are typically subdivided approximately into 2 or more LCAs which provide a more nuanced local characterisation. For example, LCAs within the *Down Drumlin and Holywood Hills* RCA describe the sometimes subtle distinction between areas of undulating drumlin pasture, such as between those of the lower lying Ravernet river valley, and the more exposed landscape near Dromore.

2.3 The Need for Reassessment

Present day pressures for development and likely future trends are different to those from 20 years ago. Some development types, such as wind energy, had very limited presence in the landscape at the time whereas wind turbines are now often striking features of the rural landscape. Continued house building in the countryside and urban expansion has changed the character of countryside around towns and cities.

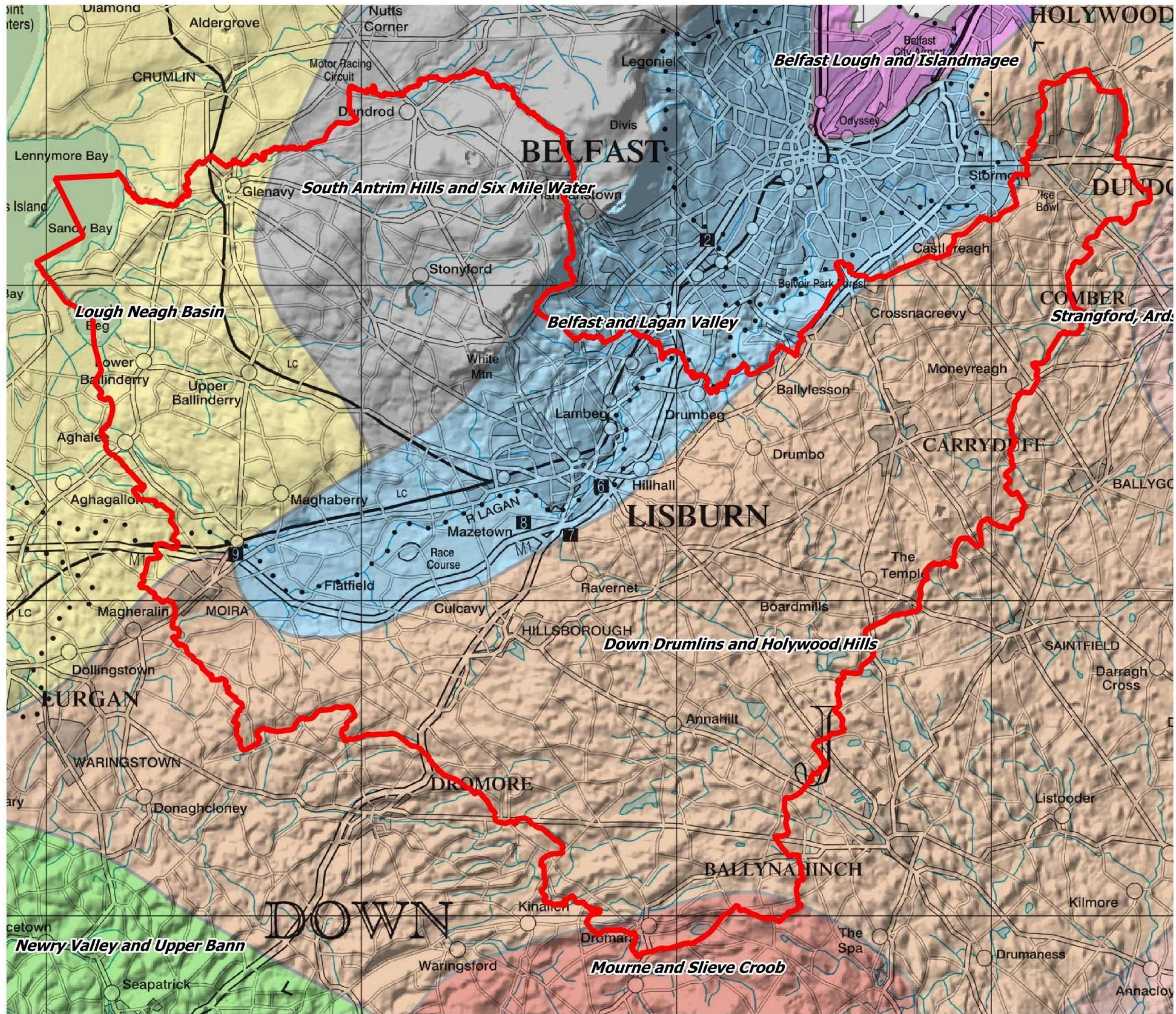
For the landscape character assessment to remain relevant to planning policy and the development management process it is necessary that the contemporary landscape conditions and sensitivities are properly described, and that development management guidance is relevant to current and likely future pressures for change.

At the time of preparing NILCA 2000, the process of landscape character assessment in the UK was evolving and predated the publication of the very influential 2002 *Landscape Character Assessment Guidance for England and Scotland* (Scottish Natural Heritage/ Countryside Agency).

Recent guidance issued to Councils in Northern Ireland refers to the latest English guidance, the 2014 *An Approach to Landscape Character Assessment* (Natural England), strongly based on the 2002 guidance, as the 'best practice' guidance on the subject of landscape character assessment.

Therefore, as well as ensuring that the assessment reflects current landscape conditions and trends, it is also of benefit to ensure the assessment corresponds with the established principles of landscape character assessment that have evolved since publication of the original assessment.

³ Published by Northern Ireland DAERA, available on their website www.daera-ni.gov.uk



Legend

- LCCC Boundary
- Regional Character Areas
- Belfast and Lagan Valley
- Belfast Lough and Islandmagee
- Down Drumlins and Holywood Hills
- Lough Neagh Basin
- Mourne and Slieve Croob
- Newry Valley and Upper Bann
- South Antrim Hills and Six Mile Water
- Strangford, Ards and Lecale

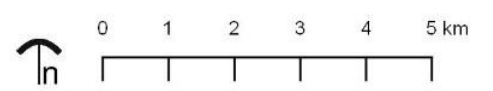


**Lisburn and Castlereagh
Landscape Character Review**

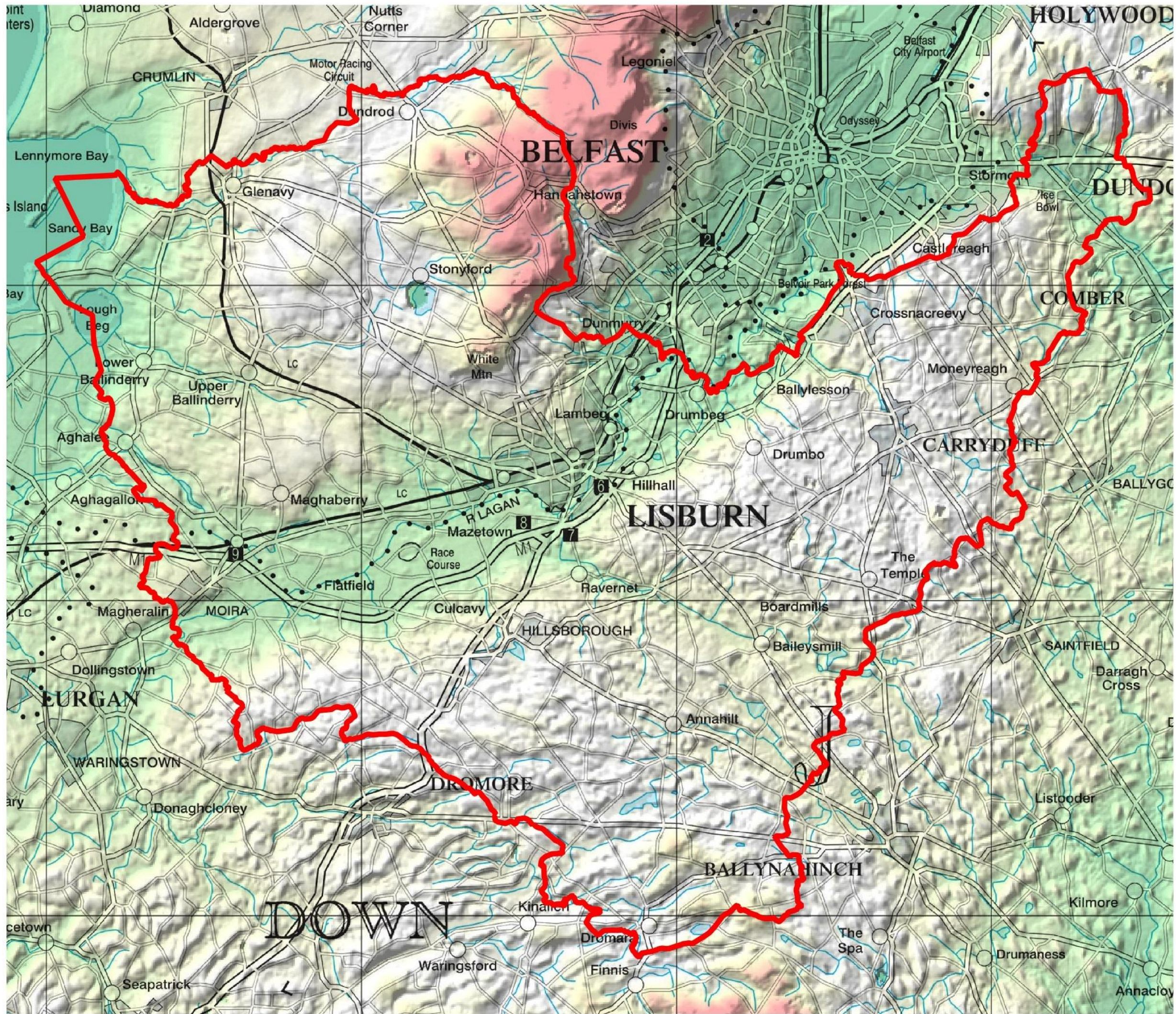
Figure 1

**Regional Landscape Character
(NIRLCA 2015)**

March 2019



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Legend

- LCCC Boundary

Elevation (metres AOD)

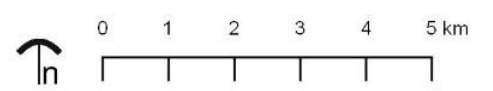
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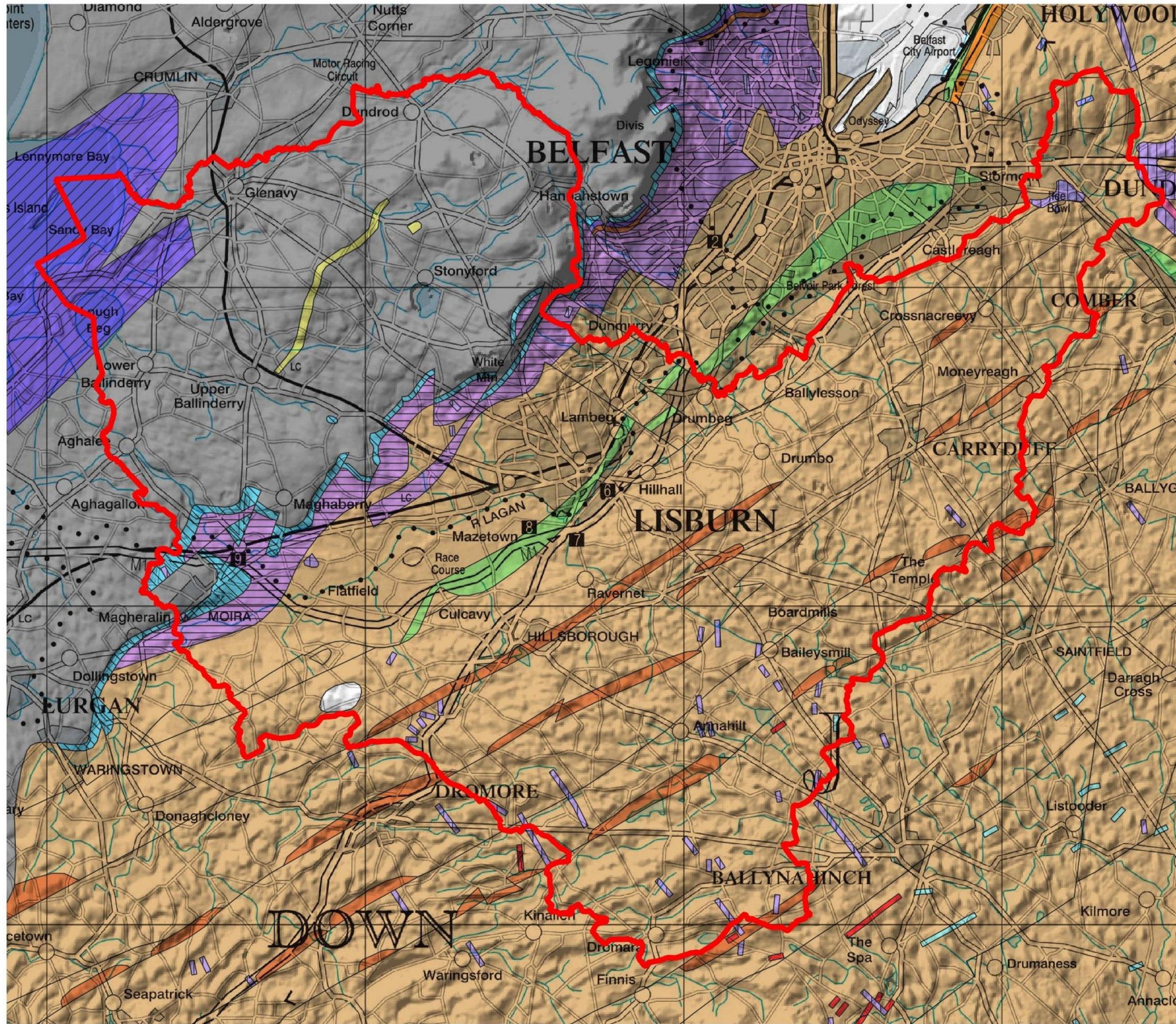
Lisburn and Castlereagh
Landscape Character Review

Figure 2
Topography

March 2019



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- Legend**
- LCCC Boundary
 - Bedrock Geology**
 - ANDESITE
 - ARGILLACEOUS ROCK
 - ARGILLACEOUS ROCK AND LIMESTONE
 - ARGILLACEOUS ROCKS WITH SUBORDINATE SANDSTONE
 - BASALT
 - BRECCIA AND SANDSTONE
 - CHALK AND SANDSTONE
 - CLAY AND LIGNITE
 - FELSITE
 - LAMPROPHYRES
 - MICROGABBRO
 - MUDSTONE
 - RHYOLITE
 - SANDSTONE
 - SANDSTONE AND SUBORDINATE BRECCIA
 - SANDSTONE, CONGLOMERATE AND ARGILLACEOUS ROCKS

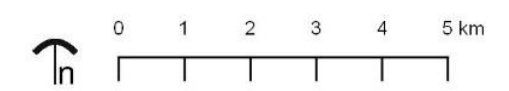


**Lisburn and Castlereagh
Landscape Character Review**

Figure 3

**Bedrock Geology
(Based on GSNI 250k Mapping)**

March 2019



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3.0 LANDSCAPE DESIGNATIONS

All landscapes are important, and the ‘all landscapes’ approach advocated in the European Landscape Convention and established guidance recognises that all landscapes are a resource deserving of care irrespective of the presence or otherwise of formal landscape designation. However, several landscapes within Lisburn and Castlereagh include designations in recognition of their particular qualities. Key landscape designations are:

- the Lagan Valley (AONB) which encompasses parts of the Lagan Valley and Castlereagh escarpment east of Lisburn. AONB is the highest level of landscape designation in Northern Ireland;
- Six Areas of High Scenic Value (AoHSV) encompassing the slopes and escarpments around Belfast, Portmore Lough, and the Magheraknock Loughs to the south east of the Local Authority area. AoHSVs are landscapes with qualities of local significance and are recognised in the 2015 Belfast Metropolitan Area Plan (BMAP)⁴. Some have their origins in the original NILCA 2000 assessment; and
- Seven ‘Rural Landscape Wedges’. Rural landscape wedges are defined in the 2015 BMAP with the purpose of preventing coalescence between urban areas, maintaining settlement settings and the rural character of adjoining countryside.

Principal landscape designations are shown on Figure 4.

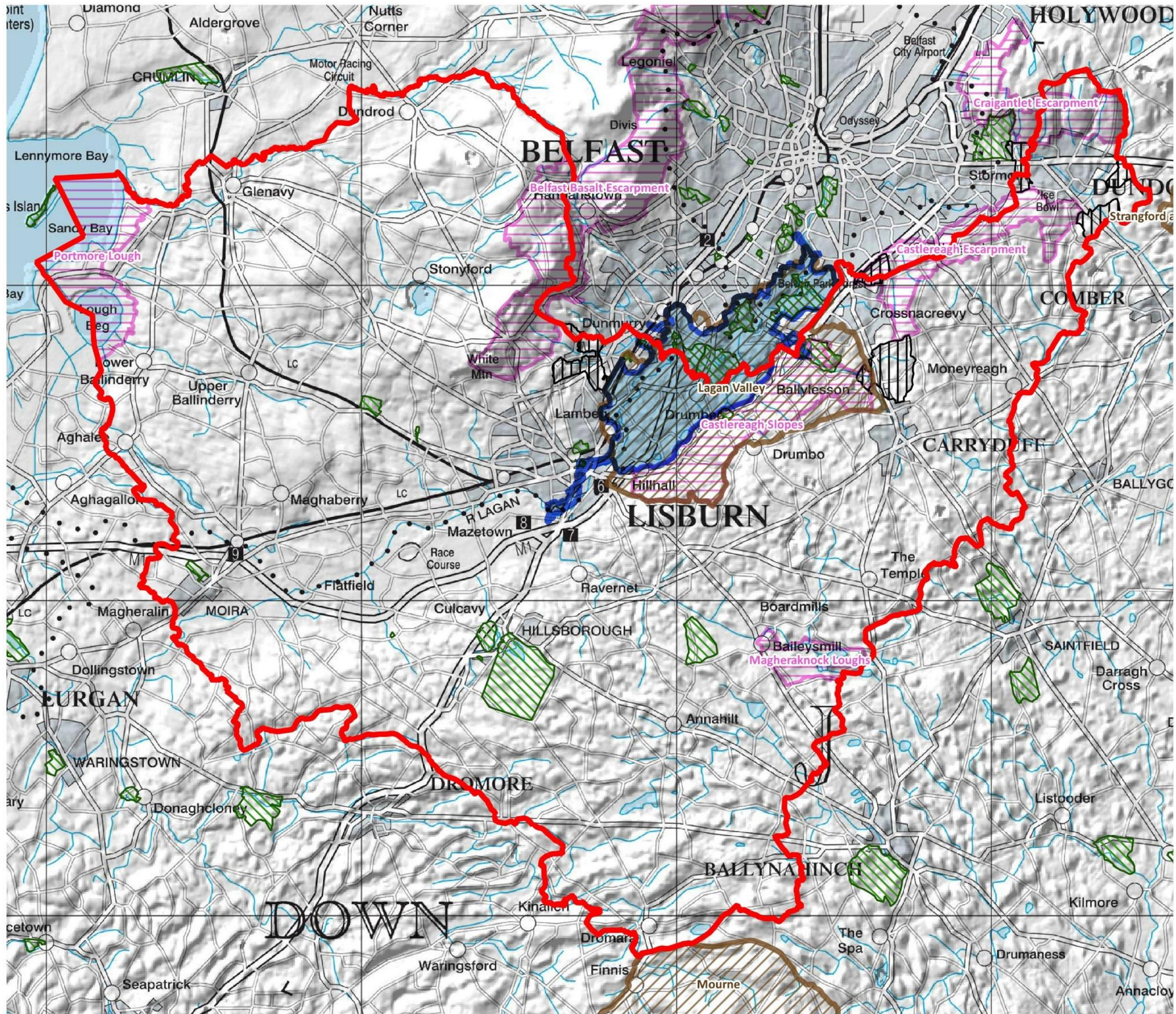
Given their importance at a strategic planning level, areas designated as AoHSV and the Rural Landscape Wedges adjoining the key settlements of Lisburn City and Carryduff are briefly appraised in this study to verify the ongoing relevance of their designation with an updated landscape character baseline, and to provide development management guidance where appropriate. These appraisals are included within the relevant landscape character area and settlement assessments.

The 2015 BMAP also includes a large number of Local Landscape Policy Areas (LLPAs), defined principally for their contribution to local amenity and landscape quality, and which are protected from undesirable or damaging development. The effect of an updated landscape character baseline on LLPAs is not considered as part of this study, as each LLPA is a response to localised development management issues, rather than broader landscape character.

While not directly related to landscape character, the area includes the important recreational landscape of the Lagan Valley Regional Park, and thirteen historically significant landscapes are included within the Northern Ireland inventory of Historic Parks, Gardens and Demesnes within Lisburn and Castlereagh. No appraisal of these areas is undertaken as their designation does not relate only to landscape qualities and their designation is not a matter for the Local Development Plan process.

Effects to the Lagan Valley AONB are not considered as its designation is a matter for national rather than local level landscape policy.

⁴ https://www.planningni.gov.uk/index/policy/dev_plans/devplans_az/bmap_2015.htm



Legend

- LCCC Boundary
- AONB
- AoHSV
- Rural Landscape Wedge
- Historic Parks, Gardens & Demesnes
- Lagan Valley Regional Park

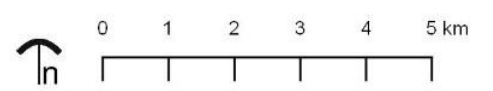


Lisburn and Castlereagh
Landscape Character Review

Figure 4

Landscape Related Designations

March 2019



4.0 APPROACH TO LANDSCAPE CHARACTER ASSESSMENT

4.1 Aim of the Assessment

The following landscape character assessment has not been carried out from first principles. It is essentially a review and update of the NILCA 2000 assessment for the parts of the assessment within the boundaries of Lisburn and Castlereagh. It builds constructively on this and does not seek to challenge its principles and broad thrust. The assessment does not include any review of the NILCA 2015, and remains complementary to this larger scale regional assessment.

The reassessment seeks to provide a more detailed record appropriate to the strategic planning uses which it will support. It has the following aims:

- 1) To review the NILCA 2000 assessments and identify significant change in the landscape that has taken place since the original assessment was carried out in the late 1990s. This includes tailoring descriptions to ensure they describe the areas within Lisburn and Castlereagh where LCAs straddle Local Authority boundaries.
- 2) To review the boundaries of the current LCAs and determine whether they reasonably correspond to the point of transition between one landscape type and another.
- 3) To identify where sub-division of existing LCAs may be appropriate where there is significant variation in character within LCAs.
- 4) To identify where simplification may be appropriate, for example through amalgamation of LCAs of similar landscape type.
- 5) To reappraise landscape sensitivities and forces for landscape change based on the updated assessment, taking into account any redefinition of boundaries and the changes to character that have occurred since the original assessment was undertaken.
- 6) To systematically categorise landscape areas with similar characteristics into broad landscape character types (LCT).
- 7) To provide revised landscape management guidelines based on the reassessment of sensitivities and forces for change.
- 8) To provide updated assessments and guidance for the key settlements within Lisburn and Castlereagh.

The assessment has been carried out by means of a desktop review of the existing character assessment, OSNI mapping, spatial datasets, aerial photography and through undertaking site visits in November 2018.

The NILCA 2000 assessment includes sections describing the geodiversity and biodiversity of each landscape character area, which have typically been updated between 2006 and 2010. These sections have been updated by means of a review of recently published materials such as recent geological records, spatial datasets relating to habitats and biodiversity, wildlife records and up to date aerial photography.

4.2 Assessment Methodology

This review is undertaken with reference to the guidance *An Approach to Landscape Character Assessment* (2014, Natural England). The process of landscape character assessment remains unchanged to that set out in the earlier *Landscape Character Assessment Guidance for England and Scotland* (2002, SNH/ Countryside Commission), and in accordance with the published guidance the assessment is divided into the two main stages:

Stage 1 – landscape characterisation: the process of identifying, classifying and describing areas of distinctive landscape character. Existing landscape characterisations are used as the starting point, with the assessments updated to take account of landscape change or new information available since the original assessments. The updated character assessments for each landscape character area (LCA) include classification into LCT, a landscape description and the key landscape characteristics.

Stage 2 – making judgements: a primary application of this assessment is to assist with the development management process, and this part of the assessment includes judgements as to the sensitivity of the landscape to different development types, guidance for the accommodation of development in a way that will not undermine landscape character, and recommendations for its enhancement. Each landscape character assessment includes:

- An overview of the landscape condition and its sensitivity to change;
- Key ‘forces for change’ i.e. trends and likely pressures for change by development type which may result in changes to landscape character; and
- Management and planning guidelines recommended for the maintenance or enhancement of key landscape characteristics.

4.3 Settlement Assessments

Settlement assessments describe the development patterns and landscape settings of key settlements. The purpose of these assessments is to define the key landscape issues which should guide the future development of the settlements.

At the request of Lisburn and Castlereagh City Council the principal settlements have been assessed: Lisburn City, Hillsborough, Moira and Carryduff. Settlements within Lisburn and Castlereagh, and these principal settlements, are shown on Figure 8.

Recommendations are included which promote the following generally desirable landscape/ townscape planning objectives:

- Maintenance of the distinction between the rural and urban landscapes;
- The retention/ enhancement of landscapes which contributes to distinct townscape character, important views from settlements, or important landscape resources for recreation, natural heritage, cultural heritage or other reasons;
- Prevention of coalescence of settlements;
- The retention or creation of distinct settlement gateways;
- The maintenance or creation of strong settlement boundary features; and

- The avoidance of generally undesirable patterns of urban development, such as linear developments, uncontained 'sprawl' or development dislocated from settlement cores which may undermine the identity or character of a settlement.

5.0 MAIN FEATURES OF THE REVISED LANDSCAPE CHARACTER ASSESSMENT

5.1 Review of the NILCA 2000 Assessment

A number of observations on the assessment of NILCA 2000 have been made whilst undertaking this review and have resulted in changes to the assessment for the areas covering Lisburn and Castlereagh.

Landscape character types

The 2002 and 2014 guidance on landscape character assessment makes the distinction between landscape character types (LCTs) and landscape character areas (LCAs): LCTs are generic categories of landscape with broadly similar characteristics that can be found in many locations across an area; while LCAs are geographically specific landscape areas of a particular type. NILCA 2000 only identifies LCAs and does not provide categorisation of these into LCT.

Landscape character type categorisation is useful for better understanding and describing the landscape in a systematic approach, and for identifying those landscape areas which may have similar sensitivities or could benefit from common management approaches. Therefore, this update has provided a categorisation of landscape character areas into LCTs.

LCTs have been identified where landscape share broadly similar patterns of topography, geology, land use, settlement and landscape patterns. LCTs have been defined solely from observations of the Lisburn and Castlereagh landscape. There is no common system of landscape type classification for Northern Ireland, although many of the landscape types identified in this assessment will be found elsewhere in Northern Ireland.

Lisburn and Castlereagh is the smallest Local Authority area in Northern Ireland outside of Belfast. Despite its relatively small size, there is some notable diversity in its landscape, primarily as a result of variations in underlying geology and glacial processes. For this reason, some landscape types occur only once. Updated landscape character types and areas are shown on Figure 6, while the original LCAs of NILCA 2000 are shown on Figure 5.

Landscape character types identified as part of this assessment are as follows:

Lough Fringe Farmland (East Lough Neagh, Portmore): Comprising the mostly low lying farming landscapes which form the setting to Lough Neagh and the smaller Portmore Lough.

Elevated Drumlin Farmland (Kilwarlin, Castlereagh, Hillsborough): Landscape of much of the southern and eastern parts of the character area comprising drumlin farmland underlain by sandstone, positioned upon a plateau above the main river valleys of the Lagan and Ravernet.

Craggy Upland Pastures (Dromara): Elevated pastures set upon a steeply undulating, craggy landform towards the south of Lisburn and Castlereagh at the northern extent of the Mourne and Sleeve Croob Mountain range.

Drumlin Valley Farmland (Ravernet): Broad river valley characterised by a hummocky drumlin landscape of farmland.

Sandstone Escarpment (Craigantlet, Castlereagh): Landscapes forming the eastern enclosure to the Belfast basin, comprising rounded, sloping farmland.

Broad Lowland Valley (Upper Lagan, Lower Lagan): Broad, open and relatively flat farming landscapes of the wide Lagan valley on the approach to Belfast.

Plateau Farmland (Ballinderry, Derrykillultagh): A transitional farming landscape between the uplands of the basalt hills and the lowland farmlands east of Lough Neagh.

Rounded Basalt Hills (Divis): Low, rounded hills set back from the Belfast escarpment with a remote, upland character.

Steep Basalt Escarpment (West Belfast): Striking basalt escarpment forming the western enclosure to the Belfast basin and providing the distinct backdrop to the city.

LCA naming

NILCA 2000 often follows a largely geographical approach to the naming of areas, while guidance suggests that names for LCAs should reflect their geographic location and landscape character type, an approach which is adopted in this assessment with the original geographical names of the NILCA 2000 assessment largely retained. The numberings of the NILCA 2000 assessment are appended to the revised LCA names for reference.

Landscape characterisation

Lisburn and Castlereagh is a relatively small Local Authority area and a number of the LCAs of NILCA 2000 only partially fall within its boundaries. The LCA review is undertaken for the part of each LCA falling within the Lisburn and Castlereagh area, with the character descriptions and analysis updated accordingly.

Taken into consideration is whether the LCAs of the NILCA 2000 assessment are of a sufficiently uniform character to be considered single units of landscape character, or whether subdivision or amalgamation might be appropriate. This is sometimes the case when a minor part of a LCA falls within the Lisburn and Castlereagh area, and there may be little variation between its character and that of a neighbouring LCA within Lisburn and Castlereagh.

This study finds that the NILCA 2000 assessment successfully captures the broad variations in landscape character across the Local Authority area, however this updated assessment undertakes some amalgamation of LCAs which are described in Section 5.2:

LCA boundaries

Given the dependency of planning policy and development management on existing LCAs, the wholesale changing of LCA boundaries was not considered desirable unless absolutely necessary. There have been no significant revisions to existing boundaries, other than when related to the amalgamation of LCAs.

Boundaries of the NILCA 2000 assessment were noted to be intricately drawn, sometimes following particular landscape features, roads or contour lines, while in many cases the rationale is difficult to determine. Such detailed boundary demarcation implies a level of a precision not usually evident

on the ground and does not reflect the often subtle nature of transition between landscape character areas.

While simplification of LCA boundaries is desirable, to avoid ambiguity where planning policies and guidance have referred to NILCA 2000 character areas, no boundary simplifications have been undertaken. However, the transitional nature of landscape character change at LCA boundaries, and the inherent imprecision in drawing LCA boundaries, should be recognised.

Development management guidance

2002 guidance and common practice advocates an approach whereby landscape sensitivity, forces for change and development management guidance are provided by broad groupings of development type. This approach is adopted in the updated assessment, and therefore expands and updates the guidance of the original NILCA 2000 assessment which was provided under the heading 'Principles for Landscape Management' and 'Principles for Accommodating Landscape Change'. Development management guidance is provided under the headings of:

Agriculture;

Trees and woodland;

Development;

Tall structures; and

Minerals.

Settlement assessments

Assessments are provided for the settlements of Hillsborough, Moira, Carryduff and Lisburn City as previously described. NILCA 2000 includes the wider urban area of Belfast and Lisburn as a unit of landscape character, however this has been replaced in this assessment with a settlement assessment for Lisburn City alone. Settlements are shown in Figure 8, with those included in the settlement assessment highlighted.

5.2 Specific Changes

Table 1 shows the relationship between the original NILCA 2000 LCAs and the revised LCAs, including their names and landscape character types. It should be noted that these changes, and the changes to character descriptions and assessments, are made specifically in relation to the landscape areas as they fall within the Lisburn and Castlereagh Local Authority area, and they are an updating and adaption of the original NILCA 2000 LCAs specifically to the Lisburn and Castlereagh landscape context. Notable changes include:

- LCA 95 Ballygowan Drumlins has been incorporated into LCA 96 Castlereagh Plateau. The Lisburn and Castlereagh areas includes only the western fringe of LCA 95, and there is limited distinction between these character areas within the Local Authority area;
- LCA 104 Castlereagh Escarpment and LCA 102 Hollywood Hills, both minor parts of wider character areas, are considered as a single unit of landscape character; and

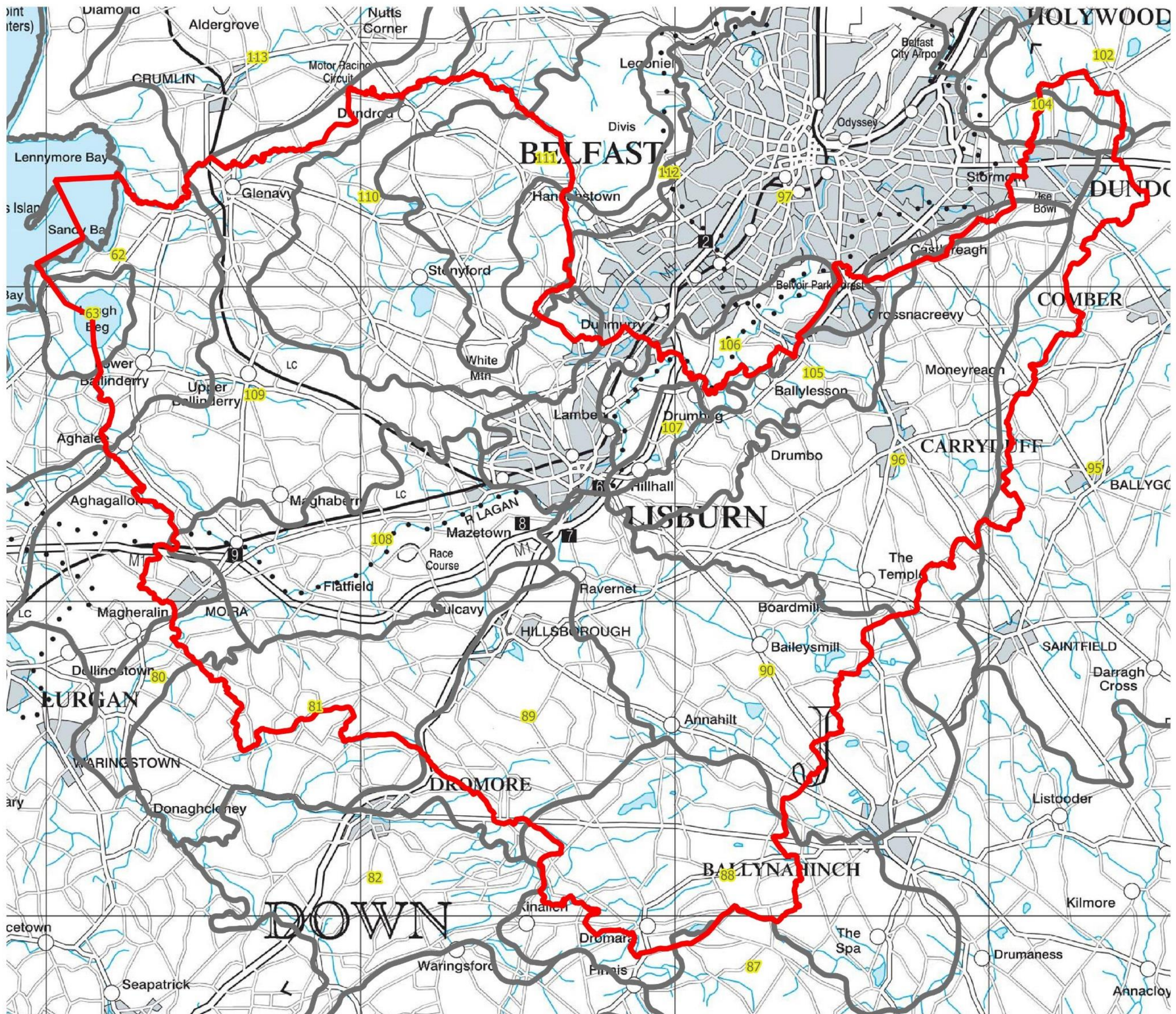
- LCA 107 Hummocky Lagan Lowlands and LCA 106 Lagan Parkland are considered to share sufficiently similar characteristics within Lisburn and Castlereagh to combine as a single unit of landscape character.

Table 1 also shows where small parts or fragments of other LCAs have been incorporated into others. Revised landscape character areas and types are shown in Figure 6, with those of the original assessment shown in Figure 5. An overlay of the NILCA 2000 LCAs with the updated LCAs is provided in Figure 7.

Table 1: NILCA 2000 and Revised Landscape Character Areas

LANDSCAPE CHARACTER AREA (NILCA 2000)	REVISED LANDSCAPE CHARACTER AREA	LANDSCAPE CHARACTER TYPE
LCA 62 East Lough Neagh Points	East Lough Neagh (62)	Lough Fringe Farmland
LCA 63 Portmore Lough Fringe	Portmore (63)	Lough Fringe Farmland
LCA 81 Kilwarlin Plateau	Kilwarlin (81)	Elevated Drumlin Farmland
LCA 96 Castlereagh Plateau/ LCA 95 Ballygowan Drumlins	Castlereagh (96/ 96)	Elevated Drumlin Farmland
LCA 89 Hillsborough Slopes	Hillsborough (89)	Elevated Drumlin Farmland
LCA 88 Craggy Dromara Uplands <i>(LCA 82 Dromore Lowlands)</i> <i>(LCA 87 Slieve Croob Summits)</i>	Dromara (88)	Craggy Upland Pastures
LCA 90 Ravernet Valley	Ravernet (90)	Drumlin Valley Farmland
LCA 97 Belfast/Lisburn		Urban
LCA 104 Craigantlet Escarpment/ LCA 102 Holywood Hills	Craigantlet (102/ 104)	Sandstone Escarpment
LCA 105 Castlereagh Slopes	Castlereagh (105)	Sandstone Escarpment
LCA 108 Broad Lagan Valley <i>(LCA 80 Donaghcloney Valley)</i>	Upper Lagan (108)	Broad Lowland Valley
LCA 107 Hummocky Lagan Lowlands/ LCA 106 Lagan Parkland	Lower Lagan (106/ 107)	Broad Lowland Valley
LCA 109 Upper Ballinderry Plateau <i>(LCA 113 Expansive Crumlin Farmland)</i>	Ballinderry (109)	Plateau Farmland
LCA 110 Derrykillultagh	Derrykillultagh (110)	Plateau Farmland
LCA 111 Divis Summits	Divis (111)	Rounded Basalt Hills
LCA 112 Belfast Basalt Escarpment	West Belfast (112)	Steep Basalt Escarpment

(LCAs in brackets are fragments or small parts of NILCA 2000 LCAs incorporated into larger units)



Legend
 LCCC Boundary
 NICLA 2000 LCAs

CODE	LCA
62	East Lough Neagh Points
63	Portmore Lough Fringe
64	Lough Neagh Peatlands
67	Armagh/Banbridge Hills
78	North Banbridge Hills
79	Craigavon Plateau
80	Donaghcloyne Valley
81	Kilwarlin Plateau
82	Dromore Lowlands
83	Lower Slieve Croob Foothills
84	Moume Foothills
87	Slieve Croob Summits
88	Craggy Dromara Uplands
89	Hillsborough Slopes
90	Ravernet Valley
91	Quoile Valley Lowlands
94	Strangford Drumlins and Islands
95	Ballygowan Drumlins
96	Castlereagh Plateau
97	Belfast/Lisburn
102	Hollywood Hills
103	Bangor Coastline
104	Craigantlet Escarpment
105	Castlereagh Slopes
106	Lagan Parkland
107	Hummocky Lagan Lowlands
108	Broad Lagan Valley
109	Upper Ballinderry Plateau
110	Derrykiltuagh
111	Divis Summits
112	Belfast Basalt Escarpment

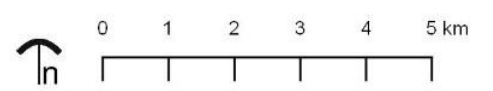


**Lisburn and Castlereagh
Landscape Character Review**

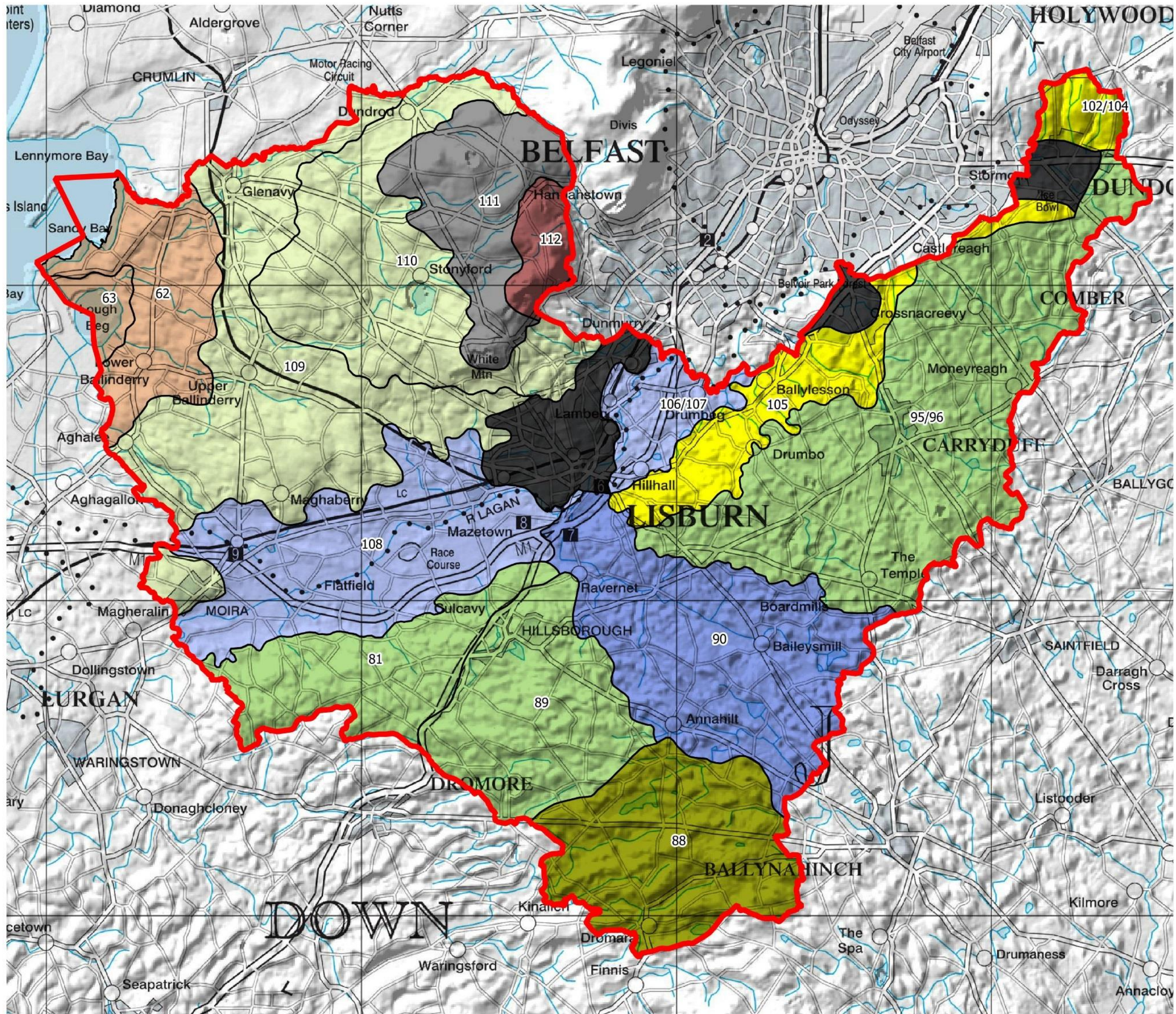
Figure 5

NILCA 2000 LCAs

March 2019



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Legend

- LCCC Boundary
- Landscape Character Types**
- Drumlin Valley Farmland
- Broad Lowland Valley
- Craggy Upland Pastures
- Elevated Drumlin Farmland
- Sandstone Escarpment
- Lough Fringe Farmland
- Plateau Farmland
- Rounded Basalt Hills
- Steep Basalt Escarpment
- Urban

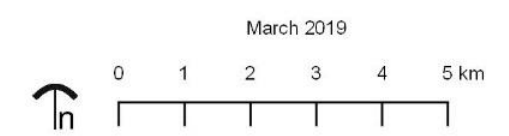
CODE	LCA	LCT
62	East Lough Neagh	Lough Fringe Farmland
63	Portmore	Lough Fringe Farmland
81	Kilwarlin	Elevated Drumlin Farmland
88	Dromara	Craggy Upland Pastures
89	Hillsborough	Elevated Drumlin Farmland
90	Ravarnet	Drumlin Valley Farmland
95/96	Castlereagh	Elevated Drumlin Farmland
102/104	Craigantlet	Sandstone Escarpment
105	Castlereagh	Sandstone Escarpment
106/107	Lower Lagan	Broad Lowland Valley
108	Upper Lagan	Broad Lowland Valley
109	Upper Ballinderry	Plateau Farmland
110	Derrykiltagh	Plateau Farmland
111	Divis	Rounded Basalt Hills
112	West Belfast	Steep Basalt Escarpment



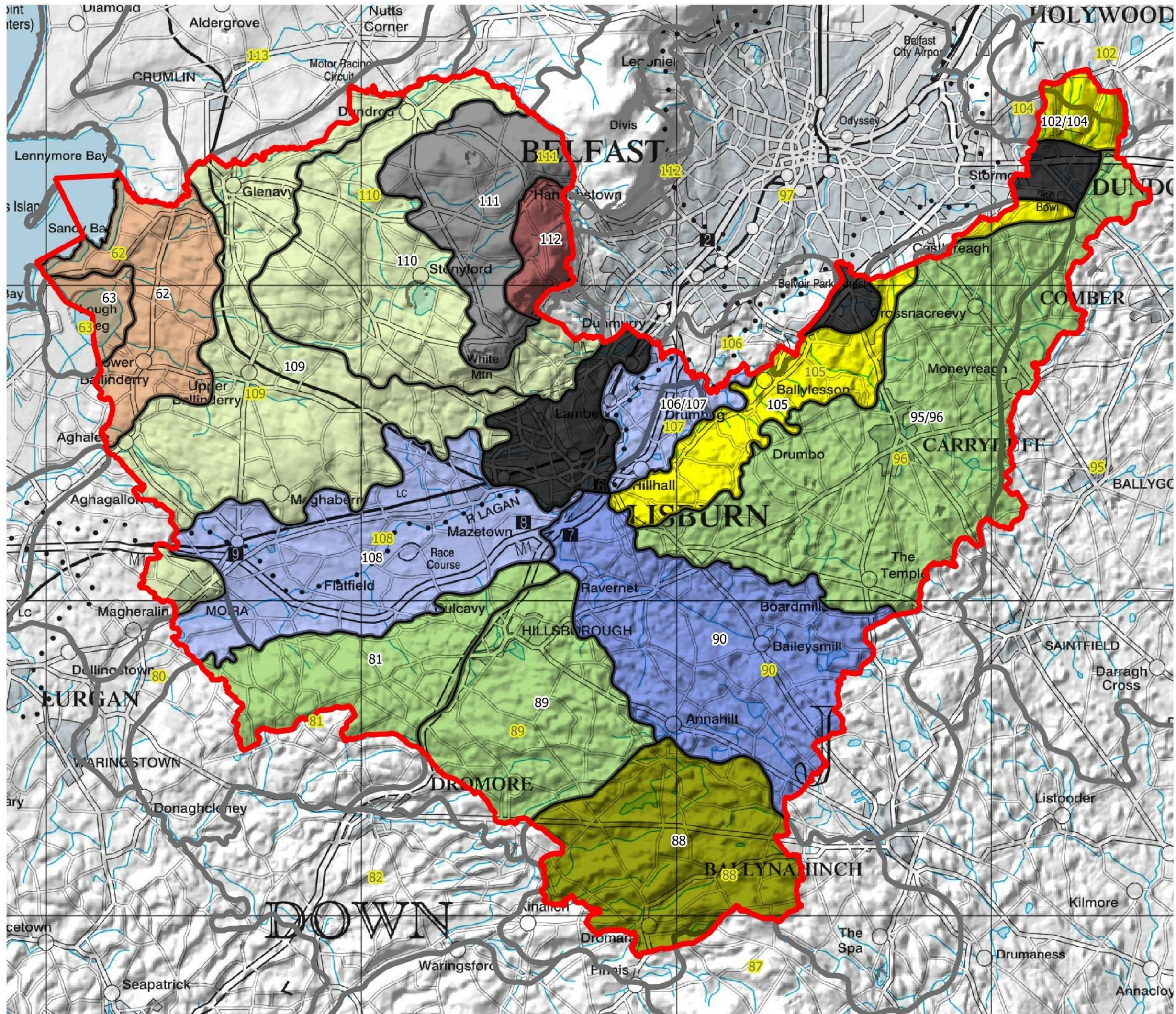
Lisburn and Castlereagh Landscape Character Review

Figure 6

Updated Landscape Character Areas



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Legend

- LCCC Boundary
- Revised LCAs
- Drumlin Valley Farmland
- Broad Lowland Valley
- Craggy Upland Pastures
- Elevated Drumlin Farmland
- Sandstone Escarpment
- Lough Fringe Farmland
- Plateau Farmland
- Rounded Basalt Hills
- Steep Basalt Escarpment
- Urban
- NILCA 2000 LCAs

CODE	LCA	LCT
62	East Lough Neagh	Lough Fringe Farmland
63	Portmore	Lough Fringe Farmland
81	Kilwarlin	Elevated Drumlin Farmland
88	Dromara	Craggy Upland Pastures
89	Hillsborough	Elevated Drumlin Farmland
90	Ravarnet	Drumlin Valley Farmland
95/96	Castlereagh	Elevated Drumlin Farmland
102/104	Craigantlet	Sandstone Escarpment
105	Castlereagh	Sandstone Escarpment
106/107	Lower Lagan	Broad Lowland Valley
108	Upper Lagan	Broad Lowland Valley
109	Upper Ballinderry	Plateau Farmland
110	Derrykiltagh	Plateau Farmland
111	Divis	Rounded Basalt Hills
112	West Belfast	Steep Basalt Escarpment

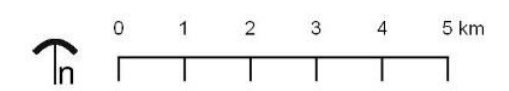


Lisburn and Castlereagh
Landscape Character Review

Figure 7

NILCA 2000 with Updated LCAs

March 2019



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6.0 BIODIVERSITY PROFILE REVIEW

6.1 Introduction

The review of the biodiversity element of LCAs in the LCCC area was entirely desk based, using information from a number of sources (see below). A GIS project was constructed showing the LCCC boundary and the relevant overlapping LCA boundaries. This revealed that three LCAs (numbers 82, 87 and 113) had minimal overlap (< 1%) with the LCCC area (Table 2). A further two LCAs (95 and 102) had less than 10% overlap with the LCCC area, although the LCCC area held over 1000 ha of LCA 95 (Table 2). Any relevant data from LCAs 82, 87 and 113 has been incorporated into reports of neighbouring LCAs.

Table 2: Spatial Information on LCAs in relation to LCCC area

LCA number	LCA name (NILCA 2000)	Total LCA (ha)	Area in LCCC (ha)	% in LCCC
62	East Lough Neagh Points	6939	2295	33.07
63	Portmore Lough Fringe	794	416	52.39
80	Donaghcloney Valley	1184	328	27.70
81	Kilwarlin Plateau	5303	2613	49.27
82*	Dromore Lowlands	4526	1	0.02
87*	Slieve Croob Summit	5261	35	0.67
88	Craggy Dromara Uplands	6845	3779	55.21
89	Hillsborough Slopes	3890	3364	86.48
90	Ravarnet Valley	7429	5232	70.43
95**	Ballygowan Drumlins	13440	1191	8.86
96	Castlereagh Plateau	8118	7137	87.92
97	Belfast/Lisburn	11200	2110	18.84
102**	Hollywood Hills	4729	222	4.69
104	Craigantlet Escarpment	808	313	38.74
105	Castlereagh Slopes	2393	2149	89.80
106	Lagan Parkland	1789	716	40.02
107	Hummocky Lagan Lowlands	436	436	100.00
108	Broad Lagan Valley	4525	4518	99.85
109	Upper Ballinderry Plateau	9625	6156	63.96
110	Derrykillultagh	6885	4580	66.52
111	Divis Summits	5972	2493	41.74
112	Belfast Basalt Escarpment	1667	631	37.85
113*	Expansive Crumlin Farmland	8142	1	0.01

*LCA with < 1% within LCCC area; **LCA with < 10% within LCCC area.

Aerial photography from the period 2010 and from the period 2015-2018 were added to the GIS and it was further populated with available spatial datasets relating to biodiversity and natural heritage features within the LCCC area. This included the location of designated sites, nature reserves, parks, woodlands, waterbodies and other relevant natural heritage features.

Relevant original LCA documents were reviewed and, where possible, statistics on the biodiversity resource within each LCA was updated to reflect the area of the LCA that lies within the LCCC boundary.

6.2 Information sources

Information was sought from several organisations (Table 3) through direct consultation or by accessing webpages and online reports. A range of information sources were used to undertake the review (Table 4).

Table 3: Organisations contacted to obtain information on biodiversity in the LCAs

Organisation consulted	Form of consultation	Information received
Ulster Wildlife	Email, webpages	Information accessed on webpages.
Royal Society for the Protection of Birds (RSPB)	Email, webpages	Indicated no recent relevant information available on bird populations. Information accessed on webpages.
Department of Agriculture, Environment and Rural Affairs (DAERA)	Email, webpages	Information on designated sites, rural land-use and agricultural statistics at council level were provided.
LCCC	Email, webpages, meeting.	A range of datasets were provided.
Belfast Hills Partnership	Email, phone call, webpages	Information on key sites for biodiversity and ongoing projects.
Lagan Valley Regional Park	Email, phone call, webpages	Information on key species and conservation initiatives.
Lough Neagh Partnership	Email, webpages	Information accessed on webpages.
British Trust for Ornithology	Webpages	Information accessed on webpages
Mammals, Amphibians & Reptiles of Northern Ireland	Webpages	Information accessed on webpages
Northern Ireland Bat Group	Webpages	Information accessed on webpages

Table 4: Information sources used in the review of biodiversity in LCAs

Information type	Data set/detail	Available information	Data holder(s)
Boundaries	LCCC boundary LCA boundaries	Spatial data on location and extent.	LCCC
Mapping	OSNI digital maps of NI	OSNI 1:250,000 digital map of NI OSNI 1:50,000 digital map of NI OSNI 1:25,000 digital map (limited coverage)	Ordnance Survey of Northern Ireland
Orthography	High resolution georeferenced aerial photography	Orthography of LCCC – 2008-10. Orthography of LCCC – 2015-18.	LCCC
Designated nature conservation sites	Special Protection Area (SPA) Special Area of Conservation (SAC) Ramsar Site	Spatial data on location and extent. List of qualifying features. Site condition assessment.	DEARA

Information type	Data set/detail	Available information	Data holder(s)
	Area of Special Scientific Interest (ASSI)		
Local designations	Sites of Local Nature Conservation Importance (SLNCI) – some of these sites are assigned for their earth science interest	Spatial data on location and extent.	LCCC
Nature reserves and parks	National Nature Reserves (NNR) RSPB reserves Ulster Wildlife Reserves Lagan Valley Regional Park	Spatial data on location (plus extent for Lagan Valley Regional Park). Description of key site features.	DEARA RSPB Ulster Wildlife LCCC
Woodland	Extent of woodland cover.	Spatial data on location and extent. Woodland composition (broadleaf, conifer, mixed or unknown)	DEARA
Water bodies	Lake water bodies River water bodies Ground water bodies	Spatial data on location and extent (not comprehensive)	DEARA
Parks and gardens	Historic Parks and Gardens	Spatial data on location and extent. Description of key site features.	LCCC
Agricultural data	Agricultural trends 2010 – 2015 - available at LCCC level (not LCA specific). Agricultural trends 2006 – 2017 - available at NI level (not LCA specific).	Farm business – type, size, area and workforce. Crop and grass areas. Livestock numbers.	DEARA
Funded management availability	Agri-environment measures targeted at biodiversity and funded through Environmental Farming Scheme - available at NI level (not LCA specific). Woodland grants.	Description of management requirement, eligibility and payment information.	DEARA
Species distribution	NI-wide bird trends	Details of changes in bird abundance over a range of periods up to 2016.	British Trust for Ornithology

6.3 Broad trends in the LCCC area

Woodland

There appears to have been a slight overall increase in woodland cover in recent years, mainly arising from new plantation woodlands on previously farmed land. Woodland cover in the LCCC area currently stands at 3.28%, although the woodland dataset provided did not include some smaller patches of woodland and scrub habitat. Nevertheless, this is a considerably lower percentage of tree cover than is found in the UK (13%) and in the whole of Northern Ireland (8%).

Agricultural land

Spatial information on agricultural land use was not available at a resolution that allowed the quantification of the grassland and arable resource within individual LCAs. However, the relative uniformity of agricultural land use across the LCCC area, and the absence of significant trends in any agricultural statistics within the LCCC area between 2010 and 2015 and, for most categories, within NI as a whole between 2006 and 2017 mean that the overall resource is likely to be broadly similar to that described in 2006.

An exception to this at the Northern Ireland level, is the decreasing trend in the area of agricultural land classified as 'hill or rough land' between 2006 and 2017, a trend which has been ongoing since data was first published in 1981. This type of agricultural land is generally less heavily managed, with fewer inputs, less drainage and with lower grazing levels; hence, it probably supports relatively high biodiversity and the declining trend is likely to have affected wider populations of NI priority species like breeding waders and marsh fritillary. However, only 5-6% of the agricultural land in the LCCC area is classed as rough grazing, as opposed to around 14% in Northern Ireland as a whole, and this area has remained relatively constant in the council area since 2010.

In addition to changes in spatial extent, rough land as well as other farmland areas supporting biodiversity, may also have reduced suitability for wildlife due to changes in farming practices – this aspect of biodiversity value cannot be deduced from spatial statistics alone. One example is a shift in arable production from spring-sown cereals to autumn-sown cereals, which can reduce the suitability of fields for some breeding bird species.

Heath, bog, fen and wetland

The amount of heath and wetland habitat in the Council area appears broadly unchanged, with many of the significant areas receiving some degree of protection through designation or sympathetic ownership.

Species

Data on species populations and trends were lacking. At present, there are no targeted species conservation initiatives in the LCCC area, which include the systematic collation of data on occurrence and distribution.

Bird population trends are likely to be broadly in line with the rest of NI, where nine commoner species have shown a statistically significant increase between 2006 and 2016 and ten species have shown a decline; those in decline across the province include species associated with grassland and mixed habitats, including linnet, lesser redpoll, goldfinch and skylark. Wader populations are also in decline across the wider area.

The red squirrel population is reported to be broadly stable in the Lagan Valley Regional Park area, where the pine marten population is considered to be expanding. Badgers are also widespread in the Council area.

Agri-environment and forestry grant schemes

Support to land-owners and managers through agri-environment schemes is currently provided via the Environmental Farming Scheme (EFS) which runs until 2020 and is administered by

DAERA. There are a range of EFS options targeting biodiversity enhancement and the uptake of these measures, and future similar measures, should be encouraged.

6.4 Presentation of Findings

In the accounts which follow for each LCA, it should be noted that for consistency the biodiversity section follows a standard order for all LCAs even though some of the communities discussed later may have more importance for biodiversity than those discussed earlier.

In some cases, the review of landscape character has resulted in the consolidation of NILCA 2000 LCAs into single units of landscape character where they fall within Lisburn and Castlereagh. In these circumstances the biodiversity profile describes that of the each NILCA 2000 LCA falling within the revised LCA boundary, as illustrated in Figure 7.

7.0 GEOLOGICAL CHARACTERISTICS REVIEW

7.1 Introduction

The NILCA 2000 assessment includes a description of the geological characteristics of each landscape character area (LCA). A review and updating of these descriptions has been undertaken as part of the landscape character assessment review.

The use of a cultural overlay in defining LCAs means that they frequently subdivide natural physiographic units. It is common therefore for significant geomorphological features to run across more than one LCA. It is also possible in turn, to group physiographic units into a smaller number of natural regions. These regions invariably reflect underlying geological, topographic and, often, visual continuities between their component physiographic units, and have generally formed the basis for defining landscape areas such as AONBs. It is essential therefore, that in considering the 'geodiversity' of an individual LCA, regard should be given to adjacent LCAs and to the larger regions within which they sit.

The Lisburn and Castlereagh Council area can be subdivided into 4 Regional Character Areas (RCA) which can then be broken down into several LCAs. A brief description of the regional geology is described below. Areas of regional landscape character are shown on Figure 1 of this report.

The regional location of LCAs, as defined by the Land Utilisation Survey of Northern Ireland (Symons, 1962) referred to in the original assessment, are provided with each description of geological characteristics.

As with the biodiversity review, where the landscape review has resulted in the consolidation of NILCA 2000 LCAs into single units of landscape character, the geological profile is described for each NILCA 2000 LCA falling within the revised LCA boundary (see Figure 7).

The sources of information used for this review are provided in Appendix A of this report.

7.2 Regional Geology

The Lisburn and Castlereagh Council area is comprised of a faulted sedimentary basin (Silurian to Cretaceous) overlain in the north by basaltic lava flows (Permian). The majority of the geological influences on the character of the landscape come from superficial drift geology (Quaternary) as a result of recent (geologically speaking) glaciation episodes.

The LCCC area can be split into 4 dominant Regional Character Area (Figure 1). A wide river valley dominates the centre of the LCCC area (*Belfast and Lagan Valley: BLV*) with rolling hills to the south and north east (*Down Drumlins and Hollywood Hills: DDHH*). Steeper upland slopes occupy the north (*South Antrim Hills and Six Mile Water: SAH*) with the west being occupied by an upland lough basin (*Lough Neagh Basin: LNB*).

The BLV and DDHH share a similar bedrock geology. Both are underlain by a faulted sedimentary basin. Ordovician and Silurian wackes and shales dominate the DDHH. Younger, Triassic and Cretaceous sands, muds, limestones and waxes are prominent throughout the BLV. The SAH and LNB are underlain by a suite of basaltic lava flows deposited in the Palaeogene. The LNB also contains younger clay and lignite deposits surrounding Lough Neagh itself.

The character of the landscape is defined predominantly by glaciation. Northern Ireland has experienced repeated glaciations during the Pleistocene period that produced vast amounts of debris to form the glacial deposits that cover >90% of the landscape. Their present morphology was shaped principally during the last glacial cycle (the Midlandian), with subsequent modification throughout the post-glacial Holocene period. The Late Midlandian, the last main phases of ice sheet flow, occurred between 23,000 and 13,000 years ago (23 – 13ka B.P) from dispersion centres in the Lough Neagh Basin, the Omagh Basin and Lower Lough Erne/Donnegal. The clearest imprint of these ice flows are flow transverse rogen moraines and flow parallel drumlin swarms which developed across thick covers of till, mostly below 150m AOD during a period that is referred to as the Drumlin Readvance. At the very end of the Midlandian, Scottish ice moved southwards and overrode parts of the north coast. Evidence for deglaciation of the landscape is found in features formed between the glacial maximum to the onset of the present warm stage from 17 and 13ka B.P. - a period of gradual climatic improvement. Most commonly these are of glaciofluvial and glaciolacustrine origin and include: eskers, outwash mounds and spreads, proglacial lacustrine deposits, kame terraces, kettle holes and meltwater channels (McCarron et al. 2002). During the Holocene, marine, fluvial, aeolian and mass movement processes, combined with human activities and climate and sea-level fluctuations, have modified the appearance of the landscape. The landforms and associated deposits derived from all of these processes are essentially fossil. Once damaged or destroyed they cannot be replaced since the processes or process combinations that created them no longer exist. They therefore represent a finite scientific and economic resource and are a notable determinant of landscape character.

Glacial till is a term used to describe an over consolidated clay associated with glacial deposition, often these deposits form distinctive features such as drumlins. Drumlins are common throughout Northern Ireland as a whole. They are concentrated in large clusters in the South and far West of the LCCC. Information on drumlins, their deposition and structure can be found in Appendix B.

8.0 LANDSCAPE CHARACTER TYPES AND AREAS

1. Lough Fringe Farmland

East Lough Neagh (62)

Portmore (63)

2. Elevated Drumlin Farmland

Kilwarlin (81)

Hillsborough (89)

Castlereagh (95/ 96)

3. Craggy Upland Pastures

Dromara (88)

4. Drumlin Valley Farmland

Ravernet (90)

5. Sandstone Escarpment

Craigantlet (102/ 104)

Castlereagh (105)

6. Broad Lowland Valley

Upper Lagan (108)

Lower Lagan (106/ 107)

7. Plateau Farmland

Ballinderry (109)

Derrykillultagh (110)

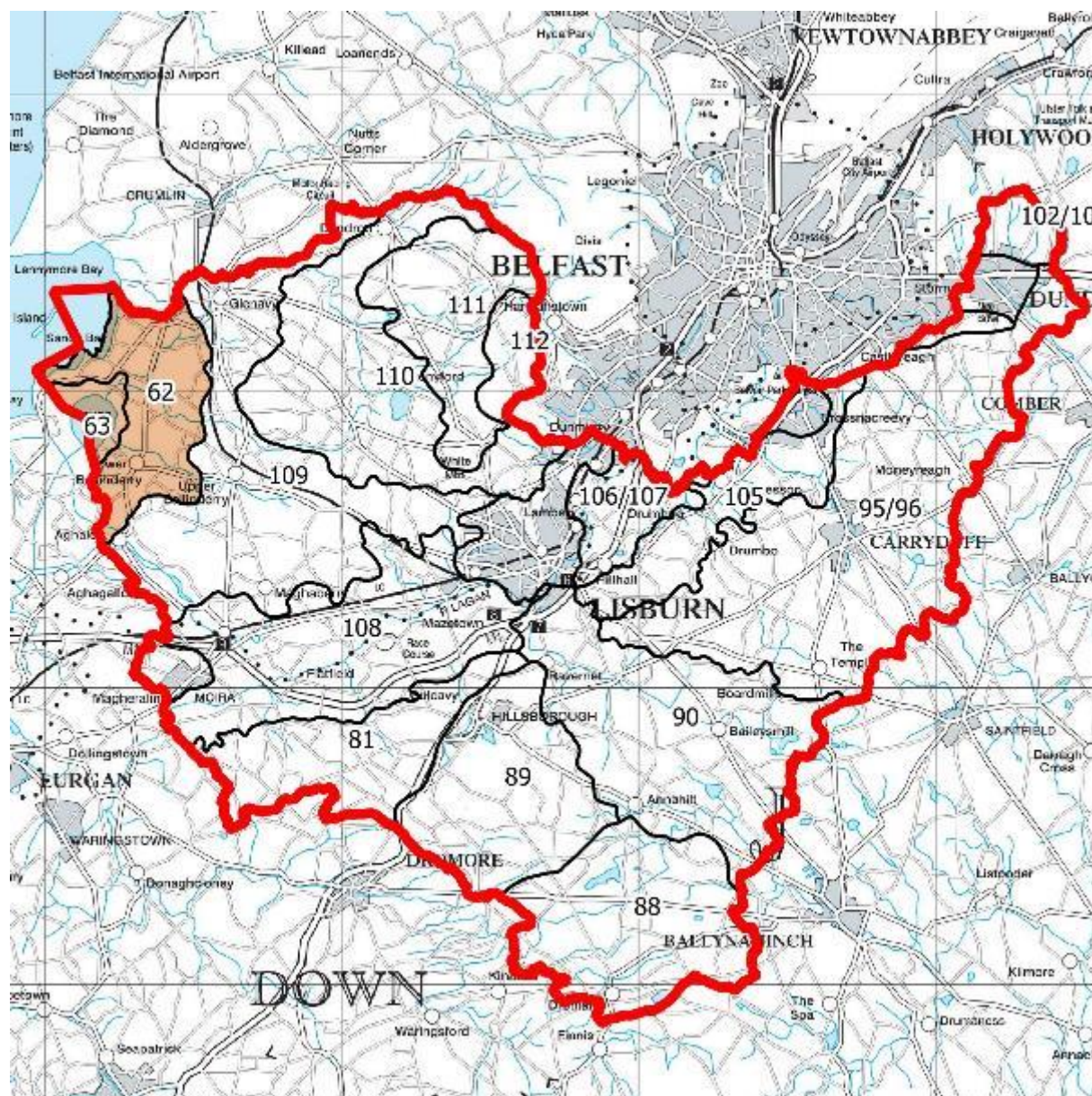
8. Rounded Basalt Hills

Divis (111)

9. Steep Basalt Escarpment

West Belfast (112)

1. Lough Fringe Farmland



East Lough Neagh (62)
Portmore (63)

EAST LOUGH NEAGH (62)

Lough Fringe Farmland

Landscape

Key Characteristics

- Undulating, relatively small-scale farmland landscape on the fringes of Lough Neagh.
- Linear development along straight roads.
- Overgrown hedges and hedgerows dividing small to medium sized fields.
- Rushes, partially abandoned pastures and marshy areas on the shoreline.
- Sand and gravel extraction activity on or near the Lough shore.

Landscape Description

A lowland agricultural landscape which encompasses the eastern fringes of Lough Neagh. Within the boundaries of Lisburn and Castlereagh the landscape is quite small scaled and undulating with relatively small fields and overgrown hedgerows on an area underlain by Lough Neagh clay. From much of the character area Lough Neagh is hidden from view, and the landscape is principally of undulating farmland. It is only the western most fringe, west of the ridge along which the B156 runs, where Lough Neagh has a more strongly characterising influence.

The transition to the LCA from the east is subtle, and a continuation of the gentle downward transition from the basalt hills to Lough Neagh. However, in comparison to the adjacent plateau farmland the landscape is of a slightly smaller scale, with smaller fields, and a denser pattern of settlement. There is a mosaic of irregularly shaped pastures and arable fields, with the quality of pastures deteriorating at the marshier lough fringes. Fields are divided by bushy hedges and hedgerows, adding a sense of enclosure to the landscape, with ash, beech, Scots pine and oak typical. However, some longer distance views are available from the higher hills and ridge top roads. Woodland is limited to small copses and blocks of deciduous or mixed woodland, while parts of the lough shore are fringed by trees and woodland.

Outside of the main settlements of Lower Ballinderry and Aghalee, there is a linear pattern of development along the B12 which forms the spine of the road network passing mostly along higher ground. A series of minor roads branch from the B12, with housing spread along these routes, and clustered at road junctions. Houses and bungalows of varying scales and styles are present in the landscape, with few traditional buildings remaining. Farms are typically small to medium sized enterprises with smaller scales of farm buildings and occasional glass houses.

Sand and gravel extraction influences the character of the parts of the lough shore, with processing facilities, sheds and barges visible when near the lough shore. Heavy goods vehicles passing through the area have necessitated localised road upgrading. A small boat yard/ marina is located within the area, but otherwise there is little evidence of developed leisure and tourism industry.

Lough Neagh has renowned wildlife and habitat value, with the lough designated as SPA and ASSI for its importance to birds. The lough and its fringes are also designated as Ramsar in recognition of its importance as a wetland.

Landscape Condition and Sensitivity to Change

The farming landscape is of a variable condition, but mostly in productive use, with hedges and hedgerows mostly intact. Pockets of small unmanaged pastures with unkempt field boundaries in some places create a scruffy character. The landscape becomes more sensitive to change along the ridge-top roads, particularly the Ballyvannon Road and Feumore Roads near Lough Neagh, where pressure for linear development is most intense and where there is relatively little tree cover. The shores of Lough Neagh are also extremely sensitive and are classified as an 'Area of High Scenic Value'. Sand and gravel extraction has led to the erosion of the character of narrow roads by heavy lorries.

Forces for Change

Agriculture

The farming landscape appears mostly in productive use and relatively stable. Some hedges and hedgerows appear unmaintained, which may lead to their eventual loss. Intensification of farming practices may result in field enlargements and the loss of field boundary hedges, hedgerows and trees, with adverse effect on landscape structure, while derelict pastures have some adverse effect on the setting of the lough.

Trees and Woodland

Small copses, stands and tree avenues play an important role in integrating numerous housing and farm developments into the landscape. Further development pressures may result in the loss of these landscape elements, resulting in the greater prominence of built development.

Development

The landscape has been subject to significant pressure for single rural housing development with extended lines of houses and bungalows located along roads and clustered at junctions, beyond settlement limits. There may be continued pressure for housing development in the area, particularly to take advantage of views across Lough Neagh. Leisure and tourism development is currently limited, but opportunities for wildlife watching, fishing and boating may lead to future pressure for leisure development.

Minerals

Sand and gravel extraction continues to exert an adverse effect on the most sensitive and scenic part of the landscape area, with views to unsightly industrial elements, road upgrading, and disturbance to the tranquil qualities of the lough shore.

Tall Structures

There are few tall structures within the LCA. The relatively small scale farming landscape is generally sensitive to tall structures such as wind turbines, telecommunications masts and electricity pylons, with greater sensitivity towards the fringes of Lough Neagh.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to control the impact of single rural housing development to prevent suburbanisation of the rural landscape beyond defined settlement limits. Sand and gravel extraction sites on the shores of Lough Neagh should be managed so as to limit their impact upon one of the most sensitive landscapes of Lisburn and Castlereagh.

Agriculture

- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary trees.
- On more marginal farmland at the lough shore it may be appropriate to promote priority habitats, such as wet woodland or meadow, contributing to the setting of the lough.
- The wet meadows and woodland on the shores of the lough should be managed to maximise their nature conservation value.

Trees and Woodland

- The planting of small copses and woodland clumps of native trees around farm buildings and along road sides should be encouraged, in particular in the vicinity of the more exposed ridge top roads.
- Any coniferous plantations should be small scaled and well-integrated into the landscape with deciduous woodland.

Development

- Linear development, particularly along the ridge top roads including the B12 and Ballyvannon Road should be avoided, with settlements clustered to maintain open countryside between housing.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.

Minerals

- Consideration should be given to landscape and visual effects of ancillary quarry features such as gateways, fencing, buildings, stockpiles and processing facilities.
- The restoration of abandoned sand and gravel extraction sites, as farmland or as nature reserves, may provide opportunities for future public access to the Lough shore.
- Approved routes for sand and gravel quarries should be used to minimise impacts to the rural character of the lough setting.
- Maintain the rural characteristics of the existing road network through limiting the use of road paint, concrete kerbing, lighting and signage where upgrading is required for minerals developments.

Tall Structures

- Wind turbines should appear as infrequent, well separated features of the landscape.
- The landscape is suited only to smaller domestic or farm scale wind turbine developments.
- High voltage electricity transmission lines including tall pylons should be avoided in the area to avoid intrusion into the setting of Lough Neagh.



Sand and gravel extraction industry at the shore of Lough Neagh.



Sloping pastures and housing development at the fringes of Lough Neagh.

Biodiversity Profile

Key Characteristics

- In total, 2295 ha (33.07 %) of the LCA is within the LCCC boundary.
- Woodlands account for around 3.5% of the land cover; and over two-thirds of this is broadleaved woodland (a Priority Habitat).
- Grassland accounts for the majority of the land cover; and is mainly improved pastures, but there are examples of more species-diverse, traditionally managed meadows.
- Lough Neagh and its shores have a diversity of habitats and the lough is nationally and internationally important for its wetland birds.

Key Sites

SPA: Lough Neagh and Lough Beg

Ramsar: Lough Neagh and Lough Beg

ASSI: Lough Neagh

SLNCI: Glenavy River, South Bank; Ballymacrocket

Woodlands

Within the LCCC area, woodlands account for around 3.5% of the land cover of the LCA; 70% of this is broadleaved woodland with some areas of wet woodland around the shore of Lough Neagh. Successive lowering of the lough has led to a sequence of vegetation types from reed beds (reed canary grass and common reed) to gradually colonising woodland. Willows tend to be concentrated in a narrow band along the lower, wetter edge of young trees, but are also intermixed with the dominant alder and birch on the landward side. Ash is common in drier parts.

Elsewhere, there are several farms and large houses with shelterbelts and, quite commonly, orchards. Examples include woodlands at McCrystown, new planting to the east of Ballinderry House and new planting and orchards at Fair View.

Semi-natural oak – hazel woodland with a well-developed ground flora occurs along the south bank of the Glenavy River near Leap Bridge, but there are also ash and sycamore.

Grassland and Arable

Grassland, mainly improved pasture, dominates the LCA accounting for most of the land cover. Generally this habitat has low biodiversity as a result of relatively intensive management. Some of the pastures are sown grasslands dominated by ryegrass and few other species – low biodiversity is in-built. Other grasslands have been converted to improved pastures through management. High levels of grazing or repeated cutting for silage, high inputs of fertilisers and slurry, and selective herbicides serve to reduce diversity of both flora and fauna.

Arable land, which includes land under grass re-seeding, is scattered through the LCA with some concentration in areas that are relatively well drained, as for example to the southwest of Glenavy and on the low hills on the east side of Portmore Lough. Arable land is often of low biodiversity interest but can be significant for farmland birds; in this LCA farmland seed-eating birds including yellowhammer have been recorded in areas classed as arable.

Biodiversity in areas of improved pastures and arable is often concentrated in hedgerows. Indeed, they may be the most significant wildlife habitat over much of lowland Northern Ireland, especially where there are few semi-natural habitats. Hedgerows are generally well-managed, dense and treed – commonly with ash.

Heaths and Bogs

There are no remaining intact bogs in the LCA; the lowland raised bog has been cut over and much reclaimed into pasture.

Wetlands and Lakes

Just over 30 ha of the Lough Neagh ASSI, and Lough Neagh and Lough Beg SPA plus 114 ha of the Lough Neagh and Lough Beg Ramsar Site are within the LCA. All these sites are designated for their breeding and wintering bird populations, including wintering swans, breeding terns and breeding waterfowl. In addition, the ASSI is designated for a wide variety of invertebrates and habitats including submerged and floating aquatic vegetation (confined to sheltered bays and inlets), swamp, fen and fragmented wet woodland (see above). The major threat to Lough Neagh (**Eutrophic standing waters**) has come from nutrient enrichment, largely as a result of the application of slurry and fertilisers to agricultural land and discharge of sewage effluent. Algal blooms and loss of oxygen have resulted in the past, with consequent deleterious effects on fish life. This may be one cause of the decline of the **pollan** (a freshwater white fish only known from a few Irish lakes) in Lough Neagh.

The shore also has **reedbeds** of reed canary grass, common reed and common spike-rush.

Several rivers flow westwards through the LCA into Lough Neagh; the Glenavy River forms the northern boundary of the LCA.

Key Issues

General actions for **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: low woodland cover of variable biodiversity value.

Actions:

- Enhance the biodiversity value of demesne / parkland woodland through control of grazing and felling; by encouraging planting of saplings of the standard trees; by preventing further loss of

parkland; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna).

- Further study of the history of demesne and other broadleaved woodlands particularly any ancient and long-established, as a key to future management.
- Encourage control of grazing in broadleaved woodlands along streams to foster regeneration and if necessary, encourage replanting of canopy species.
- Conserve wet woodlands around the shore of Lough Neagh.
- Encourage new woodland planting, preferably of native broadleaves, through appropriate agri-environment and forestry grant schemes.

Grassland and Arable

Issue: poor biodiversity of farmland

Actions:

- Maintain and improve field boundaries especially hedgerows. This may be achieved through adoption of correct cutting cycles; hedge laying and replanting where necessary; leaving saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Encourage adoption, through agri-environment schemes, of less intensive management of pastures to allow reversion to more species-rich grassland and protect unsown areas of species-rich grassland, particularly examples of meadows traditionally managed for hay.
- Maintain and enhance floodplain grassland by restricting field or arterial drainage.
- Leave stubble over winter, rather than autumn ploughing, to increase food resources for farmland birds; spring sown cereals area also beneficial to breeding birds.

Wetlands and Lakes

Issue: fens in Northern Ireland are a large proportion of the UK resource.

Actions:

- Protect shoreline fens and reedbeds against loss by drainage, infill and expansion of sand quarrying.
- Protect inland fens against loss by drainage and infill, which includes use as official refuse tips as well as sites in which to deposit building rubble and fly-tipping.
- Leakage of fertilisers and slurry from surrounding agricultural land should be prevented as this increases the nutrient levels and affects species composition.

Issue: Lough Neagh is an internationally important lake.

Actions:

- Protect water quality of lakes and rivers through nutrient management.
- Promote and encourage existing good farming practices so that streams, and thereby the lough, are not polluted by run-off from agricultural land or seepage from silage pits.
- Monitor streams in relation to expansion of rural housing and towns and associated septic tanks / sewage treatment plants; monitor streams and outlets below industrial plant.

Geological Characteristics

Overview

This LCA lies within the region described as the Central Lowlands⁵. This region owes its large-scale morphology to the early Tertiary subsidence of the Lough Neagh basin into the magma chamber from which the basalts that underlie much of the landscape originated. This has produced a largely centripetal drainage system from the rim of the basin into Lough Neagh that ultimately drains northwards via the Lower Bann. To the south of the Lough Neagh basin, the lowlands extend southwestwards along a Caledonian structural trend into the Monaghan-Clones depression. In the east of the region the lowlands extend northeastwards along the fault-guided Lagan Valley. There are no strong topographical barriers in the region and boundaries between LCAs tend to be subtle. The low gradients of the rivers, especially on the clay lowlands immediately around Lough Neagh, create inherent drainage problems and frequently it is only the slopes of the many drumlins that provide permanently dry sites. The Lough Neagh Basin was a major ice accumulation centre during the Late Midlandian and much of the lowland areas to the north and south of the Lough are dominated by extensive drumlin swarms.

The LCA is a rolling agricultural landscape with relatively small fields and overgrown hedgerows on an area underlain by Lough Neagh Clays on the eastern fringes of Lough Neagh. There is a strong contrast in the scale and pattern of the farmland between the rolling margins of the basalt plateau and the flat clay landscape on the fringes of Lough Neagh. In the latter, there are long views across a completely flat landscape. The restoration of abandoned sand and gravel extraction sites as farmland or as nature reserves may provide opportunities for future public access to the Lough shore. Within the original landscape character assessment much of the LCA is identified as part of the Portmore Lough AoHSV that is generally sensitive to development.

Solid Geology

Solid geology comprises two ages of rock strata. 60% of the LCA comprises the Tertiary Antrim Lava Group (Upper and Lower Basalt Formations) the remainder being an outcrop in the centre of the LCA of Tertiary Lough Neagh Group mudstones and lignites (extracted for brick-clay and lignite).

⁵ Land Utilisation Survey of Northern Ireland, Symonds (1962)

These formations are disposed in a series of NE-SW trending, fault-bounded tracts of a few kilometres width.

The southern outcrops of Lough Neagh Group sediments underlie the ovate Lough Beg and also form Rams Island in Lough Neagh.

Drift Geology

The drift geology map of the area shows that it is dominated by Late Midlandian till associated with the ice mass that was centred on the Lough Neagh Basin. Within this till, McCabe and Hirons (1986) describe a series of N-S oriented sand-cored drumlins in the south of the LCA. Manning et al (1970) also indicate a number of NW-SE trending drumlins and drumlin-like features in the east of the LCA and north of Portmore Lough. The orientation of these features can be used to confirm the southeastwards flow of this ice.

Around the Lough shore there is a narrow band of lacustrine alluvium that has most probably been exposed by the lowering of Lough Neagh in historical times to improve drainage conditions within the Basin. There are also small areas of river alluvium associated with streams draining into Lough Neagh - most notably at Lennymore Bay, where there is also a small area of blown sand. Of more significance regionally are limited areas (0.5km²) of glaciofluvial sand and gravel that form part of the Lagan Valley Deglacial Complex (see Appendix C).

PORTMORE (63)

Lough Fringe Farmland

Landscape

Key Characteristics

- Flat fenland landscape on the fringes of Portmore Lough.
- Gradual transition from pastures to patches of scrubby fen and carr on the margins of the Lough.
- Scattered small-holdings and small houses along narrow, straight tracks which usually lead to dead-ends on the edge of the fen.
- Mature, prominent hedgerow trees, including oak, along roads.
- Numerous straight drainage channels.
- Straight, narrow roads, often raised on steep embankments across marshy areas.
- Extensive areas of rushes, willow and marsh.

Landscape Description

An area of pasture and fen on the low-lying flat landscape on the shores of Portmore Lough. The area is underlain by Lough Neagh clay and becomes increasingly waterlogged towards the margins of the lough. The larger pastures on higher land towards the edges of the Lough Neagh Shores are enclosed by overgrown hedgerows, but the fields become progressively overgrown by regenerating scrub and fen carr on the margins of Portmore Lough. Field boundaries are often in poor condition, frequently replaced by wire fencing. Woodland is present at the loch fringes and in polygons of mixed woodland plantation set back from the lough. The landscape has an enclosed, small scale character.

There are numerous drainage channels and many of the straight, narrow roads are raised on embankments and bordered by ditches. Roads are usually tree lined, including willow, oak and alder. The geometric farmed pattern of the landscape breaks down progressively towards the scrubby fenland on the lough margins and the land here is inaccessible. There are few views to Portmore Lough, as it is screened by woodland. The traditional settlement pattern is of houses scattered along narrow roads, and small farmsteads at the end of narrow, straight tracks. There is a mix of housing styles, including modern houses and bungalows, typically located towards the fringes of the character area.

There has been some recent ribbon along short sections of road extending into the character area, however this is limited and the landscape retains a rather wild, remote character. The ancient moated churchyard to the west of the village of Lower Ballinderry has a special, remote character.

Landscape Condition and Sensitivity to Change

This is a relatively remote area, characterised by marginal, partially waterlogged farmland, fen and carr, and the landscape is in relatively poor condition. The area is important for nature conservation and falls within the Portmore Lough and Derrymore Point Area of High Scenic Value. It is of

particular value for birds and is sensitive to changes such as drainage and agricultural improvements which may lead to a reduction in the area of fen, and its habitat value is recognised through ASSI, SAC and Ramsar designations. The remote character of the roads and tracks on the outer margins of the fen is also sensitive to change, since further built development could lead to a more homogeneous, suburban character and the loss of the gradual transition to an unusual and increasingly rare wild landscape.

Forces for Change

Agriculture

Agricultural improvements or changes to farming practices may result in loss of fen and carr, for example through improved drainage. Neglect of field boundaries may result in their continued replacement with post and wire fencing with some loss of landscape structure.

Trees and Woodland

The landscape has a reasonably high proportion of woodland cover, in particular at the lough fringe and with blocks for coniferous and mixed woodland elsewhere. Given the restricted inward and internal views, a level of coniferous or mixed plantation woodland can be accommodated in the landscape if well integrated.

Development

The remote qualities of the landscape would be susceptible to erosion from further housing development along minor roads and tracks. There may be a continuing trend for the construction of houses at the end of farm tracks, creating small housing clusters which extend towards the interior of the character area.

Minerals

The landscape would be highly sensitive to intrusion from any form of minerals development.

Tall Structures

The flat landscape would be highly sensitive to intrusion from any tall structures.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to maintain the remote, undeveloped character of the lough and its fringes, in particular resisting the intrusion of housing development further towards the core of the landscape area. Landscape management objectives promoting nature conservation rather than agricultural productivity may be appropriate, including management of its important semi-natural fen and carr habitats.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- Selected tree saplings in roadside hedges should not be cut to promote new generations of trees, particularly oak.
- In conserving fen, carr and wet meadow areas, priority should be given to management to meet nature conservation objectives, rather than for agriculture. Management should follow the specific guidelines set out for the Lough Neagh/Lough Beg SPA and SSSI.

Trees and Woodland

- The integration of native woodland species with coniferous planting would assist with their absorption into the landscape.
- It would be desirable to retain the existing mosaic of woodland, fen and open pasture within the landscape character area.

Development

- Further housing development into the area is advised against unless it accords with the operational planning policies of the Local Development Plan. In particular new house building along farm tracks extending into the character area should be limited.
- The wider landscape setting of the ancient moated churchyard at Lower Ballinderry merits particular conservation.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Tall structures should not be sited within the character area.



View towards Portmore Lough, enclosed by carr woodland.



Rushy pastures close to the lough.

Biodiversity Profile

Key Characteristics

- In total, 416 ha (52.39 %) of the LCA is within the LCCC boundary.
- Significant wet woodland, a Priority Habitat, around the shores of the lough comprising 11% of the land cover.
- Wet grasslands, amongst improved pastures, are an important constituent of the wetlands along with fen and reeds.
- Dominated by the lough itself which forms part of a wider region providing habitats for wetland birds – inter-related habitats not only include adjacent and intermixed fens, wet grasslands and carr, but also Lough Neagh and Lough Beg.

Key Sites

SPA: Lough Neagh and Lough Beg

Ramsar: Lough Neagh and Lough Beg

ASSI: Lough Neagh; Portmore Lough

SLNCI: Portmore Lough, Around ASSI

Woodlands

Woodlands account for 16% of the land cover, and nearly three-quarters of this is broadleaved **wet woodland** fringing the shore of Portmore Lough, consisting of willow and alder carr. Several former grassland fields, totalling an area of around 14 ha, have been planted more recently with broadleaves or as mixed woodlands.

Grassland and Arable

Grassland or arable fields cover almost two-thirds of the LCA. Grassland is mainly improved pasture although the extent of the improvement varies; some wetter areas have a high rush content, which is expanding in some areas, and merge into the fen and carr which surrounds the lough. In these pastures and merging woodlands, several Priority Species of birds are found (as in the surrounding LCA 62), including farmland seed-eating birds and barn owl.

Heaths and Bogs

There is no heath or intact bog in the LCA.

Wetlands and Lakes

Portmore Lough ASSI is a eutrophic lough (**eutrophic standing waters**) and makes up almost 40% of the LCA. It has extensive marginal fen and reed vegetation and shows excellent transitions into carr woodland. It is part of the Lough Neagh and Lough Beg SPA which has internationally

important numbers of wintering Bewick's swan and whooper swan, nationally important numbers of breeding common tern and regularly supports over 20,000 waterfowl in winter. The southwestern shore, outside the LCCC boundary, is also an RSPB Reserve.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the LCCC Local Biodiversity Action Plan.

Nearly 40% of the LCA is in the Portmore Lough ASSI and issues relate principally to the lough and surrounding wetlands.

Grassland and Arable

Issue: intensive management of pastures.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland.

Wetlands

Issue: fens and other wetlands in Northern Ireland are a large proportion of the UK resource or are nationally or internationally important, particularly for wetland birds.

Actions:

- Protect fens and wet woodlands against loss by drainage and infill.
- Maintain and enhance wet grassland by restricting field or arterial drainage.
- Leakage of fertilisers and slurry from surrounding agricultural land should be prevented as this increases the nutrient levels and affects species composition.

Issue: important eutrophic lake.

Actions:

- Protect water quality of lough and rivers through nutrient management; thus promote and encourage existing good farming practices so that streams and the lough are not polluted by run-off from agricultural land or seepage from silage pits.
- Promote and develop agreement with sporting interests so as to protect wildfowl and other wetland birds.

Geological Characteristics

Overview

This LCA lies within the region described as the Central Lowlands. This region owes its large-scale morphology to the early Tertiary subsidence of the Lough Neagh basin into the magma chamber from which the basalts that underlie much of the landscape originated.

The Lough Neagh Basin was a major ice accumulation centre during the Late Midlandian and much of the lowland areas to the north and south of the lough are dominated by extensive drumlin swarms.

The LCA is an area of pasture and fen on the low-lying flat landscape on the shores of Portmore Lough. The area is underlain by Lough Neagh Clay and becomes increasingly waterlogged towards the margins of the lough. There are numerous drainage channels and many of the straight, narrow roads are raised on embankments and bordered by ditches. There are few views to Portmore Lough, as it is screened by dense fen carr.

Solid Geology

LCA 63 comprises 85% Tertiary Lough Neagh Group clays and lignites and 15% Lower Basalt Formation.

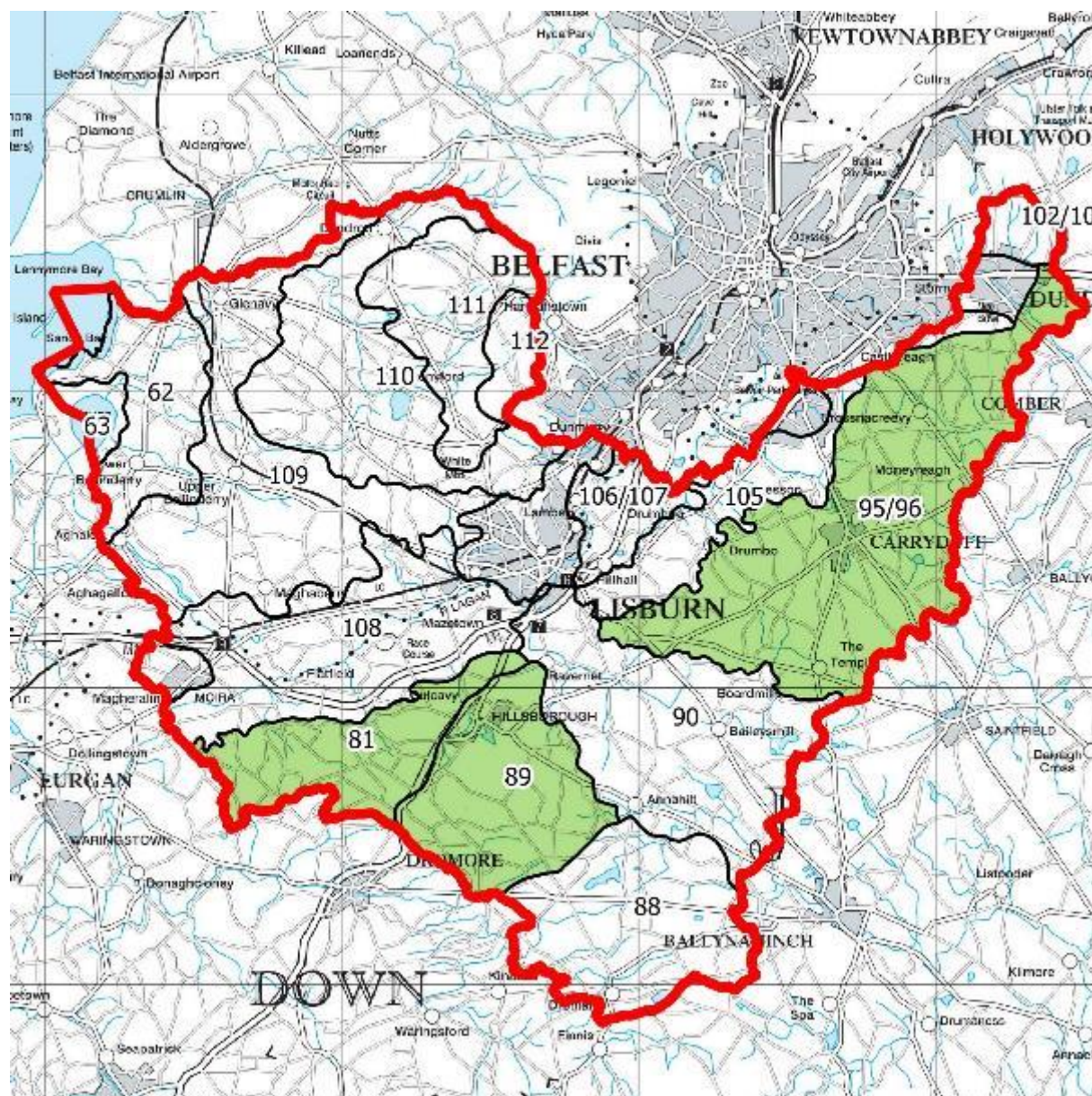
The two formations of the area are brought into juxtaposition in this LCA by an unnamed NE - SW fault which runs through the southeast of area.

Borehole records in the area note that there has been lignite exploration in the Lough Neagh Group within the LCA boundary.

Drift Geology

The drift geology map for this LCA shows much of the area to be dominated by fluvial alluvium associated with in-wash into the Lough. Below this is late Midlandian till associated with the large ice mass that was centred on the Lough Neagh Basin. Drift deposits in the south of the LCA are largely obscured by a blanket of lowland peat. There is, however, a very small area of lacustrine alluvium in the west of the LCA, that has most probably been exposed by the lowering of Lough Neagh in historical times to improve drainage conditions within the basin.

2. Elevated Drumlin Farmland



Kilwarlin (81)
Hillsborough (89)
Castlereagh (95/ 96)

KILWARLIN (81)

Elevated Drumlin Farmland

Landscape

Key Characteristics

- Broad plateau, with rounded summits and an escarpment overlooking the Lagan Valley.
- Neat patchwork of fairly large, geometric fields divided by hedges.
- Short avenues of oak and ash trees along winding roads and farm tracks.
- Mature stands of mixed woodland shelter traditional farmsteads.
- Numerous scattered houses and farms.
- Smooth, consistent landscape pattern, with very few patches of unused land.
- Open landscape with extended views.

Landscape Character

The escarpment slopes of the Kilwarlin plateau overlook the Lagan Valley from the south extending from Hillsborough in the east towards Moira, from which it is separated by the Lagan valley. The highest points of the plateau are close to the southern boundary with Banbridge, with Fort Hill rising to 152m. The landform is undulating, with smooth rounded summits echoing the drumlin form. The plateau is an extension of the Hillsborough Slopes to the east, but the landform is more consistently rounded in comparison to the more irregular and steeper landform around Hillsborough.

Improved pastures are the dominant landcover, while arable fields are found mostly on the lower slopes. There is very little woodland within the landscape character area, other than some small copses of broadleaved or mixed woodland and in places linear woodlands along minor watercourses.

Farmland is subdivided into a mosaic of irregularly shaped mostly small to medium sized fields, but with occasional larger fields. Fields are typically divided by neat hedges, often with trees - principally oak, ash and sycamore. There are some hedgerows, but in general the landscape is quite open. The landscape pattern is mostly very consistent, with few irregularities, and of medium scale.

Farms and houses are very frequent in the landscape, but with lower concentrations on the sloping escarpment to the north, and the higher parts of the landscape such as around Fort Hill. With the exception of Culcavy, a suburb of Hillsborough, there are no defined settlements, although there are some loose clusters of houses at road junctions.

Properties are located along the minor roads or along branching tracks, and buildings are often sheltered by small plantations of trees including clumps of Scots Pine. Farm tracks are often lined with ash or oak. Newer properties tend to be more exposed, particularly where situated on hill tops. Traditional buildings are infrequent and have typically been replaced by newer dwellings. The area includes some derelict housing, typically at road sides, replaced by more set back dwellings.

Some farm enterprises have expanded, to include larger and more modern styles of agricultural sheds. Poultry farming is carried out in parts of the character area. A high voltage power line crosses the LCA, but on wooden pole, which limits its prominence in the landscape.

The Ballygowan Road is the principal route across the area, from which many narrower minor roads branch. The A1 is a major transport corridor skirting the eastern part of the character area, dividing the LCA from the adjacent Hillsborough Slopes to the east.

The landscape has a tranquil rural character and excellent views across the Lagan valley are a feature of much of the landscape area.

Landscape Condition and Sensitivity to Change

The farming landscape is in good condition, with full neat hedges, clumps of mature trees and tree lines. Tree cover, together with topography enables the landscape to accommodate some built development. There is, however, some evidence of hedgerow removal and partially derelict hedgerows. The broad northern escarpment slopes are the areas most sensitive to change, forming the backdrop to views across the Lagan Valley.

Forces for Change

Agriculture

The farming landscape appears relatively stable with a consistent pattern of undulating pastures. Changes may result from the loss of hedges and the amalgamation of fields, to the detriment of the small scale landscape characteristics. Larger scales of farm sheds are sometimes sited prominently at the top of slopes, with little effective screening.

Trees and Woodland

Woodland cover is low and mostly in the form of small copses and tree clumps, often providing shelter to properties, and adding diversity to the landscape. Mature tree stands, in particular Scots pine, are striking and attractive landscape features. The landscape would be sensitive to the loss of existing woodland pockets and clumps, however it would also be desirable to maintain the relatively open character of the landscape, allowing views across the Lagan Valley.

Development

Houses and farms occur frequently throughout the landscape, and the area appears desirable due to the excellent views across the Lagan Valley, which houses are often sited to take advantage of. While many older sites are sheltered by trees, newer properties, sited upon ridges and hill tops, sometimes do not integrate well.

Minerals

There appears little likelihood of significant minerals development in the area. The small scale, smoothly undulating, open landscape would be sensitive to this development type.

Tall Structures

There may be pressure for farm scale or domestic wind energy development in the area. The landscape is sensitive to intrusion from tall structures such as wind turbines and electricity pylons due to its small scale features and open character.

Landscape Management and Planning Guidelines

Planning and management should aim to maintain the qualities of the small to medium scale farming landscape through the avoidance of intrusive housing and other development types, and the maintenance of the strong landscape pattern of undulating pastures bounded by hedges. The open character of the landscape and its views to the north should be retained.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- Hedges, hedgerows and field boundary trees should be restored and managed, in particular the hedge lines which emphasise the strongly rounded form of the landscape.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- Larger scales of agricultural building should avoid prominent hill tops and incorporate native screen planting and bunding.

Trees and Woodland

- Tree clumps, avenues and single trees should be maintained. The loss of older characterful trees and tree groups should be anticipated with the planting of successor trees.
- The planting of trees at bends in roads, junctions, entrances and along farm tracks provide a framework for an attractive sequence of views.
- The landscape can accommodate occasional polygons of conifer plantation if small scaled and well-integrated into the landscape with deciduous woodland, however the open character of the landscape should be maintained.

Development

- It is preferable that any new dwellings in the area are set back from roads, and sheltered by native tree planting, avoiding linear housing development along roads.
- New accesses to farms and houses should include new avenue tree planting utilising native tree species, particularly where sited in more elevated positions in this relatively exposed landscape.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- New development should not be sited prominently upon drumlin tops within the more exposed parts of the landscape.
- Buildings in more exposed locations are better accommodated in the landscape when of one or one and a half stories. More substantial houses are best sited in more sheltered valleys.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Electricity transmission lines should be set back from the escarpment edge so as not to appear prominently skylined.
- The landscape could accommodate smaller typologies of wind turbine only, associated with farms and other properties, which should appear as infrequent landscape features, sited away from the more prominent hill tops.



Open, undulating pastures overlooking the Lagan valley.



Tree clumps assist with integrating housing into the open landscape.

Biodiversity Profile

Key Characteristics

- In total, 2613 ha (49.27 %) of the LCA is within the LCCC boundary.
- LCA dominated by improved pasture with scattered rough and acid grassland.
- Fens have been lost to pasture due to drainage.
- Room for future improvement to biodiversity by new planting of woodland.

Important sites

SLNCI: Hillsborough – Dromore Old Railway Line

Woodlands

There is around 40 ha of woodland in this LCA, comprising only 1.4 % of the land area. This includes a 2.2 ha area of demesne woodland (**lowland woodland pasture and parkland**), comprising both broadleaved and coniferous woodland at Eglantine House. Otherwise, four of the other five woodland blocks greater than 1 ha in extent are relatively recently planted. Of the remaining woodland blocks, 85 % are less than 0.5 ha in area, and are found mainly around farmsteads. Demesne woodlands may have a herb layer – some species of which may be indicative of ancient or long-established woodland.

Grassland and Arable

The majority of land cover in this LCA is grassland, dominated by improved pasture. Acid grassland is found scattered throughout the area generally on lower ground alongside arable areas. Arable land is quite extensive in this LCA, with a higher proportion cultivated in the north where the land slopes down towards the River Lagan and soils are deeper. Farmland can be an important habitat for wildlife, especially farmland birds. Leaving stubble over the winter and growing spring-sown cereals increases food supplies for farmland seed-eating birds including the **linnet**.

Wetlands and Lakes

There are no wetlands or lakes in this LCA.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: very little woodland cover, but examples of Lowland Woodland Pasture and Parkland.

Actions:

- Improve biodiversity of demesne woodland through agri-environment and forestry grant measures to improve and extend woodland cover.
- Management plans for demesne woodland should be directed toward their survival, through natural regrowth or planting of native broadleaf species; halt any further felling or pollarding; retain veteran trees and dead wood and limit grazing.
- Further study of the herb layer at Eglantine House, particularly any ancient and long-established, as a key to future management.
- Encourage farmers and landowners to plant field corners or set-aside fields for planting of native trees through agri-environment schemes.

Grassland and Arable

Issue: improved pasture and extensive areas of arable land of low biodiversity value dominate this LCA. Patches of rough, acid and wet grassland are scattered throughout.

Actions:

- Maintain and improve field boundaries around the margins of arable fields, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland and protect unsown areas of rough grassland.
- Maintain and enhance wet grasslands as valuable habitats for breeding waders by, where possible, restricting field or arterial drainage.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.

Geological Characteristics

Overview

This LCA lies within the region described as the Uplands and Drift Covered Lowlands of Down and Armagh.

The escarpment slopes of the Kilwarlin Plateau overlook the Lagan Valley and extend from Hillsborough to Moira. The plateau dips very gradually to the west, from a height of 146m at Fort Hill to 122m at Red Hill. It has an undulating surface, with rounded summits echoing the drumlin form. The plateau is an extension of the Hillsborough ridge but the landform is less dissected and has a more tranquil, rural character. The landscape can therefore be summarised as a broad plateau, with rounded summits and an escarpment overlooking the Lagan Valley.

Solid Geology

The LCA Comprises 80% Lower Palaeozoic, 10% Triassic Sherwood Sandstone Group, remainder Permian, Tertiary extrusive & intrusive rocks.

Lower Palaeozoic greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and volcanic ash-beds (or bentonites) occur. Minor outcrops in NE-SW striking fault-bounded slices of Moffat Shale occur. The northern part of the Lower Palaeozoic outcrop in the LCA comprises the laterally equivalent Gilnahirk Group greywackes.

Permian mudrocks with thin sandstone lenses occur in the northern strip of the LCA, resting unconformably upon Lower Palaeozoic Gala Group greywackes.

Triassic - Sherwood Sandstone Formation sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings.

Dykes trend NE-SW; parallel with the secondary fault movement within the area.

Drift Geology

The drift geology map for this LCA shows it to be underlain for the most part by Late Midlandian till laid down by ice that moved rapidly across the area from a centre in the Lough Neagh Basin. The Area contains many glacial landscape features, the most notable of which are its many drumlin clusters. Information on drumlins, their formation and inter-drumlin hollow landscapes can be found in Appendix B.

Of considerable interest, though only of limited extent, are a series of glaciofluvial deposits that occur along the north eastern margin of the LCA. These are part of the Lagan Valley Deglacial Complex. Further information on the Lagan Valley Deglacial Complex can be found in Appendix C.

HILLSBOROUGH (89)

Elevated Drumlin Farmland

Landscape

Key Characteristics

- Steep rounded ridges and hills; lower slopes influenced by drumlin form.
- Windswept ridge-top farmland with a neat, geometric patchwork of fields and hedgerow trees on lower slopes.
- Dense network of winding, narrow roads on lower slopes; straight roads along ridgetops.
- Small farmsteads are focal points in the landscape.
- Residential development scattered along roads and often visible on skylines.
- Dark forestry at Hillsborough Park.
- Long views from ridge-tops.

Landscape Character

The Hillsborough drumlin farmlands are found to the west of the Ravernet Valley. Its undulating ridges and rounded hills have no particular alignment but the centre of the landscape character area is dominated by a number of broad, rounded ridges, each with an east-west alignment. On the lower slopes, the landform is strongly influenced by the drumlin form and there are many egg-shaped and rounded summits. The highest points of the landscape are to the centre of the character area, on land occupied by Large Park.

The medium scale farmland is divided into a patchwork of irregularly shaped fields of variable size. Improved pastures are the dominant land cover, but there are large arable fields on the broader slopes while smaller paddocks are found on the ridge-tops and close to areas of residential development. The walled woodland and fields of Large Park, including an agricultural research institute and Hillsborough Forest, provides a strong contrast to its surrounding relatively open farmland. Its high enclosing wall is a notable feature of the landscape.

Beyond the woodlands at Large Park there are small polygons of coniferous plantations, occasional broadleaved copses and stands of trees. They have no discernible pattern, although the number of trees increases towards the lower slopes and there are sometimes clusters of trees close to traditional farmsteads. Fields are divided by hedges with occasional trees. The ridge-tops have a relatively open character with farms and houses as focal points in all views, while trees and woodland creates a more enclosed character to the lower slopes.

Houses and farms are generally set back from the road and are reached by long tracks; cottages and barns (some derelict) are sited along the many narrow roads. Some roads are becoming dominated by the influence of ribbon development. Hillsborough Park dominates the highest point of the ridge, the walled woodland providing a strong contrast in character with the open farmland.

Excepting the straight roads bounding Large Park, minor roads plot an irregular course across the landscape, responding to variations in topography, and aligned to ridge tops where present. A tall high voltage electricity transmission line is a relatively prominent landscape feature.

Landscape Condition and Sensitivity to Change

Most of the landscape is in good condition, with few wasted corners although agricultural intensification on the ridge-tops has led to hedgerow loss and elsewhere, many of the hedgerows are gappy and overgrown. The larger arable fields are often bordered by wire fences and hedgerow loss has left the landscape relatively exposed and sensitive to change. The small ridge-top paddocks are generally in poor condition, with gappy hedgerows and patches of rushes. The most sensitive part of the landscape is the ridge-tops; ridge-top development is often prominent on the open skylines as the principal roads in this area follow the ridge-lines. The area immediately adjacent to the walls of Hillsborough Park is also prominent and relatively sensitive as it forms an essential part of the landscape setting for this important designed landscape.

Forces for Change

Agriculture

The agricultural landscape is in good condition and appears relatively stable, with only occasional more marginal pastures along the higher ridges and hill tops. There may be some pressure for improvements leading to the continued loss of field boundary hedges in the more productive farmland, or the construction of larger scale of agricultural buildings.

Trees and Woodland

Trees are present in the landscape mostly as small copses, property shelterbelts, and along field boundaries. The retention of these feature is important the maintenance of landscape character. The establishment of small deciduous woodlands/ copses would help to enhance landscape character. The more exposed ridge tops would benefit from a greater degree of woodland or tree cover.

Development

The steeply undulating landscape is able to accommodate a level of appropriately scaled and well sited housing development, however the landscape is sensitive to the suburbanisation of the rural landscape with very frequent houses. In places linear housing development has extended along the minor road network, contrary to the more traditional pattern of set-back farms and houses.

Minerals

There appears little likelihood of significant minerals development in the area. The small scale, smoothly undulating, and often exposed landscape would be sensitive to this development type.

Tall Structures

There may be pressure for farm scale or domestic wind energy development in the area. The landscape is sensitive to intrusion from tall structures such as wind turbines and electricity pylons due to its small scale features and open character in the more exposed upland areas.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to retain the existing character of relatively small scale, tranquil, farmland set within a strong landscape pattern, and resist the suburbanising effect of new housing development in the landscape area. The quality of the landscape as a setting to Hillsborough and Hillsborough Park should be maintained.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- Hedges, hedgerows and field boundary trees should be restored and managed, in particular the hedge lines which emphasises the strongly rounded form of the landscape.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- Larger scales of agricultural building should avoid prominent hill tops and incorporate native screen planting and bunding.

Trees and Woodland

- Tree clumps, avenues and single trees should be maintained. The loss of older characterful trees and tree groups should be anticipated with the planting of successor trees.
- Mature field boundary oak trees at Hillsborough are a characterful landscape features which should be retained.
- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- There may be opportunities for large scale planting of native woodland on parts of the open ridge-top which have relatively degraded farmland in order to provide a more distinctive identity in this area.

Development

- It is preferable that any new housing in the area is set back from roads, and sheltered by native tree planting, avoiding linear housing development along roads.
- New accesses to farms and houses should include new avenue tree planting utilising native tree species, particularly where sited in more elevated positions in this relatively exposed landscape.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- Consideration should be given to local views from ridge-tops when assessing the potential visual impact of proposed new development. If new development is sited on the lower slopes, avoiding local skylines, it may be less prominent and visually less intrusive.

- Buildings in more exposed locations are better accommodated in the landscape when of one or one and a half stories. More substantial houses are best sited in more sheltered valleys.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Electricity transmission lines should be set back from the escarpment edge so as not to appear prominently skylined.
- The landscape could accommodate smaller typologies of wind turbine only, associated with farms and other properties, which should appear as infrequent landscape features, sited away from the more prominent hill tops.



Open undulating pastures in the more exposed upper part of the landscape.



Mature field boundary oak near Hillsborough.

Biodiversity Profile

Key Characteristics

- In total, 3364 ha (86.48 %) of the LCA is within the LCCC boundary.
- LCA dominated by Hillsborough Castle estate containing the majority of woodland both broadleaved and coniferous.
- Includes the town of Hillsborough.
- Dominated by improved pasture with some rough grassland on higher ground.
- Very little wetland remaining; areas have been lost due to drainage, encroachment by scrub vegetation and tipping.

Key Sites

SLNCl: Hillsborough Park Lake; Ballylintagh Pond Carr; Drumlough Fen

Woodlands

Woodlands account for 7.3% of land cover in this LCA. The total woodland area is nearly 250 ha, with around half comprising broadleaved woodland. Around 30 ha is relatively recently planted, and much of this is on previous farmland. The majority of total woodland cover is contained within Hillsborough Castle demesne and forest. This area is split into a small and a large park. The small park contains areas of mixed woodland around the castle including mature trees. In the large park, blocks of broadleaved woodland, mainly oak and beech with some birch, ash and sycamore, surround the parkland. The rest of the forest is predominantly Norway spruce, Sitka spruce and Japanese larch with extensive areas around Hillsborough Lake and to the south of the large park. These areas of woodland are important for a variety of wildlife including red squirrel and the Irish hare as well as birds such as the song thrush and barn owl.

Elsewhere in the LCA, trees are confined to a few scattered areas of **wet woodland** occurring mostly on old cut-over bogs and woodlands and shelter belts associated with farms.

Grassland and Arable

Much of the remainder of the LCA is enclosed grassland, dominated by improved pasture and arable with some rough grassland on damp parts of higher ground, especially in the south of the area. Arable fields are found throughout the LCA, particularly on the broader slopes, but also on the ridgetops. Farmland can be an important habitat for wildlife, especially decreasing farmland seed-eating birds such as the **yellowhammer**, which has been recorded in the LCA.

Wetlands and Lakes

There are two main lakes in this LCA, Hillsborough Castle Lake and Hillsborough Park Lake, both located within the Hillsborough estate. They are man-made and enriched and not of great importance in terms of biodiversity.

There are areas that were originally fen but due to drainage or encroachment are now rush pasture or dominated by scrub vegetation. An area of fen near Drumlough has been lost to a recycling centre.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: woodland cover of variable biodiversity value, including areas of Priority Habitat Lowland woodland pasture and parkland and wet woodland. These woodlands are important for a variety of Priority Species.

Actions:

- Enhance the biodiversity value of demesne woodland by discouraging felling, halt any further felling or pollarding; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna); ensure that hazel scrub is not cleared.
- Encourage control of grazing in demesne woodlands to foster herb later and regeneration and if necessary, encourage replanting of canopy species.
- Further study of the history and ecology of broadleaved woodlands within the LCA, particularly any ancient and long-established, as a key to future management.
- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover.
- Management plans for demesne woodland should be directed toward their survival, through natural regrowth or planting of native broadleaf species.
- Ensure conservation of wet woodlands by allowing succession to take place and installing fencing to prevent trampling; ensure that loss does not occur through drainage, reclamation, landfill or dumping.

Grassland and Arable

Issue: improved pasture and arable of low biodiversity value. Habitats within the LCA have records of Priority Species yellowhammer, linnet and barn owl.

Actions:

- Maintain and improve field boundaries by following best practice guidelines, especially hedgerows through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Encourage (through participation in agri-environment schemes) adoption of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.

- Ensure that further clearance of boulders does not occur on pastoral or arable land.

Wetlands and Lakes

Issue: this LCA contains a Priority Habitat fen at Ballymacormick.

Actions:

- Prevent further loss of fen through drainage, reclamation, land-fill and encroachment by scrub woodland; prevent dumping and fly-tipping and encourage removal of rubbish; care should be taken to divert the flow of nutrient rich water from agricultural land away from fens, so that sites do not become damaged by a change in species composition.
- Carefully assess any proposals for arterial and field drainage near to fens so that the water table is not lowered to the extent that fens are affected.

Geological Characteristics

Overview

This LCA lies within the region described as the Uplands and Drift Covered Lowlands of Down and Armagh. The generally subdued relief associated with the underlying basement complex of highly folded Palaeozoic strata provides the unity of this region. Relative relief is provided in the north by the Silurian hills that overlook the lower Lagan Valley.

The Hillsborough Slopes are found to the west of the Ravernet Valley. The area includes the elevated ridge on which the town of Hillsborough is sited, together with the rounded ridges and hills of its marginal slopes. The gently rolling, shallow ridges and rounded hills on the slopes of the Hillsborough ridge have no particular alignment but the centre of the landscape character area is dominated by a number of broad, rounded ridges, each with an east-west alignment. On the lower slopes, the landform is strongly influenced by the drumlin form and there are many egg-shaped and rounded summits. The landscape can therefore be summarised as one of rounded ridges and hills with lower slopes influenced by drumlin form but dominant ridges have an E-W alignment.

Solid Geology

Predominantly Lower Palaeozoic greywackes and shales with numerous minor igneous intrusions. The greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and volcanic ash-beds (or bentonites) occur.

Drift Geology

The drift geology map for this LCA clearly shows the drift free areas associated with the broad east to west ridges identified in the landscape description. However, most of the area is underlain by

Late Midlandian till laid down by ice that moved rapidly across the area from a centre in the Lough Neagh Basin.

The LCA contains a large number of drumlins and their orientation can be used to confirm the southeastwards flow of this ice during the last phase of glaciation. An equally important component of any 'drumlin landscape' are the similarly numerous inter-drumlin hollows which contain sediment various quantities of sediment build up and can be used to interpret post glacial environment (further information on drumlins and inter drumlin hollows can be found in Appendix B).

CASTLEREAGH (95/ 96)

Elevated Drumlin Farmland

Landscape

Key Characteristics

- Undulating terrain extending over wide areas.
- Improved pasture is the predominant land use.
- Small fields enclosed by hedges create pronounced landscape structure and texture.
- Hedges with trees, often unmanaged and gappy.
- Pockets of scrubby woodland and rush pasture break up uniformity of improved pasture.
- Houses and bungalows widely scattered throughout, often in prominent hilltop locations.
- Views of sea to east and south east from high ground and to mountainous skyline of Slieve Croob to south west.
- Intrusion from development including quarries, industrial estates, pylons and settlement.

Landscape Description

This landscape character area occupies much of Castlereagh District and extends into adjacent areas to the west and south. It is underlain by Silurian sedimentary rocks but its geomorphology has been strongly influenced by glaciation which has created a compact undulating landform of small hummocks and narrow valleys. Its fertile soils create rich pasture which is the predominant land use of the area. Fields are partitioned by hedges which rise and fall across the landscape, emphasising its contours. The hedges, although often unmanaged and gappy, imbue the landscape with a prominent structure and texture, occasionally enhanced by hedgerow trees. Although large woods are scarce, hedgerow trees and small copses in places create the impression of a well wooded landscape, especially within low-lying hollows and valleys. Occasional areas of marsh, rush pasture and carr woodland also help to break up the impression of uniform improved pasture.

Due to its proximity to Belfast, the area is well settled. The edges of towns and villages are ill-defined because of the sprawl of new housing and peripheral cottages. Numerous modern houses and bungalows, often in prominent locations and emphasised by white walls and manicured gardens, are scattered across the open countryside. The traditional grey stone farm buildings are only very occasional features of the landscape. The area is dissected by a network of roads and small lanes, including main routes converging upon Carryduff.

This landscape area is subject to strong industrialising and urban influences. Transmission lines are prominent and detract from the rural character of the area, quarrying at Ouley Hill is visible from some distance towards the north, and industrial developments such as the estate south of Crossnacreevy are also prominent landscape features. Fast road routes also detract from the otherwise tranquil rural landscape.

The landscape possesses a mix of scales, sometimes offering long distance views to the sea or the mountainous backdrop of Slieve Croob across a strongly undulating landform, and sometimes presenting a more intimate, small scale experience due to the enclosure by hills, hedges and trees.

Landscape Condition and Sensitivity to Change

The area still provides a productive agricultural resource but neglects rural landscape features and the encroachment of development will impoverish the identity of the landscape. The landscape retains an attractive rural character but this has already been affected by the encroachment of isolated houses, urban sprawl, transmission lines, quarrying, industrial developments and fast roads. The complexity of the landform presents opportunities for siting new developments unobtrusively, especially in combination with sensitive landscape planting. The desire for prominent locations results in many, often highly conspicuous, developments which cumulatively detract substantially from its rural character. The most sensitive parts of this landscape are to the north, forming the upper part of the Castlereagh Escarpment and included within the AoHSV designation.

Forces for Change

Agriculture

The farming landscape retains a relatively robust structure, with productive pastures set within a strong pattern of hedges, with limited areas of unproductive or neglected land, however hedges are in places gappy or have been replaced by post and wire fences, a trend which may continue through agricultural improvements or neglect.

Trees and Woodland

Woodland is scarce within the character area, confined to small woodland polygons and areas of scrubby woodland in damp areas. The landscape structure would be enhanced by the presence of small deciduous woodlands and copses. The landscape could accommodate a level of coniferous forestry if well integrated into the landscape.

Development

Parts of the landscape are subject to significant development pressure, including industrial developments, quarrying, rural housing and urban expansion at settlement edges such as Carryduff. Developments are prominent in the relatively open landscape which tends to undermine rural landscape characteristics.

Minerals

The area has been subject to significant minerals development which may continue into the future. Extraction sites on lower lying ground can be reasonably well accommodated in the landscape, however extraction sites on more exposed higher ground tend to be quite prominent.

Tall Structures

There may be pressure for farm scale or domestic wind energy development in the area. The landscape is sensitive to intrusion from tall structures such as wind turbines and electricity pylons due to its small scale features and the open character of parts of the landscape, while views to pylons, wind turbines, quarrying and industrial developments may cumulatively result in an industrialised character to the landscape.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to counter the strong pressures for development from rural housing, urban expansion, quarrying and industrial development through the enhancement of the rural landscape structure of hedges, trees and woodland pockets, and ensure that future development is sensitively sited, designed and integrated into the landscape in a way which reinforces the rural landscape character. The cumulative effects of quarrying, industrial sites, housing development, fast road and power infrastructure should be taken into consideration.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- The impact of larger scales of farm building could be minimised through the inclusion of appropriate bunding and screen planting.

Trees and Woodland

- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- Any coniferous plantations should be small scaled and well-integrated into the landscape with deciduous woodland.
- Ensure changes to farming practices or new developments do not affect existing woodland pockets.
- An increase in woodland planting in less productive farmland, especially in low-lying areas, will improve the diversity and visual structure of the plateau landscape.

Development

- Compact, contained communities rather than disparate, isolated properties will improve the relationship between new buildings and their landscape context.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- There should be a greater emphasis on the integration of industrial developments into the landscape with the use of native woodland planting and bunding.
- The use of native planting on the boundaries of developments and of a limited range of building materials - for garden fences and walls, as well as for the buildings themselves, will improve the unity and integration of buildings within the countryside.
- The urban edge to the south of Carryduff is particularly weak and exposed. Consideration should be given to developing a strategic landscape framework to better integrate the settlement into the landscape.
- Groups of native trees could be included at settlement gateways, in particular at Carryduff, to provide greater definition to the settlement edge.

- New development should avoid prominent drumlin tops within the more exposed parts of the landscape.

Minerals

- Mineral developments on lower ground are preferable, and should be integrated into the landscape with bunding and peripheral planting with native species.
- The landscape and visual impact of quarry developments on more exposed hill sites requires careful assessment and mitigation.
- Consideration should be given to landscape and visual effects of ancillary quarry features such as gateways, fencing, buildings, stockpiles and processing facilities.
- Maintain the rural characteristics of the existing road network through limiting the use of road paint, concrete kerbing, lighting and signage where upgrading is required for minerals developments.

Tall Structures

- Wind turbines should appear as infrequent, well separated features of the landscape.
- The landscape is suited only to smaller domestic or farm scale wind turbine developments.
- The cumulative effect of wind turbines, electricity pylons plus other industrial scale developments should be considered in their siting and design to avoid cluttered views to the skyline.



Undulating pastures of the Castlereagh plateau, with the Belfast escarpment in the background.



Industrial features intruding into the landscape close to the boundary with Newry, Mourne and Down.

Biodiversity Profile

The biodiversity profile is described for each of the parts of the original NILCA 2000 LCAs which fall within the revised LCA.

LCA 96 (Castlereagh Plateau)

Key Characteristics

- In total, 7137 ha (87.92%) of the LCA is within the LCCC boundary.
- Undulating terrain, mostly over 100m in altitude, with drumlins and large, open inter-drumlin areas.
- Improved pasture dominates the land use.
- Woodland cover has expanded recently, and most fields are bounded by hedgerows.
- Gorse (whin) scrub occurs as small pockets on rocky outcrops.
- Damp grasslands, with only a few wetland patches, can occupy inter-drumlin areas.

Key Sites

SLNCI: Ballycarnigannon Road; Ballynagarrick; Cooper Wetland; Hillsborough Road Wetlands; Interlaken; Killynure Road; Knockany Road; Leverogue Carr; Lough Moss; Monlough; Moss Road Bog; The Temple; Yate's Corner

Woodlands

In the last ten years, woodland cover has increased in this LCA, and there is now just under 170 ha of tree cover making up 2.4% of the land area. Newer woodlands are generally broadleaved and have been planted on former agricultural land. Other woodland blocks include colonised former wetland areas, mainly in the south of the LCA, and woodlands associated with cemeteries and golf courses in the north of the LCA.

Grassland and Arable

Grassland dominates the LCA, occupying the vast majority of the land area. Most of this is highly productive, improved pastures in extensive, continuous areas. These sown leys, used for dairy cattle and silage, support little floral or faunal biodiversity, with hedgerows around these fields providing the best wildlife habitats. However, there is a broad belt extending from Ballymacbrennan and Mossgrove in the southwest to Moneyreagh in the east, in which there is a mix of highly productive pastures and poorer-quality pastures. The latter are associated with damp inter-drumlin areas, where breeding waders such as lapwing and snipe have been recorded, and with thin soils of rocky outcrops. These areas tend to have greater biodiversity, for example associated with rushes in the damp areas and with gorse on the rockier outcrops.

Arable land is scattered throughout the LCA. This habitat can be important for decreasing farmland seed-eating birds such as the **yellowhammer**.

Lowland Raised Bog

There are no examples of **lowland raised bog** remaining in the LCA; all have been cut-over and have been colonised by trees, drained for agriculture or used as refuse tips.

Wetlands

A few scattered wetlands remain in the LCA, including small loughs, fens and carr woodlands (**wet woodlands**). These habitats are often mixed at one site, which makes them some of the most important in the LCA in relation to biodiversity. Most of the **fens** and carr woodlands occupy cut-over bogs, as around the southern end of Monlough or at Leveroge. However, because of their small size these wetlands are vulnerable to drainage for agriculture and, being near to built-up areas and quarries, use as landfill sites.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: limited woodland cover.

Actions:

- Enhance the biodiversity value of woodlands by discouraging any further felling or pollarding; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna); ensure that hazel scrub is not cleared.
- Encourage control of grazing in broadleaved woodlands to foster herb layer and regeneration and if necessary, encourage replanting of canopy species.
- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover; management plans for remnant woodland should be directed toward their survival, through natural regeneration or planting of native broadleaf species.

Grassland and Arable

Issue: improved pastures and arable land of low biodiversity value due to intensive farming practices.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland and protect unsown areas of grassland.
- Maintain and enhance damp inter-drumlin areas by, where possible, restricting field or arterial drainage.
- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to

develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.

- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.
- Ensure that further clearance of boulders does not occur on pastoral or arable land.

Heaths and Bogs

Issue: all previous lowland raised bogs in this LCA have been lost to extraction, drainage or through use as refuse tips.

Actions:

- Consider restoration of lowland raised bogs habitats through appropriate water level management, removal of individual colonising trees and phasing out peat cutting – applies particularly to formerly intact bogs affected by recent mechanical cutting.
- Monitor use of cut-over lowland raised bogs to ensure that important micro-habitats are not lost, that the large tracts of land required by predator birds are not broken up by planting and other uses, and that the needs of over-wintering and breeding wetland birds are met.

Wetlands and Lakes

Issue: this LCA retains a few scattered wetlands, including the Priority Habitats wet woodlands and fens.

Actions:

- Ensure conservation of wet woodlands by allowing succession to take place and installing fencing to prevent trampling; ensure that loss does not occur through drainage, reclamation, landfill or dumping / tipping.
- Prevent further loss of fens through drainage, reclamation, land-fill, new woodland planting and encroachment by scrub woodland; prevent dumping and fly-tipping and encourage removal of rubbish; care should be taken to divert the flow of nutrient rich water from agricultural land away from fens, so that sites do not become damaged by a change in species composition.
- Carefully assess any proposals for arterial and field drainage near to fens so that the water table is not lowered to the extent that fens are affected.
- Promote and encourage adoption of best practice management so that wetlands are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that further eutrophication does not occur as a results of nutrient-rich surface waters from surrounding farmland.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.

LCA 95 (Ballygowan Drumlins)

Key Characteristics

- In total, 1191 ha (8.86%) of the LCA is within the LCCC boundary.
- A narrow north to south strip of rolling drumlin topography forming the eastern-most part of the LCCC area.

Key sites

SLNCl: Gransha Fen

Woodlands

Woodlands are scarce in the LCA, occupying less than 3% of the land area. Three-quarters of woodlands are broadleaved or mixed and there have been recent losses of woodland to new housing developments in the north of the area. A small area of wet woodland is located at Gransha Fen.

Grassland and Arable

Grasslands make up most of the LCA. There are stretches of country under highly productive improved pasture as well as areas where fields of this kind of pasture are intimately mixed with arable fields.

Arable intermixed with pasture is extensive throughout most of the LCA.

Heaths and Bogs

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the LCCC Local Biodiversity Action Plan.

Woodlands

Issue: low woodland cover of the NI Priority Habitat Lowland woodland pasture and parkland, with areas of wet woodlands growing at fen sites and at sites of colonised cut-over bogs.

Actions:

- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover. Encourage control of grazing in broadleaved woodlands to foster herb layer and regeneration and if necessary, encourage replanting of canopy species.
- Ensure conservation of wet woodlands by allowing succession to take place and installing fencing to prevent trampling; ensure that loss does not occur through drainage, reclamation, landfill or dumping / tipping.

Grassland and Arable

Issue: improved pastures, mixed with intensively managed arable land of relatively low biodiversity value.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland and protect unsown areas of grassland including dry, calcareous grassland.
- Maintain and enhance damp grassland by, where possible, restricting field or arterial drainage.
- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.

Geological Characteristics

The geological characteristics are described for each of the parts of the original NILCA 2000 LCAs which fall within the revised LCA.

LCA 96 (Castlereagh Plateau)

Overview

This LCA lies within the region described as the Uplands and Drift Covered Lowlands of Down and Armagh. The generally subdued relief associated with the underlying basement complex of highly folded Palaeozoic strata provides the unity of this region. Relative relief is provided in the north by the Silurian hills that overlook the lower Lagan Valley, The Newtownhamilton Plateau in south Armagh, the Caledonian igneous complex of Slieve Croob and the structural depression that underlies and defines Strangford Lough. Below ca 350m, there is an almost complete mantle of drumlins forming an internationally acknowledged type example of a 'drumlin swarm' (see Appendix B for information on drumlins).

The LCA occupies much of Castlereagh District and extends into adjacent areas to the west and south. The area is underlain by Silurian sedimentary rocks but its geomorphology has been strongly influenced by glaciation which has created a compact rolling landform of small hummocks and narrow valleys. Its fertile soils create rich pasture which is the predominant land use of the area. Occasional areas of marsh also help to break up the impression of uniform pasture. The elevation of the area allows views of sea to the east and southeast and to Slieve Croob to the southwest.

Solid Geology

Lower Palaeozoic greywackes (sandstones) and shales with numerous minor igneous intrusions occur throughout the area. The LCA comprises Lower Palaeozoic (predominantly Ordovician Gala

Group) greywacke sandstones and shales, Lower Palaeozoic Gilnahirk Group sandstones occur in the northern part, the remainder being Tertiary intrusives.

The greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and ash-beds (or bentonites) occur. Within the fault zones, slivers of Moffat Shale (stratigraphically equivalent to Gala Group) have been brought into juxtaposition. One such NE-SW striking fault in the north of the LCA has brought Gilnahirk Group sandstones (also of Ordovician age but considered to be older than Gala Group) to the surface. The topmost formation of the Gilnahirk (Lessans Formation) and basal Strangford (= Gala) crop out at ESCR Site 457, Yate's Corner.

Drift Geology

The drift geology map for this LCA shows it to be predominantly underlain by Late Midlandian till associated with the large ice mass that was centred on the Lough Neagh Basin. This ice flowed southeastwards from an ice divide that lay approximately SW-NE along the line of the north Belfast Hills. Evidence for this flow direction is found in the orientation of the numerous drumlins that make up much of the landscape (further information on drumlins can be found in Appendix B).

LCA 95 (Ballygowan Drumlins)

Overview

The LCA is underlain by Silurian rocks which have been covered by glacial deposits. The smooth, rolling drumlin landforms create a dynamic landscape pattern. Ground levels fall gradually towards Strangford Lough and in more low-lying areas, the drumlins exhibit a relatively waterlogged character (and with a more extensive network of watercourses than amongst the drumlins of the adjacent Castlereagh Plateau). Loughs and damp woodland are found within lowland hollows between drumlins, providing an organic landscape element within a relatively regular landscape pattern. These marshy patches make a valuable contribution to the diversity of the landscape.

Solid Geology

Predominantly Lower Palaeozoic greywackes and shales with numerous minor igneous intrusions. 80% of the LCA comprises Lower Palaeozoic (Ordovician) Gala Group: the northern 15% of the LCA comprises Permian and Triassic, the remainder being Tertiary intrusives. The NE -SW strike of the Lower Palaeozoic Ordovician and Silurian beds at outcrop is produced by faulting and belies the fact that minor folds occur within each fault tract. North - south faults cross-cut and thus post-date earlier faults. The greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and ash-beds (or bentonites) occur.

The Permian - Enler & Belfast Group comprises red-brown sandstones, conglomerates, siltstones. A basal breccia, equivalent to the "brockram" of northern England is found at the base (1 - 50cm

thick), here termed the Newforte Breccia Formation, the only outcrop of which is Ballyrainey (ESCR Site 261). The Belfast Group comprise calcareous mudrocks with thin sandstone and anhydrite lenses resting conformably on Enler Group, a gradual transition between the two groups occurs.

The Triassic - Sherwood Sandstone Formation comprises red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. The sandstones are either soft and poorly-consolidated or well-cemented where they are and have been exploited for building stones in the past. These sandstones are well-exposed in the quarries of Scrabo Country Park (ASSI 091).

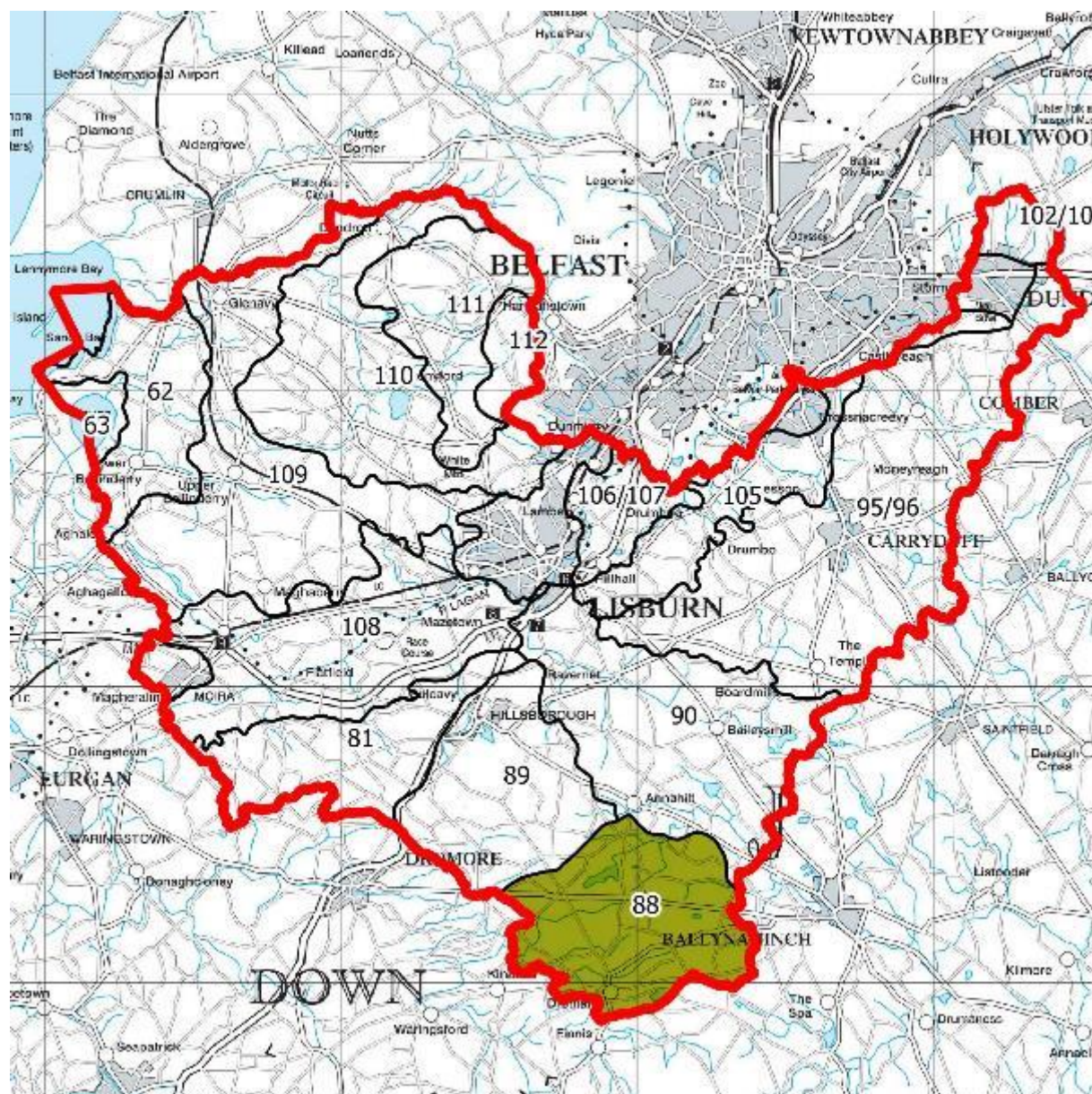
NE - SW trending lamprophyre dykes and NW-SE trending dolerite dykes occur throughout the area. The age of some of the lamprophyres is not proven as Tertiary. A Tertiary sill occurs in the north of the area where it forms the top of the crag and tail hill of Scrabo itself (ASSI 091).

Drift Geology

The drift geology map for this LCA shows it to be predominantly underlain by Late Midlandian till associated with the large ice mass that was centred on the Lough Neagh Basin. This ice flowed southeastwards from an ice divide that lay approximately SW-NE along the line of the north Belfast Hills. Evidence for this flow direction is found in the orientation of the numerous drumlins that make up much of the landscape. However, within the LCA there are also significant outcrops of drift free bedrock that were scoured by the overriding ice. McCabe and Knight (in Knight 2002) have suggested that this area, and much of central Co. Down, was the site of an ice stream during the Drumlin Readvance that delivered a high sediment flux to the ice margin at areas such as the Lecale Coast to the southeast. This may go some way to explain the partial drift cover in the region and the widespread occurrence of rock cored drumlins (further information on drumlins and inter-drumlin hollows can be found in Appendix B).

In the north of the LCA, the drift geology map highlights glaciofluvial deposits associated with late-glacial deposition by meltwater along the Enler Valley between Belfast and Comber - the so-called 'Dundonald Gap'. Smith et al. (1991) describe these deposits as mounded outwash that consists of laminated sand and gravel with subordinate red clays. The map also identifies alluvial sediments infilling inter-drumlin hollows and overlying the glaciofluvial deposits of the Enler Valley.

3. Craggy Upland Pastures



Dromara (88)

DROMARA (88)

Craggy Upland Pastures

Landscape

Key Characteristics

- Rolling, upland drumlin landscape with scattered rocky outcrops.
- Rugged, craggy character.
- Pastures of varied shapes and sizes, many enclosed by stone walls.
- Patches of scrub, clumps of gorse and marshy land provide contrasts in texture and character.
- Stands of Scots pine.
- Recent single housing development on lower slopes.
- Southerly views backdropped by Slieve Croob.

Landscape Description

An elevated drumlin landscape to the north of Dromara with a rugged, relatively wild character and a rough texture. The landform is of steep and uneven drumlins and small hills separated by damp hollows, small river valleys and occasional loughs. The rounded drumlin landform is broken by numerous rocky outcrops and clumps of gorse. Pastures are of varied shapes and sizes and many are enclosed by low, broken stone walls. Overgrown hedgerows, clumps of gorse, rocky outcrops and patches of marshy farmland give the landscape an untamed character, although these pockets of rough land are interspersed by rolling pastures, with the quality of the pastures improving towards the north. Woodland tends to be limited to lough fringes, scrubby hill tops, and small deciduous woodland pockets. Stands of Scots pine and groups of mature oak trees shelter some of the older farmsteads. The landscape is small to medium scaled, with enclosure created by the often steeply sloping terrain.

There are occasional derelict farms and houses, with replacement dwellings seemingly often constructed nearby. New housing is of varying styles and scales, but often smaller bungalows. Housing is along the minor roads which traverse the landscape, avoiding the lowest wetter ground. There are few older buildings, traditionally white farmsteads with stone barns. A rath, sited on a local skyline to the north west of Dromara, is a special local landscape feature and forms part of the setting for the attractive historic mill buildings at Woodford.

The landscape has scruffy, rugged and in parts remote character which contrasts with the smoother and more prosperous farming landscapes towards the north.

Landscape Condition and Sensitivity to Change

This is an area of relatively poor quality farmland, with many patches of wasteland but there are also areas of better farmland to the north, towards the lower margins of the Hillsborough Slopes. In such areas, hedgerow removal has led to an erosion of the farmland pattern, reducing its capacity to accommodate development. Built development is often prominent in this fairly open landscape, particularly in elevated plateau areas; the smooth lawns and ornamental planting form a strong

contrast to the surrounding rough pasture. The northern slopes of the Craggy Dromara Uplands, the lowland valley to the east of Ballykeel and the fringes of Lough Aghery are particularly sensitive to change as they are prominent in important views. The lough fringes are also important for nature conservation and the loughs themselves contain crannogs, of great archaeological interest.

Landscape Condition and Sensitivity to Change

Forces for Change

Agriculture

Much of the farming landscape is in a relatively poor condition, particularly in more upland parts of the landscape. There is potential for the loss of landscape structure in these areas through neglect of field boundaries and loss of stone walls. Improvements to farmland may result in the loss of field boundaries or wetland habitats on poorly drained land.

Trees and Woodland

Wet woodland around loughs and poorly drained ground are important landscape features which are susceptible to drainage or browsing. Scrubby woodland on the more exposed hill tops is a characterising feature, potentially at risk from agricultural improvements or rural housing developments. Marginal farmland may be subject to pressure for commercial plantation woodland.

Development

While single rural housing development is not so prevalent as in adjacent rural landscapes, there is likely to be ongoing pressure for new single houses beyond settlements, and the replacement of older buildings with new developments. Frequent housing within this landscape, including lines of housing along rural roads, is at risk or undermining its relatively remote rural character.

Minerals

The craggy, undulating, landscape could potentially accommodate a small scale of minerals development, however there is little evidence of quarrying activity.

Tall Structures

The small hills and small scale farmland would be susceptible to domination by taller structures, however occasional masts, turbines or other tall structures could be accommodated.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to maintain the rugged upland character of this landscape area, avoiding deterioration of the more marginal areas of farmland and limiting the suburbanising effect of single rural housing developments in the countryside. Characteristic stone built features should be retained and restored.

Agriculture

- Hedges, hedgerows and field boundary trees should be restored and managed, in particular the hedge lines which emphasise the strongly rounded form of the landscape.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- Reinstatement of hedgerows and hedgerow trees would enhance landscape condition. Priority should be given to the conservation and restoration of hedgerows and hedgerow trees which are prominent on local skylines.
- On more marginal farmland it may be preferable to adopt traditional management practices to promote priority habitats such as species rich grasslands, through participation in Environmental Farming Schemes.
- Waterlogged areas between drumlins and on fringes of loughs are vulnerable to drainage schemes; habitat conservation in these areas will also conserve landscape.
- Where possible characteristic stone dykes should be retained and restored.

Trees and Woodland

- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- Any coniferous plantations should be small scaled and well-integrated into the landscape with deciduous woodland.
- Ensure changes to farming practices or new developments do not affect existing woodland pockets.

Development

- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- Proposals for dwellings in the exposed upper parts of the landscape should be limited, or appropriately sited to maintain the undeveloped, isolated character.
- Consideration should be given to local views from ridge-tops when assessing the potential visual impact of proposed new development. If new development is sited on the lower slopes, avoiding local skylines, it may be less prominent and visually less intrusive.
- Buildings in more exposed locations are better accommodated in the landscape when of one or one and a half stories. More substantial houses are best sited in more sheltered valleys.
- Conservation of existing stone walls and gateposts, using local stone for repairs and building new stone walls will help to retain local identity.

Minerals

- Attention should be paid to the quality of boundary treatments at quarry sites, with bunding and planting used to screen views to ancillary infrastructure.
- Any quarrying activity should avoid disrupting the ridges and hills which form the enclosing skyline to views.

Tall Structures

- The landscape is suited only to smaller domestic or farm scale wind turbine developments.
- Wind turbines and taller masts should not be sited on hill tops.



Good quality, steeply undulating pastures to the south of the LCA, with Slieve Croob in the background.



Marginal pastures towards the south of the LCA.

Biodiversity Profile

Key Characteristics

- In total, 3779 ha (55.21 %) of the LCA is within the LCCC boundary.
- Little woodland cover, although small areas scattered throughout.
- Widespread rough grassland with some patches of gorse, rocky outcrops and shrub heath on higher ground.
- Several lakes; both mesotrophic and eutrophic represented.
- Little fen left, only remaining significant area located at Lough Aghery.

Key sites

SLNCI: Mullaghdrin Hill, Cargygray to Firbank, Bagny Lake, Aghery Lough, Cluntagh Lough, Burren Lough, Clontanagullion Lough and North Burren.

Woodlands

Just under 90 ha of woodland is found within this LCA, representing 2.3% of the land area. The largest two woodlands are a 5 ha and a 4 ha stand of broadleaves to the southwest and northeast of Burren Lough. Otherwise, over 90% of the woodland blocks are less than 1 ha in area, and are a mix of farm woodlands, shelter-belts, scrubby areas and willow carr (wet woodland) associated with loughs and areas of fen. Areas of scrub within the rough grasslands of the higher central part of the LCA are dominated by gorse, but also include a mix of broadleaved tree species and will support birds such as linnet.

Grassland and Arable

Improved grassland covers around half of the LCA, Rough grassland is in significant amounts, scattered throughout the whole of the LCA, but particularly on areas of higher ground in the central part at Mullaghdrin, Burren and Begny where it exists as a mosaic with scattered patches of gorse, rocky outcrops and dwarf shrub heath. Arable land is also found throughout the LCA and the area has expanded in recent years, especially in the western part of the area around Ashgrove, but also around Ballymurphy, Cargygray and Ballykeel. Damp grasslands around lakes and fens are important for breeding waders such as snipe and curlew.

Wetlands

There are several areas of standing water in the LCA. Both mesotrophic lakes and eutrophic standing waters are represented. Begny Lake (a SLNCI) is mesotrophic with otter and breeding curlew found in the damp grassland around the lake. Aghery Lough (a SLNCI) is a eutrophic waterbody and has associated willow and alder scrub woodland as well as areas of fen; marsh fritillary butterfly and Irish damselfly have been recorded here. There are several other lakes in this LCA which are not of great biodiversity interest (although all are designated as SLNCIs) namely Cluntagh Lough, Burren Lough and Clontanagullion Lough.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: low woodland cover of variable biodiversity value, but including the Priority Habitats wet woodland.

Actions:

- Ensure conservation of willow carr by allowing succession to take place and installing fencing to prevent trampling; ensure that they are not lost through drainage, reclamation, landfill or dumping / tipping.
- Encourage control of grazing in woodlands to foster herb layer and regeneration and if necessary, encourage replanting of canopy species.
- Enhance biodiversity through agri-environment and forestry grant measures to improve and extend the woodland cover.

Grassland and Arable

Issue: intensively managed pastoral and arable land of low biodiversity value is common in this LCA, however there are also significant areas of rough grassland on higher ground.

Actions:

- Maintain and improve field boundaries, especially hedgerows, by following best practice management; adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland and protect areas of rough grassland.
- Maintain and enhance damp grassland which is important for breeding waders, by restricting field or arterial drainage.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.
- Ensure that further clearance of boulders does not occur on pastoral or arable land.

Wetlands and Lakes

Issue: this LCA features several Priority Habitat mesotrophic lakes and eutrophic standing waters.

Actions:

- Promote and encourage adoption of best practice management so that rivers and lakes are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip.

- Monitor streams in relation to expansion of rural housing and associated septic tanks / sewage treatment plants.

Issue: the only significant remaining area of Priority Habitat fen is at Lough Aghery, which attracts marsh fritillary and Irish damselfly.

Actions:

- Prevent further loss of fen through drainage, reclamation, land-fill and encroachment by scrub woodland; prevent dumping and fly-tipping and encourage removal of rubbish; care should be taken to divert the flow of nutrient rich water from agricultural land away from fens, so that sites do not become damaged by a change in species composition.
- Carefully assess any proposals for arterial and field drainage near to fens so that the water table is not lowered to the extent that fens are affected.
- Monitor effects of recreation, including fishing, on shoreline communities (reedbeds, fens etc).

Geological Characteristics

Overview

This LCA lies within the region described as the Uplands and Drift Covered Lowlands of Down and Armagh. The generally subdued relief associated with the underlying basement complex of highly folded Palaeozoic strata provides the unity of this region.

This LCA comprises an elevated drumlin landscape to the east of Dromara with a rugged, relatively wild character and a rough texture. The summits within the area are separated by a rolling plateau of marginal farmland, and the rounded drumlin landform is broken by numerous rocky outcrops and clumps of gorse.

Solid Geology

Lower Palaeozoic greywacke sandstones and shales compose 99% of the LCA, the remainder being Tertiary intrusives. The greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and volcanic ash-beds (or bentonites) occur.

Drift Geology

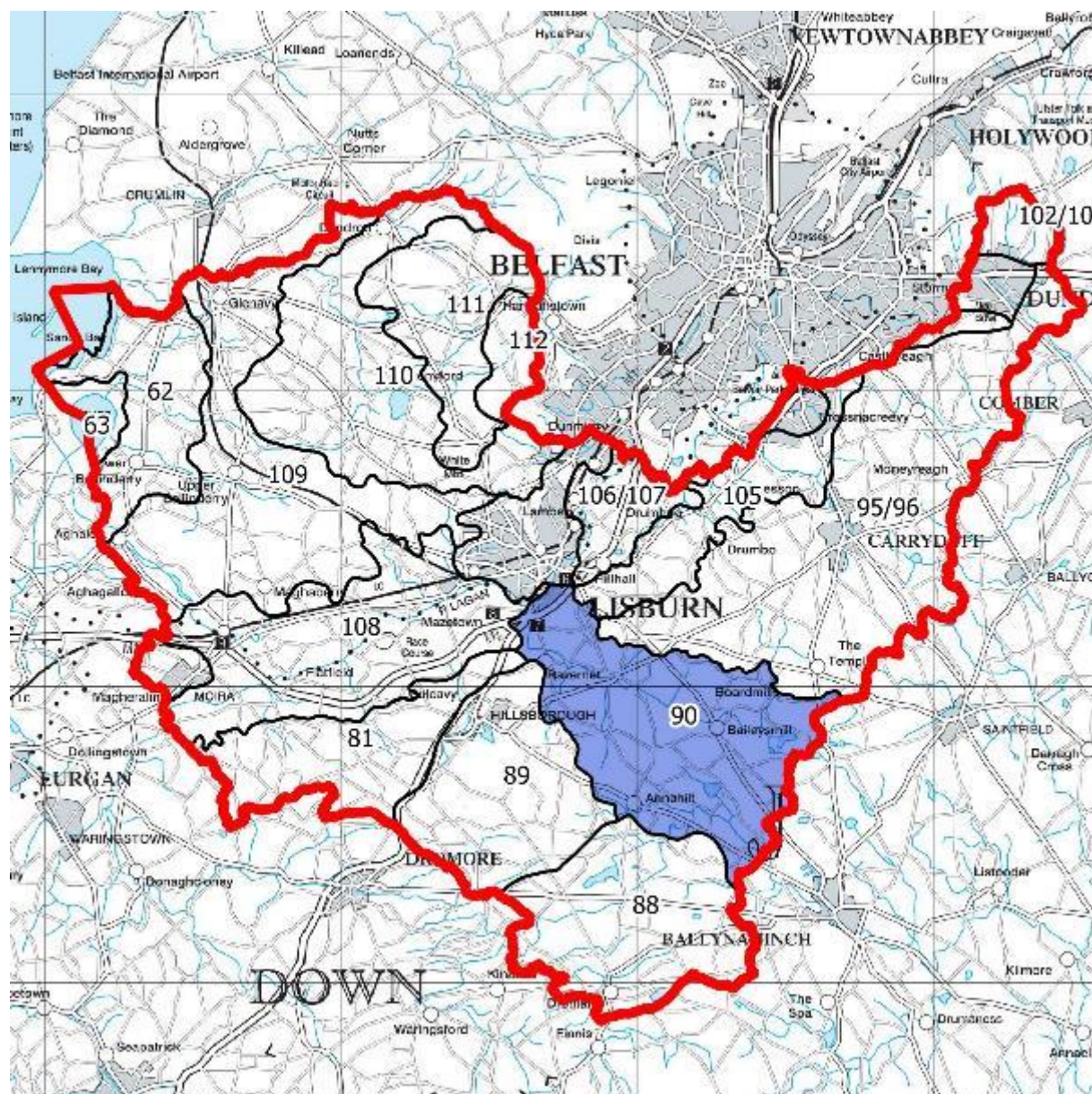
The drift geology map for this LCA shows it to be predominantly underlain by Late Midlandian till associated with the large ice mass that was centred on the Lough Neagh Basin. This ice flowed southeastwards from an ice divide that lay approximately SW-NE along the line of the north Belfast Hills. Evidence for this flow direction is found in the orientation of the numerous drumlins that make up much of the landscape. However, within the LCA there are also significant outcrops of drift free bedrock that were scoured by the overriding ice. McCabe and Knight (in Knight 2002) have suggested that this area, and much of central Co. Down, was the site of an ice stream during the Drumlin Readvance that delivered a high sediment flux to the ice margin at areas such as the Lecale

Coast to the southeast. This may go some way to explain the partial drift cover in the region and the widespread occurrence of rock cored drumlins. Information on Drumlins can be found in Appendix B.

It can be argued that an equally important component of any 'drumlin landscape' are the similarly numerous inter-drumlin hollows. Further information on these hollows can be found in Appendix B.

The drift geology map also highlights the alluvial deposits associated with the small streams that form the headwaters of the Lagan in the west of the LCA. Peat deposits can also be found within the LCA to the east of Dromara.

4. Drumlin Valley Farmland



Ravernet (90)

RAVERNET (90)

Drumlin Valley Farmland

Landscape

Key Characteristics

- Lowland landscape of drumlins, with a variety of irregular, elongated landforms.
- Shallow slopes and broad, marshy valleys with an inconspicuous meandering river and areas of moss and regenerating willow and birch.
- Few woodlands but numerous trees along field boundaries.
- A mosaic of pastures and arable fields, boggy pastures in hollows
- Numerous farms on the mid-slopes of drumlins, often with stands of mature trees.
- Scattered linear development along winding narrow roads, which follow minor ridgelines.
- Modern single rural houses throughout.

Landscape Description

The Ravernet Drumlin Valley Farmland is situated to the south of Lisburn, in the broad valley of the Ravernet River and its tributaries. The western part of the LCA, beyond the M1 is part of the Lisburn urban area. The valley is very shallow, and the Ravernet River is an inconspicuous winding watercourse often hidden within the undulating terrain, flowing to the north west. To the east of the character area is a low watershed containing a collection of small loughs.

The landscape has numerous shallow drumlins and elongated, rounded hills. Many of the drumlins have a rather amorphous form and are separated by shallow hollows; the inter-drumlin hollows are often poorly drained, with patches of marsh and a hummocky, uneven terrain. The broader floodplains have a more remote, tranquil character and the relatively long views in these areas contrast with the enclosure of the surrounding drumlin landscapes. The neat patchwork of fields and hedgerows on the drumlins is less predictable in the floodplains and is sometimes interrupted by patches of dense carr woodland, rushes and gorse. Occasional rocky outcrops and stone walls are present towards the east of the character area. The landscape is of a medium scale.

The small loughs are often hidden from view within the undulating landform. The group of loughs to the north of Magheraknock are attractive landscape feature which can be glimpsed from the surrounding road network.

Hedgerow trees are scattered throughout the landscape and have an important visual presence. Stands of mature trees are concentrated around farmsteads and patches of damp woodland thrive in waterlogged areas. A larger area of woodland persists at Larchfield estate, on the eastern slopes of Windmill Hill, although it is largely hidden behind the high stone walls which surround the estate. Young woodland is establishing on the shore of several of the loughs.

Farms and houses are frequent and are usually sited on the mid-slopes of the drumlins and are linked by winding, narrow roads which follow the higher ground. In contrast the A49 follows a very direct route across the undulating terrain between Ballynahinch and Lisburn. Recent development has been concentrated along these roads and forms a broadly linear pattern, while occasional

derelict properties are seen. Closer to the river floodplain housing becomes less frequent, clustered upon higher ground of the more widely spaced drumlins. There is no distinctive traditional housing style, with dwellings often relatively modern, however stone barns and other buildings are occasionally present. A high voltage power line cuts across the landscape, but is not particularly prominent due to trees and the undulating terrain.

Landscape Condition and Sensitivity to Change

This agricultural landscape is of variable quality and condition, ranging from improved pastures and arable fields, to pockets of poorly drained pastures and derelict land. Hedges and hedgerows are in places neglected and gappy. The open river floodplains are the most sensitive part of this landscape and an obvious constraint for development, as there are long, enclosed views across unspoilt, tranquil countryside. The Area of High Scenic Value to the north of Magheraknock is also sensitive to change. Elsewhere, amongst the drumlins, views are quite enclosed and the landscape can accommodate a level of development without undermining key landscape characteristics.

However, when development is concentrated in a continuous linear pattern along local roads, it is likely to dominate and local landscape character may be threatened. Such development may be particularly visually intrusive when it is sited along minor ridges and since most roads follow relatively elevated land, this form of development can be prominent.

Forces for Change

Agriculture

The farming landscape is of variable condition, but generally appears productive with only limited areas of more marginal or derelict farmland. The farming landscape appears relatively stable, but its enclosed character would be sensitive to the loss of wooded field boundaries resulting from agricultural improvements.

Trees and Woodland

The landscape is sensitive to the loss of woodlands and copses, but also it would be desirable to maintain more open parts of the landscape close to the river flood plain. Coniferous plantation woodlands could be accommodated if small and well-integrated into the landscape. Wet woodland at lough fringes are important habitats which should be protected from browsing, drainage or other agricultural improvement.

Development

While the undulating landform is able to accommodate a level of rural housing, new development can be prominent when set upon drumlin tops, lacking in screening. Frequent development, including clusters of new larger dwellings, particularly to the west of the LCA create a suburban character which undermines rural landscape characteristics. The Magheraknock Loughs are particularly susceptible to intrusion from new house development.

Minerals

The undulating and more enclosed parts of the landscape could potentially support a level of small scale minerals development, however, the more open landscape around loughs and river flood plains would be more sensitive.

Tall Structures

The small scale landscape is generally sensitive to intrusion from tall structures such as wind turbines and electricity pylons, however its enclosed character means that a level of small scale development could be accommodated.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to maintain the rural characteristics of the landscape, in particular through preventing the spread of more suburban styles of development from the west of the LCA. The character of the Magheraknock Loughs should be maintained, through restricting housing development and protection and enhancement of the wetland environment. Facilitating public access to the loughs may be beneficial in promoting recognition of the area as a valued landscape.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- Waterlogged areas between drumlins and on fringes of loughs are vulnerable to drainage schemes; habitat conservation in these areas will also conserve landscape.

Trees and Woodland

- Any conifer plantations should be interplanted or fringed with broadleaved species to promote their integration into the landscape. Larger scale coniferous plantings would be uncharacteristic.
- The integration of native woodland species with coniferous planting would assist with their absorption into the landscape.
- Maintenance and planting of woodland to the fringes of the loughs should be encouraged, however it would also be desirable to maintain inward views towards to loughs and longer views from the river floodplains.

Development

- It is preferable that any new houses in the area are set back from roads, and sheltered by native tree planting, avoiding linear house development along roads.

- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- New development should avoid local skylines and maintain extensive gaps of open countryside between groups of buildings along the roads, particularly in the more open parts of the river corridor.
- Buildings on drumlin slopes adjacent to broader floodplains will be particularly prominent in views; the siting, design and landscape treatment of these buildings will be particularly important.
- New development which is concentrated along the lower slopes of drumlins can be integrated more easily within the wider landscape and screened by new planting.
- Intrusive house development around the Magheraknock Loughs should be resisted. There may also be opportunities for enhancing access to this scenic part of the landscape.
- Occasional stone barns and houses should be retained where possible.

Minerals

- The undulating landform could accommodate a level of small scale quarrying development if well sited and incorporating woodland planting.
- Minerals developments around the loughs and river flood plains should be avoided.

Tall Structures

- Wind turbines should appear as infrequent, well separated features of the landscape.
- The landscape is suited only to smaller domestic or farm scale wind turbine developments.
- Taller electricity pylons should not be routed so as to run along the valley, in particular close to more open river flood plain.



Bow Lough close to the eastern extent of the valley within Lisburn and Castlereagh.



View north close to the river corridor.

Biodiversity Profile

Key Characteristics

- In total, 5232 ha (70.43 %) of the LCA is within the LCCC boundary.
- Woodland is generally in the form of estate planting with scattered areas of wet woodland.
- Grassland is the dominant land cover, most of which is improved and of little biodiversity interest.
- Arable land is quite extensive and is an important habitat for farmland birds.
- Wetlands are common in the eastern half of the LCA with many lakes and associated areas of reedbeds, marsh and wet woodland.

Key Sites

SLNCI: Bow Lough, Glebe Road Carr, Ravernet River at Legacurry, Ballylntagh Pond Carr, Ballycrune Lough, Loch Erne, Cabra Road, Wright's, McKee's and Henney, Larchfield Estate, Ballycreen Lough, Corry's Glen, Ravernet River (Drumra Hill), McKeown's Plantation, Summer Hill, Dumb and Bow Lough

Woodlands

At almost 205 ha, woodland accounts for 3.9% of land cover in this LCA. Around a quarter of the woodland cover is found in estate woodlands such as at Larchfield and Homra House. The woodland at Corrys Glen, which incorporates Homra House is generally beech dominated with some oak and hazel. This area is also of importance for a diverse moss and liverwort flora in wetter areas. Larchfield Estate comprises several habitats including woodland, scrub, neutral grassland and river margin wetlands. Wooded areas consist of mature Scots pine with more native tree planting of hazel, oak, rowan and cherry, in recent times. This estate also attracts many species of birds such as Goshawk and Buzzard. An area of oak and larch woodland exists at McKeown's plantation, adjacent to Larchfield, along with patches of hazel scrub in wetter areas and new oak planting. There are other areas of parkland which are predominantly broadleaved such as Ballylntagh Park and Fortwilliam. Scattered patches of wet woodland dominated by willow and alder are associated with wet marshy areas. Woodland is also found along the Ravernet River dominated by ash, willow, hazel and alder.

Grassland and Arable

Grassland is the dominant land cover in this LCA, most if this being improved. These areas have generally low biodiversity as a result of relatively intensive management. High levels of grazing or repeated cutting for silage, high inputs of fertilisers and slurry, and selective herbicides serve to reduce diversity of both flora and fauna. Rough grassland is quite extensive and is found throughout the LCA both on drumlin tops and in hollows where it is often marshy.

Arable land is also quite extensive (although this includes grass reseeding) and is concentrated on land surrounding Larchfield estate, Annahilt and between Ravernet and Lisburn. Arable land is often of low biodiversity interest, but can be significant for farmland seed-eating birds; in this LCA linnets and yellowhammers have been recorded in areas classed as arable.

Biodiversity in areas of improved pasture and arable is often concentrated in hedgerows. Indeed, they may be the most significant wildlife habitat over much of lowland Northern Ireland, especially where there are few semi-natural habitats. Hedgerows are a refuge for many woodland and farmland plants and animals. Generally, hedgerows are reasonably maintained and dense in this LCA, although they become poorer and more gappy on poorer land.

Wetlands and Lakes

The eastern part of this LCA, especially along the Ravernet River is characterised by the presence of many lakes with surrounding wet grassland and carr woodland. Lough Erne is a eutrophic standing water and has many associated habitats including reedbeds, marsh and scrub woodland, along with good moss, liverwort and lichen communities, all of which contribute to the biodiversity of this area. Many of the other lakes in this LCA also have associated wet woodland, marsh and swamp areas all of which provide habitats for a wide range of flora and fauna, although the lakes themselves are not of great quality due to enrichment. Many wetland birds such as the mute swan, great crested grebe and snipe are also attracted to these wetlands.

There are no extensive areas of fen left in this LCA, and some of the original areas have been drained and are now wet grassland or carr / scrub woodland. Existing areas are generally found around lake margins.

The Ravernet and Ballynahinch Rivers flow through this LCA. The Ravernet has associated woodland of ash, hazel, willow and alder along its banks especially at Legacurry and Sprucefield.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: low woodland cover of variable biodiversity value.

Actions:

- Enhance the biodiversity value of demesne / parkland woodland through control of grazing and felling; by encouraging planting of saplings of the standard trees; by preventing further loss of parkland; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna).
- Further study of the history of demesne and other broadleaved woodlands particularly and ancient and long-established, as a key to future management.
- Encourage control of grazing in broadleaved woodlands along streams to foster regeneration and if necessary, encourage replanting of canopy species.
- Encourage new woodland planting (native broadleaves) through appropriate agri-environment and forestry grant schemes, e.g. in field corners.
- Ensure that the examples of wet woodland are retained and not lost through drainage or landfill.

Grassland and Arable

Issue: poor biodiversity of farmland.

Actions:

- maintain and improve field boundaries especially hedgerows. This may be achieved through adoption of correct cutting cycles; hedge laying and replanting where necessary; leaving sapling uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides, provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Encourage (though participation in agri-environment schemes) adoption of less intensive management of pastures to allow reversion to more species-rich grassland and protect unsown areas of species-rich grassland.
- Maintain and enhance wet grassland by restricting field or arterial drainage.
- Leave stubble over winter, rather than autumn ploughing, to increase food resources for farmland birds; spring sown cereals are also beneficial to breeding birds.

Wetlands and Lakes

Issue: important wetland, especially lakes.

Actions:

- Improve water quality of lakes and rivers through nutrient management and reducing suspended sediments.
- Promote and encourage adoption of best practice management so that wetlands, lakes and rivers are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that further eutrophication does not occur as a result of nutrient-rich surface waters from surrounding farmland.

Rivers

Issue: maintain good water quality in streams and river.

Actions:

- Promote and encourage existing good farming practices so that streams are not polluted by runoff from agricultural land or seepage from silage pits.
- Monitor effects of expanding rural housing on water quality.

Geological Characteristics

Overview

This LCA lies within the region described as the Uplands and Drift Covered Lowlands of Down and Armagh. The generally subdued relief associated with the underlying basement complex of highly folded Palaeozoic strata provides the unity of this region. Relative relief is provided in the north by the Silurian hills that overlook the lower Lagan Valley, The Newtownhamilton Plateau in south

Armagh, the Caledonian igneous complex of Slieve Croob and the structural depression that underlies and defines Strangford Lough. Below ca 350m, there is an almost complete mantle of drumlins forming an internationally acknowledged type example of a 'drumlin swarm'.

The Ravernet Valley landscape is found to the south of Lisburn, in the broad valley of the Ravernet River and its tributaries. The lowland has an undulating landform, with numerous shallow drumlins and elongated, rounded hills. Many of the drumlins have a rather amorphous form and are separated by shallow hollows; the inter-drumlin hollows are often poorly drained, with patches of marsh and a hummocky, uneven terrain. The broader floodplains have a more remote, tranquil character and the relatively long views in these areas contrast with the enclosure of the surrounding drumlin landscapes. There are some loughs on parts of the valley floor, particularly in areas where the valley floor has a slightly undulating landform. The group of loughs to the north of Magheraknock are particularly attractive. The 'Area of High Scenic Value' to the north of Magheraknock is extremely sensitive to change. The area can therefore be summarised as a lowland landscape of small drumlins, with a variety of irregular, elongated landforms, shallow slopes and broad, marshy valleys with a meandering river.

Solid Geology

Predominantly Lower Palaeozoic greywackes and shales with numerous minor igneous intrusions. The northwestern tip covers the Permian succession. 95% of the LCA comprises Lower Palaeozoic (predominantly Ordovician Gala Group) greywacke sandstones and shales, the remainder being Permian and Tertiary intrusives.

Drift Geology

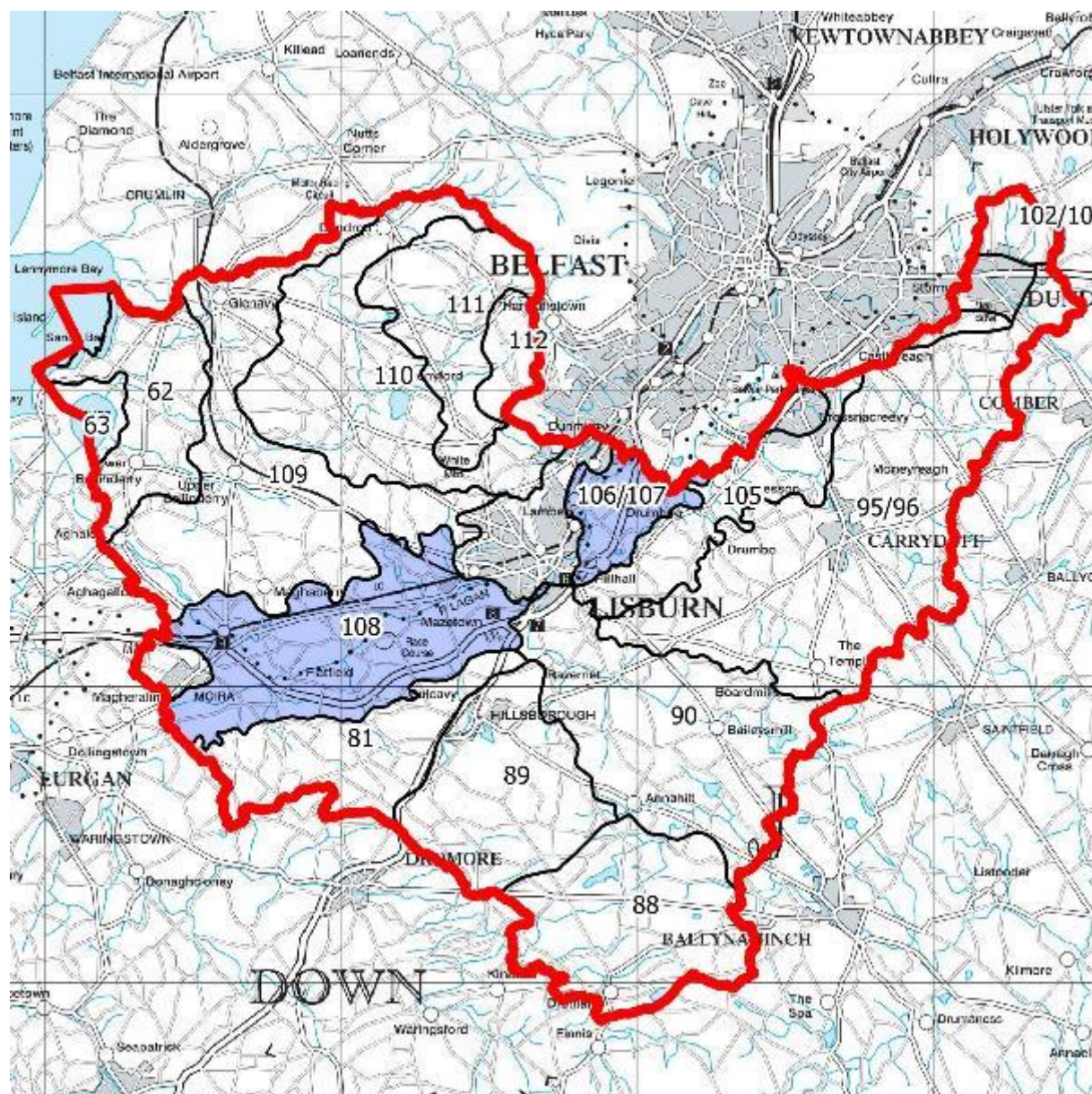
The drift geology map for this LCA clearly shows the drift free areas associated with the broad east to west ridges identified in the landscape description. However, most of the area is underlain by Late Midlandian till laid down by ice that moved rapidly across the area from a centre in the Lough Neagh Basin. As long ago as 1939, Charlesworth in his seminal paper on the glaciation of northeast Ireland identified a large number of drumlins in this area and their orientation can be used to confirm the southeastwards flow of this ice. (see Appendix B for more information on drumlins).

An equally important component of any 'drumlin landscape' are the similarly numerous inter-drumlin hollows. The majority of these hollows would have held open water from local runoff at the end of the Pleistocene. Whilst some continue to exist as isolated small loughs, many have now been infilled by sediment washing off the surrounding drumlins. This has created typically flat-bottomed, marshy areas between the drumlins that are subject to seasonal inundation. Much of the infilling probably occurred early in the Holocene, as the landscape adjusted to increasingly temperate conditions. However, erosion may also have been accelerated in historical times, when rural population densities were considerably higher and much of the lowland landscape of Northern Ireland was more intensively cultivated. Whatever the stimulus for erosion and deposition, the sediments within these hollows typically contain an important record of local environmental change.

Of considerable interest, though only of limited areal extent, are the alluvial deposits of the Ravernet floodplain and the underlying series of glaciofluvial deposits that occur in the northwest of the LCA. The latter are part of the Lagan Valley Deglacial Complex (information on the Lagan Valley Deglacial Complex can be found in Appendix C).

River terrace deposits are found along the banks of rivers throughout the LCA.

5. Broad Lowland Valley



Lower Lagan (106/ 107)
Upper Lagan (108)

LOWER LAGAN (106/ 107)

Broad Lowland Valley

Landscape

Key Characteristics

- Lowland landscape on the fringes of the Castlereagh Slopes with an uneven, hummocky landform.
- Predominantly pasture but also recreational land and remnants of historic parkland.
- Some areas have a disconnected network of hedgerows and irregular patches of scrub.
- Patches of rush-infested, waterlogged land.
- Diverse range of land uses and landscape patterns, with small settlements and farmsteads scattered along narrow roads.
- Peri-urban character resulting from intrusion by major transport infrastructure, urban and industrial developments.

Landscape Description

This hummocky lowland landscape, between the foot of the Castlereagh escarpment and the urban edge of Lisburn City, has an irregular and varied pattern. The area is covered by deep layers of glacial sands and gravels which have been dissected by winding minor streams and shaped into a variety of irregular landforms. The Lagan River, meanders through the western part of the character area along a mostly wooded corridor.

Improved pasture predominates, but there is also arable farmland, and fields are often divided only by remnant hedges or wire fences, giving the landscape an open, scruffy character. There is a greater degree of enclosure towards the north east, which includes fuller hedges, and mature trees in field boundaries, remnant estates and private grounds including beech, ash and sycamore. Within low lying hollows and damp stream corridors there are patches of rush pasture, scrub and woodland pockets. Towards the north and west, close to the urban edge, there are other land uses including a golf course, greyhound track, a cemetery and a park. The landscape is generally of a medium scale.

The M1 motorway is a major landscape feature, the noise of which is perhaps its most intrusive aspect, and the landscape is characterised by larger scaled developments within its boundaries and at its fringes including motorway services, high voltage powerlines, housing developments and industrial developments.

Most house development is concentrated into several settlements, the housing at the edges of which are typically unscreened. Most rural properties are farm houses and agricultural buildings, visible across the open landscape.

Landscape Condition and Sensitivity to Change

Most of the rural landscape is actively farmed but there has been a loss of landscape structure due to the loss or degradation of traditional field boundaries. The presence of mature trees and tree

clumps contributes much to the character of the north eastern part of the character area. The landscape forms part of the wider Lagan Valley AONB and Regional Park, and pressures from urbanisation and ongoing loss of rural landscape fabric could result in an undesirable degradation of the landscape which forms the setting to Lisburn, is visible from the Castlereagh Slopes (AONB and AoHSV), and is a designated recreational landscape.

Forces for Change

Agriculture

There is the potential for continued decline of the rural landscape structure through neglect of field boundaries, including replacement by wire fencing, and loss of field boundary trees. This results not only in a degradation of the farming landscape, but also the increased influence of urban developments within and at the fringes of the character area.

Trees and Woodland

There is low woodland cover within the character area and therefore little to mitigate the intrusion of existing or further urban or industrial development within or adjacent to the character area.

Development

The area may be susceptible to further urban development, in particular the expansion of existing settlements, or pressure for single housing developments in rural areas. Sensitive development to enhance access and interest within this landscape of importance for recreation may be appropriate.

Minerals

There is little evidence of pressure for minerals development within this landscape character area. The flat, relatively exposed landscape would be sensitive to such development type.

Tall Structures

Tall structures are prominent in this exposed landscape. Two high voltage power lines cut across the landscape, and the presence of further tall structures such as wind turbines risks undesirable cumulative effects.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should focus on strengthening the character of the rural landscape and enhancing its value for recreation, justifying its inclusion within the Lagan Valley Regional Park and Lagan Valley AONB. The influence of nearby urban and industrial land uses should be carefully managed through appropriate design and mitigation.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.

- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Encourage the maintenance of hedged field boundaries, particularly along roads, which often lack hedges in more upland areas.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- There is scope for landscape enhancement to reinforce the visual character and identity of the landscape, encourage public access, increase nature conservation value and strengthen the visual and cultural connections between the Lagan Valley Regional Park and the wider landscape.
- The natural, irregular character of the landscape should be maintained as a contrast to the more formally designed and recreational landscapes of the Lagan Valley Regional Park.

Trees and Woodland

- An increase in woodland cover within the character area would be beneficial in limiting the intrusiveness of urban and industrial influences.
- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- Woodland along riparian corridors and wetland areas should be maintained and enhanced.

Development

- Single rural housing developments in the countryside should be resisted, unless in accordance with operational planning policy.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- Buildings may be sheltered and integrated within the landscape by retaining the principal existing hedgerows and by planting woodland on local ridgelines and on the prominent upper slopes of development sites.
- Consideration should be given to developing a robust framework of woodland planting around existing settlements.
- Small streams may provide linear public open spaces through new development; adequate space should be reserved to allow for the conservation of all existing riparian vegetation, as well as footpath and cycle routes.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Wind turbines should appear as infrequent, well separated features of the landscape.
- The landscape is suited only to smaller domestic or farm scale wind turbine developments.
- The cumulative effects of tall structures within the character area should be carefully considered.



Open pastures at the centre of the Lower Lagan Valley with little landscape structure.



A greater amount of tree cover present to the north east of the character area.

Biodiversity Profile

The biodiversity profile is described for each of the parts of the original NILCA 2000 LCAs which fall within the revised LCA.

LCA 106 (Lagan Parkland)

Key Characteristics

- In total, 716 ha (40.02%) of the LCA is within the LCCC boundary.
- There is only a small amount of woodland in this LCA consisting of planted areas in the east, on the edge of urban areas.
- Rest of LCA incorporates scattered improved grassland and arable land.
- Most of the LCA is within the Lagan Valley Regional Park.
- Several important sites for wildfowl.

Key Sites

SLNCI: Lambeg East; Lagan at Hillden; Seymour Hill; Deadwall Plantation; Lagan at Lambeg

Woodlands

There is only 37 ha of woodland in this LCA, which is just over 5% of the land area. Most of this is found to the east near the built-up areas of Lisburn and southern Belfast. The majority of these areas can be categorised as **lowland woodland pasture and parkland** and are important areas for the **red squirrel**. Tree species in this parkland are mainly native hardwoods in an intricate mixture with species such as sweet chestnut and specimen conifers. Only a small proportion of the woodland is semi-natural and is found mostly on the steeply descending tributaries to the south.

Estate Woodlands in this LCA contribute mature stands of trees which enhance the landscape. The trees around the house at Ballyowan are predominantly Scot's pine and some larch, but beech, lime and sycamore are also present, together with younger and smaller oak and maples. Some larch trees in the regional park have recently become infected with *Phytophthora ramorum* the cause of sudden larch death, and a programme of larch removal is possible to combat further spread. There is also a range of specimen and ornamental trees especially at Drum House where the garden has many ornamentals, including Bhutan pine, cherry, weeping ash, silver birch and larch.

Recent woodlands such as the Woodland Trust property of Seymour Hill also occur within this LCA and are important for the future of woodlands in this area. Seymour Hill comprises predominantly oak, ash and rowan.

Grassland and Arable

Grassland and arable accounts for most of the land cover in this LCA. The majority is improved grassland, which is found scattered throughout the LCA around wooded and arable areas.

Arable land is found in various extents throughout the LCA especially around Ballylesson and Tullynacross.

Wetlands

There are significant areas of marsh on both sides of the River Lagan which provide an important habitat for nesting moorhen, reed bunting, sedge warbler and grasshopper warbler. There are several important wet meadows including species such as cuckoo flower, meadow sweet marsh marigold and tussock sedge. These meadows also attract butterflies, dragonflies and many other insect species.

The River Lagan flows through this LCA as does the Lagan Canal. The river has been canalised and the banks re-sectioned in this part of the River Lagan, with fisheries, weirs and groynes being common features. Threats to the rivers in this area include eutrophication from surrounding agricultural operations and recreational activity; the latter has damaged river banks in some areas. Indeed, sculpturing of river banks, some associated with the former navigational use, has led to loss of riverside communities. Although the river has been modified it still provides an important habitat for many bankside species such as otter. This section of the Lagan River also provides habitat for coarse fish including roach, perch and pike. Many birds are also attracted to this area including heron, mallard, kingfisher, dipper and little grebe.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: limited woodland cover, the majority as NI Priority Habitat lowland woodland pasture and parkland, but also comprising areas of wet woodland.

Actions:

- Management of demesne woodlands should include measures to remove diseased trees, especially larch and replacement with native species; the dominance of non-native species should be controlled by thinning out and removing saplings; discourage any further felling or pollarding; retain fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna).
- All wooded areas in this LCA should be protected from the threat of increased urbanisation.
- Encourage control of grazing in broadleaved woodlands to foster herb layer and regeneration and, if necessary, encourage replanting of canopy species.
- Further study of the history and biodiversity of broadleaved woodlands within the LCA, particularly any ancient and long-established, as a key to future management.
- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover; management plans for demesne woodland should be directed toward their survival, through natural regrowth or planting of native broadleaf species; farmers and landowners could be encouraged to plant field corners or set-aside fields.

- Ensure conservation of wet woodlands by allowing succession to take place and installing fencing to prevent trampling; ensure that loss does not occur through drainage, reclamation, landfill or dumping / tipping.

Grassland and Arable

Issue: scattered improved grassland and arable lands of relatively poor biodiversity value.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland.
- Maintain and enhance damp grassland by, where possible, restricting field or arterial drainage.
- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides through a move to organic farming; provision of wildlife strips and conservation headlands around fields, and limitation of field amalgamation.
- Leave stubble over winter rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.
- Ensure that further clearance of boulders does not occur on pastoral or arable land.

Wetlands and Lakes

Issue: Threats to valuable marsh habitats along the River Lagan.

Actions:

- Promote and encourage adoption of best practice management so that rivers are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that eutrophication does not occur as a result of nutrient-rich surface waters from surrounding farmland.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.
- Monitor effects of recreational activity, including coarse fishing, on river banks and freshwater communities (reedbeds, fens etc).

LCA 107 (Hummocky Lagan Lowlands)

Key Characteristics

- All 436 ha of the LCA is within the LCCC boundary.
- Woodlands cover approx. 1% of land and are mostly associated with estates.
- Most of the LCA is within the Lagan Valley Regional Park.
- LCA is dominated by improved pasture (49%) which is of little biodiversity value.
- Arable land occupies a significant area in this LCA and although generally of low biodiversity, is an important habitat for farmland birds.

Key Sites

SLNCI: Lisnatrunk; Quarterlands Road East; Ballygowan Meadow

Woodlands

Woodlands account for only 1.1% of land cover in this LCA. Woodland at Drumbeg, is primarily associated with small estates (**Lowland woodland pasture and parkland**) and comprises a small area of mixed woodland dominated by ash, Norway maple, horse chestnut and English elm. The adjoining property of Ballygowan House is also in this area, and trees here are predominantly Scot's pine and some larch, but beech, lime and sycamore are also present, together with younger and smaller oak and maples. Some larch trees in the regional park have recently become infected with *Phytophthora ramorum* the cause of sudden larch death, and a programme of larch removal is possible to combat further spread. Small plantations of both deciduous and coniferous trees occur as well as the parkland.

Grassland and Arable

This LCA is predominantly improved pasture, which has little biodiversity value. There are a few fields with less managed grassland that have a greater potential biodiversity value.

Arable land is significant making up approximately one tenth of the land cover; it is found along the western edge of this LCA where it borders with LCA 106. Farmland can be important habitat for farmland seed-eating birds such as the yellowhammer.

Biodiversity in areas of improved pastures and arable is often concentrated in hedgerows. Indeed, they may be the most significant wildlife habitat overmuch of lowland Northern Ireland, especially where, as in this LCA, there are few wetland or woodland habitats. Hedgerows are a refuge for many woodland and farmland plants and animals and in this LCA they are mostly reasonably trimmed and well managed.

Wetlands

Lisnatrunk, near Hillhall, is the only lake in this LCA; it is of limited biodiversity value as it is moderately phosphorus enriched. There is also a small area of damp grassland to the west of Gardners Loan Ends.

Key Issues

General actions for UK and NI **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: low woodland cover of variable biodiversity value and restricted to estate parkland.

Actions:

- Enhance the biodiversity value of demesne / parkland woodland through control of grazing and felling; by encouraging planting of sapling of the standard trees; by preventing further loss of parkland; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna).
- Further study of the history of demesne and other broadleaved woodlands particularly any ancient and long-established, as a key to future management.
- Encourage planting of broadleaved species, for example in field corners or small plantations to increase biodiversity of area.

Grassland and Arable

Issue: poor biodiversity of farmland.

Actions:

- Maintain and improve field boundaries especially hedgerows. This may be achieved through adoption of correct cutting cycles; hedge laying and replanting where necessary; leaving saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Encourage spring sown cereals rather than autumn sown (important for breeding lapwings) and leaving stubble over winter for farmland birds.

Wetlands

Issue: nutrient enrichment of lake and river waters.

Actions:

- Improve water quality of lakes and rivers. For example, by following guidelines on application of fertilisers and slurry to agricultural land thereby reducing inflow of nutrient-rich waters; by careful use of pesticides and herbicides; by ensuring that effluent from silage pits does not enter water courses; by monitoring discharges associated with expansion of rural settlements and from industry.

Geological Characteristics

The geological characteristics are described for each of the parts of the original NILCA 2000 LCAs which fall within the revised LCA.

LCA 106 (Lagan Parkland)

Overview

This LCA lies within the region described as the Central Lowlands. This region owes its large-scale morphology to the early Tertiary subsidence of the Lough Neagh basin into the magma chamber

from which the basalts that underlie much of the landscape originated (further information on the lough Neagh basin can be found in Appendix B).

The Lagan Parkland is an amenity parkland landscape set within the historic, designed landscapes of a series of 18th and 19th century estates. It is an integral component of the Lagan Valley landscape and derives much of its character from its location in the floor of this fault-guided depression. The River Lagan itself drains eastwards from Silurian highlands immediately south of the Lagan valley along a topographic low underlain by Triassic sandstones, Cretaceous chalk and greensands. The valley occurs between the southern margin of the Antrim Plateau basalts forming Divis Mt and Cave Hill (476m and 300m O.D.) and the Silurian highlands to the south. The undulating, steep slopes of the narrow river valley in this LCA are well wooded, with a variety of formal designed landscapes, commercial forests and natural habitats. To the south of the river, a neat, rolling agricultural landscape of estate farmlands has belts of mature trees. Winding, linear woodlands follow the local streams and narrow roads that characterise the landscape close to the foot of the Castlereagh Slopes. The key geomorphological feature of the Lagan Parkland is the extensive suite of glaciofluvial deposits that define its topography. These sand and gravel deposits have historically been used as the preferred sites for building and today underlie most of the urban areas in the valley. No active quarries remain. However, they remain a vital source of evidence for understanding the late-glacial history of this area and of Northern Ireland.

Solid Geology

The eastern side of the Lagan Valley encroaches upon the Lower Palaeozoic outcrop. These comprise greywacke sandstones and shales. Two mapped units occur: the Ordovician Gilnahirk Group dominate the outcrop, comprising greywackes from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. the younger (latest Ordovician to possibly youngest Silurian) Gala Group occur as a very small area in the far southeast of the LCA

The Permian occurs in the centre of LCA106, and their outcrop is broken by three NW-SE trending faults in the southwest of the area. Red-brown sandstones, conglomerates, siltstones and the (topmost 1-4 metres) Magnesian Limestone Formation, occur.

The Triassic sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. The sandstones are mostly soft and poorly-consolidated or more rarely well-cemented where they are and have been exploited for building stones in the past. They too are cut by the NW-SE faults mentioned above.

Drift Geology

This LCA contains a significant area (9.4km²) of the Lagan Valley Deglacial Complex. (further information on the Lagan Valley Deglacial Complex can be found in Appendix C).

LCA 107 (Hummocky Lagan Lowlands)

Overview

The uneven hummocky lowland landscape of this LCA, at the foot of the Castlereagh Slopes, has an irregular and varied pattern. The area is covered by deep layers of glacial sands and gravels that have been dissected by winding minor streams and shaped into a variety of irregular landforms.

Bedrock Geology

The eastern side of the Lagan Valley encroaches upon the Lower Palaeozoic rocks of the Gala Sandstone, Gilnahirk Group and the Moffat Shale. These comprise greywacke sandstones and shales. The Ordovician Gilnahirk Group dominate the outcrop, comprising greywackes from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The younger (Silurian) Gala Group occurs as a strip along the southeast of LCA 107.

The Enler and Belfast Groups occurs in the north of LCA107, the outcrop broken by two NW-SE trending faults in the northeast of the area where it comprises red-brown sandstones, conglomerates, siltstones. The topmost 1-4 metres of the Belfast Group comprises the Magnesian Limestone Formation, a fossiliferous limestone.

The Triassic Sherwood Sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings in a fault-bounded area in the northwest of LCA 107. The sandstones are mostly soft and poorly-consolidated or more rarely well-cemented where they are and have been exploited for building stones in the past.

For more detailed rock descriptions see Appendix D

Drift Geology

This LCA mainly comprises elements of the Lagan Valley Deglacial Complex (LVDC). The LVDC is a discontinuous belt of glaciofluvial and glaciolacustrine deposits occurs for 40km along the axis of the Lagan valley from Belfast WSW to Aghalee, Co. Antrim (detailed explanation of the LVDC can be found in Appendix C).

Drift geology mapping highlights the extensive alluvial deposits associated with the present-day floodplain of the River Lagan. Where these late- and post-glacial deposits are absent, it is possible to identify the underlying Late Midlandian till.

UPPER LAGAN (108)

Broad Lowland Valley

Landscape

Key Characteristics

- Broad, almost flat valley, with a relatively inconspicuous, narrow river channel.
- Predominantly fairly large arable fields but with areas of smaller pastures.
- Numerous farms and houses strung out along a branching network of narrow roads.
- Large-scale developments are a dominant influence towards the edges of Lisburn.
- Densely scattered hedgerow trees across the landscape.
- Avenues and lines of mature beech trees are prominent; some are a mixture of species, including Scots pine.
- Intrusion from the noisy M1 corridor.
- Long views across flatter parts of the valley to the west.

Landscape Description

The River Lagan flows in a winding, narrow channel across a very broad valley to the west of Lisburn, the landform of which is flat or undulates only very gently. The river is an inconspicuous feature towards the centre of the valley. Relatively large arable fields predominate, but there are also pockets of smaller pastures and paddocks, particularly on the edges of settlements. In the wetter, less well drained river flood plain there are some rushy pastures. Fields are mostly enclosed by low and in places gappy hedges, with those closer to the river having a scrubby, overgrown character and containing willow and downy birch. The landscape is largely unwooded, however trees are present as clumps around farms and houses, along field boundaries, while sections of the river corridor include more substantial woodland. Mature ash, beech, oak and Scots pine along tracks, field boundaries and sheltering properties are characterful landscape features. The landscape is mostly of medium scale, but appearing larger scaled where there are longer views to the enclosing escarpments, especially towards the west.

The valley is well-settled, with linear villages and farmsteads along a dense, branching network of roads which follow minor ridges and many of the minor roads are busy. The A-roads and M1 have a much smoother alignment, superimposed on this historic pattern, with the noise of the M1 an intrusive feature throughout the character area. The area includes quite large farms and estates, often with more modern styles of agricultural buildings and includes some poultry production. Residential housing of various styles is found throughout the character area, with newer houses often along the road sides, while older farm houses and properties tend to be set back along tracks.

Towards the east the landscape has a more peri-urban character, with industrial units at the outskirts of Lisburn, a golf course, race course, and agricultural show ground at the former Maze prison site, while towards the east settlements become more substantial. Larger scale electricity transmission lines are present towards the east of the character area. Towards the west, the edge of Moira is relatively exposed, occupying a prominent position on the valley side.

Landscape Condition and Sensitivity to Change

The farming landscape is in good condition and apparently productive. The arable fields on the fringes of Lisburn are much enlarged and there are few remaining hedgerows, with a relatively poor landscape structure. The rural character of eastern parts of the LCA has been eroded by the presence of larger scales of development, larger settlements, while the noise of the M1 is a detracting feature noticeable throughout the character area. The area to the south of the M1 is relatively sensitive to change, as it forms part of the broader setting of the shallow escarpment slopes of the Kilwarlin Plateau. In addition, the western valley (in the Moira area) is a slightly more sensitive landscape than other areas, as it is overlooked from vantage points on the higher land at Moira and Maghaberry.

Forces for Change

Agriculture

The agricultural landscape is productive and may be subject to further improvements resulting in a loss of landscape structure through field enlargements and the loss of traditional field boundaries. Larger scales of farm building may become a more common feature, and would be quite prominent in the open, flat landscape.

Trees and Woodland

Mature tree clumps, avenues and single mature specimens are important features of the landscape. A failure to plan for the eventual replacement of mature trees, or the loss of mature trees through farm improvements or other new development, may result in the loss of these important local landmarks.

Development

Given its proximity to the urban area of Lisburn and major transport links it is likely that the area will come under further pressure for development, both smaller scale residential development and larger industrial development at the urban edge. The unwooded, open character of the landscape means that such development may be quite prominent in the landscape, further undermining its rural characteristics. The settlement of Moira may continue to intrude into the character area.

Minerals

There is little evidence of pressure for minerals development within this landscape character area. The flat, relatively exposed landscape would be sensitive to such development type.

Tall Structures

Tall structures are prominent in this open landscape and the landscape is generally sensitive to intrusion from tall high voltage power lines and larger scales of wind turbines. There may be future pressure for farm scale or potentially smaller commercial scales of wind energy development within the character area, for example associated with industrial developments.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to maintain the rural characteristics of the area through minimising the effects of more intrusive larger scale urban developments, particularly at the urban edge of Lisburn and ensuring that the relatively open rural landscape does not become suburbanised through house development beyond settlement limits. Its existing relatively open character with mature tree features should be retained.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- The impact of larger scales of farm building could be minimised through the inclusions of appropriate bunding and screen planting.
- There may be scope to improve the wetland corridor of the River Lagan by creating a buffer zone from the surrounding arable land and planting appropriate trees and shrubs.

Trees and Woodland

- Tree clumps, avenues and single trees should be maintained. The loss of older characterful trees and tree groups should be anticipated with the planting of successor trees.

Development

- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- Planting beech and native species in lines along driveways and at entrances to linear villages, would provide a stronger sense of arrival at settlements and help prevent their coalescence.
- House development should be directed to the existing established settlements within the character area. Maintenance of undeveloped 'gaps' or buffer zones between adjacent linear settlements will help to prevent coalescence and allow views across the valley.
- Mass tree planting in hedgerows and road/track verges in the landscape immediately to the west of Lisburn would strengthen the character of the degraded landscape in this area.
- Strategic planting at the eastern edge of Moira would assist with the integration of the settlement into the landscape.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- The cumulative effects of high voltage transmission lines within the character area should be considered, particularly towards the east of the character area.
- Wind energy developments should appear as well separated features of the landscape, typically of smaller typologies only. Larger typologies would be suited only to the more industrialised areas of the urban edge.



The Lagan River floodplain at Spencer's Bridge.



Mature Scots pine backdropped by the Belfast escarpment are a striking landscape feature.

Biodiversity Profile

Key Characteristics

- All 4518 ha of the LCA is within the LCCC boundary.
- Woodland cover is low but has increased recently, with woodlands scattered around farmsteads, parkland and rivers.
- Grasslands account for a large majority of land cover, most of which is improved pasture, with some areas of rough and damp grassland.
- Arable land is very significant at approximately a quarter of land cover and occurs on well drained brown earths.
- No significant areas of wetland.

Key Sites

SLNCI: Carnlougherin Road; Old Warren; Broadwater/Friar's Glen; Lissue; Old Hillsborough Road

Woodlands

There is relatively little woodland in this LCA, with only 110 ha or 2.5% of the land area covered in trees. There is a small plantation of mixed woodland (**Lowland woodland pasture and parkland**) at the former Lissue Children's Hospital which also has a diverse ground flora. There are some small areas of **wet woodland** along the Lissue Stream. Some of the largest areas of woodland in the LCA are alongside the River Lagan to the north and northeast of the Down Royal Golf Course and near Drumsill, where 37 ha of new broadleaved woodland has been planted. The Down Royal Golf Course, and the Lisburn Golf Club in the southeast of the LCA, also have some scattered trees and scrub. Many large trees can be found in hedgerows especially to the south of Lissue. Other treed areas exist as planting around farmsteads with occasional stands of poplars and scattered areas of scrub. There is one newly established area of short-rotation coppice in the west of the LCA, near Soldierstown.

Grassland and Arable

Grassland and arable cover most of this LCA, around two thirds of which is improved grassland. These areas have little biodiversity as a result of intensive management. High levels of grazing or repeated cutting for silage, high inputs of fertilisers and slurry, and selective herbicides serve to reduce diversity of both flora and fauna.

Land classed as arable (includes grass reseeding) is extensive and scattered throughout the LCA, occurring on well drained brown earths. Arable land accounts for around a quarter of the land cover, which is a very high percentage for Northern Ireland at over three times the national average. Arable land is often of low biodiversity interest, but can be significant for farmland seed-eating birds like linnet and yellowhammer and also song thrush, tree sparrow and spotted flycatcher; all these species have been recorded in areas of arable land in this LCA.

Biodiversity in areas of improved pastures and arable is often concentrated in hedgerows. Indeed, they may be the most significant wildlife habitat over much of lowland Northern Ireland, especially

where, as in this LCA there are few semi-natural habitats. Hedgerows are a refuge for many woodland and farmland plants and animals. In this LCA, hedgerows are generally dense and treed. Scattered amongst the improved pasture are some areas of rough grassland predominantly to the north of Aghnatrisk. There are also areas of damp grassland which occur along the River Lagan, in particular fields to the south of the river on either side of Young's Bridge and fields to the east of Spencer's Bridge. Some areas are quite species rich such as fields at Carnlougherin Road and Hillsborough Old Road. These damp grasslands can be important for waders, including curlew.

Wetlands

Aside from the areas of damp grassland there are no other significant wetlands in this LCA. The River Lagan flows through this area and has some good stretches where the plant community in the channel is good but in general this section of the river has been re-sectioned and over-deepened in the past. Industrial estates and housing continue to be a threat to the water quality of this river.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: low woodland cover of variable biodiversity value.

Actions:

- Enhance the biodiversity value of demesne / parkland woodland through control of grazing and felling; by encouraging planting of sapling of the standard trees; by preventing further loss of parkland; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna).
- Encourage control of grazing in broadleaved woodlands along streams to foster regeneration and if necessary, encourage replanting of canopy species.
- Encourage new woodland planting through appropriate agri-environment and forestry grant schemes.

Grassland and Arable

Issue: poor biodiversity of farmland.

Actions:

- Maintain and improve field boundaries especially hedgerows. This may be achieved through adoption of correct cutting cycles; hedge laying and replanting where necessary; leaving saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.

- Through agri-environment schemes, encourage adoption of less intensive management of pastures to allow reversion to more species-rich grassland and protect unsown areas of species-rich grassland.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring sown cereals are beneficial for breeding farmland birds.

Wetlands

Issue: potential eutrophication of rivers.

Actions:

- Promote and encourage existing good farming practises so that streams are not polluted by run-off from agricultural land or seepage from silage pits.
- Continued monitoring of streams below industrial plants.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.

Geological Characteristics

This LCA lies within the region described as the Central Lowlands. This region owes its large-scale morphology to the early Tertiary subsidence of the Lough Neagh basin into the magma chamber from which the basalts that underlie much of the landscape originated. This has produced a largely centripetal drainage system from the rim of the basin into Lough Neagh that ultimately drains northwards via the Lower Bann. To the south of the Lough Neagh basin, the lowlands extend southwestwards along a Caledonian structural trend into the Monaghan-Clones depression. In the east of the region the lowlands extend northeastwards along the fault-guided Lagan Valley. There are no strong topographical barriers in the region and boundaries between LCAs tend to be subtle. The low gradients of the rivers, especially on the clay lowlands immediately around Lough Neagh, create inherent drainage problems and frequently it is only the slopes of the many drumlins that provide permanently dry sites. The Lough Neagh Basin was a major ice accumulation centre during the Late Midlandian and much of the lowland areas to the north and south of the Lough are dominated by extensive drumlin swarms.

The River Lagan flows in a winding, narrow channel across a very broad, flat valley to the west of Lisburn. The river is relatively inconspicuous towards the centre of the valley. The River Lagan itself drains eastwards from Silurian highlands immediately south of the Lagan valley along a topographic low underlain by Triassic sandstones, Cretaceous chalk and greensands. The valley continues between the southern margin of the Antrim Plateau basalts forming Divis Mt and Cave Hill (476m and 300m O.D.) and the Silurian highlands to the south. These hills form a northern backdrop to the LCA and it derives much of its landscape character from their presence. In the north of the LCA are elements of the Lagan Valley Glaciofluvial Complex (see Appendix C), in the form of steep sided eskers, although much of their former extent has been destroyed through commercial aggregate extraction.

Bedrock Geology

The low hills of the southeastern side of the Lagan Valley form the southern boundary of the LCA and are composed of Lower Palaeozoic greywacke sandstones and shales. The greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and volcanic ash-beds (or bentonites) occur.

The easternmost part of the LCA is composed of a small area of Permian Enler Group (comprising red-brown sandstones, conglomerates, siltstones). The Permian succession also forms low hills on the southeastern edge of the Lagan Valley. The Belfast Group comprises mudrocks with thin sandstone lenses resting conformably on Enler Group, a gradual transition between the two groups occurs. The topmost 1-4 metres of the Belfast Group at the type location in Belfast Lough, comprises the Magnesian Limestone Formation, a fossil-bearing limestone.

Triassic sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. The sandstones are mostly soft and poorly-consolidated.

Below the Cretaceous - Tertiary escarpment and above the Sherwood Sandstones to the north and northeast of the LCA, low hills are underlain by soft sedimentary rocks of the Triassic Mercia Mudstone Group. The Mercia Mudstone Group is predominantly red-brown and unfossiliferous in the lower parts of the exposed succession, becoming grey-green, sometimes fossiliferous and sometimes carbonate-cemented toward the top. The beds form an aquiclude, soft and contain anhydrite.

The Cretaceous succession is found in linear, fault-bounded exposures below the Tertiary basalt escarpment of the LCA and comprises sandstones at the base and white limestones (chalks) above.

A dolerite plug (the core of an ancient volcano) occurs in the Sherwood Sandstone Group east of Moira and west of Flatfield in the west of the LCA.

The Tertiary basalt formations comprise a crudely-bedded succession of lava flows, columnar jointed lava flows, ash-falls and red-weathered horizons (or boles) that crop out in the far western and northwestern edges of the LCA. The basalts rest unconformably on the older formations. They are extensively quarried for construction materials in this area, especially roadstone.

Drift Geology

The drift geology map for this LCA shows it to be underlain for the most part by Late Midlandian till laid down by ice that moved rapidly southeastwards across the area from a centre in the Lough Neagh Basin. This flow direction is confirmed by the extensive swarms of drumlins that are found in LCAs to the south of the Lagan Valley. However, in the east of the LCA there is also an extensive spread of glaciofluvial deposits. These form part of the Lagan Valley Deglacial Complex (detailed description available in Appendix C)

The drift geology map also highlights the alluvial deposits associated with the floodplain of the present-day river Lagan.

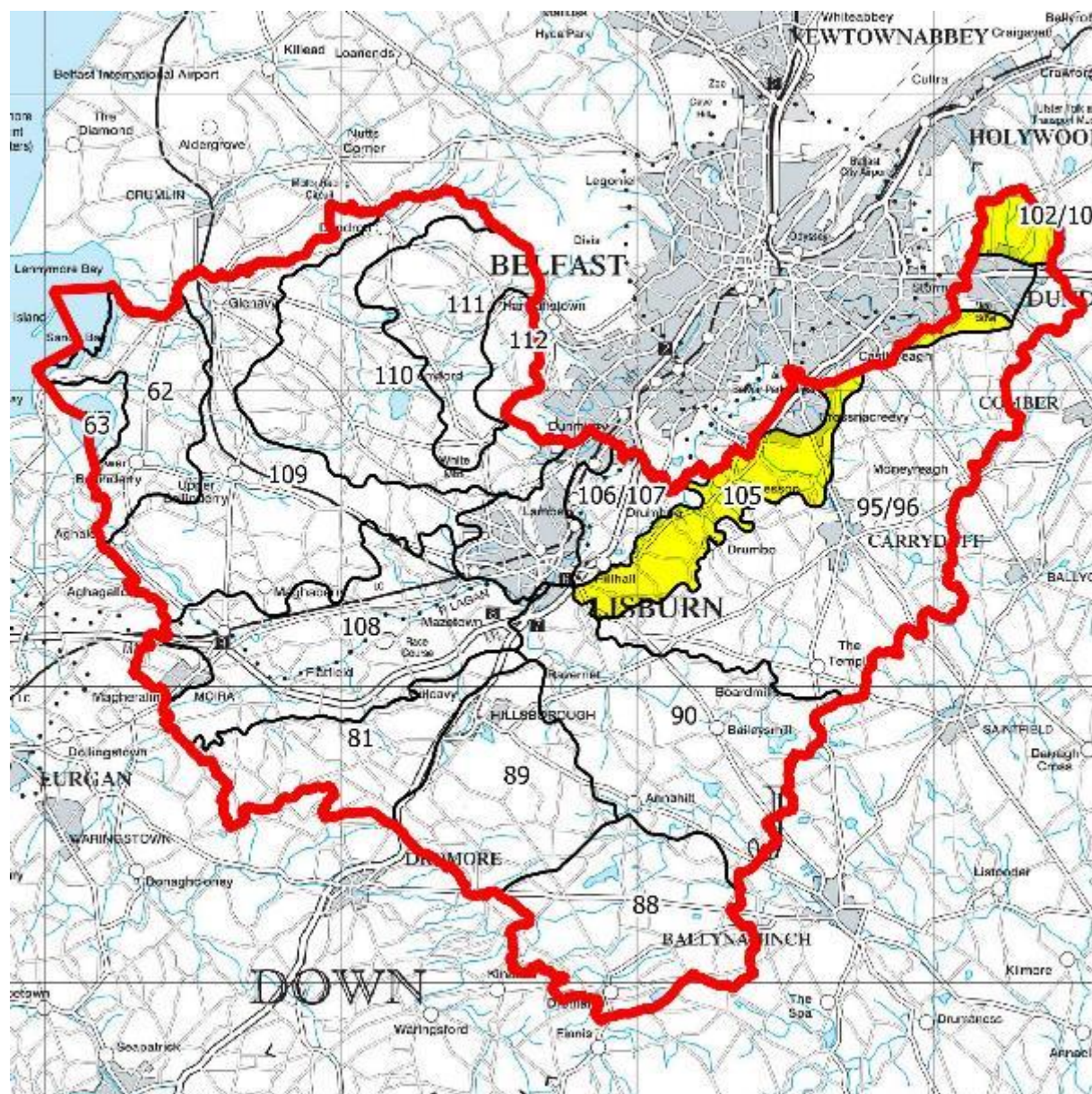
Kettle hole lakes are present in the NW and SW of the LCA, these are the result of large heavy pieces of glacial ice being calved at the snout of the glacier during its recession leaving a depression in the soft sediments below.

Sites/units identified in the Earth Science Conservation Review

452 Broad Water

Preserved largest glacial drainage channel in Lagan Valley, formerly linking Glacial Lough Lagan and Glacial Lough Neagh.

6. Sandstone Escarpment



Craigantlet (102/ 104)
Castlereagh (105)

CRAIGANTLET (102/ 104)

Sandstone Escarpment

Landscape

Key Characteristics

- Steep ridge containing the eastern urban edge of Belfast.
- Rounded landform incised by steep wooded valleys.
- Patchwork of large, open pastures and arable fields, limited enclosure
- Encroachment of housing from the outskirts of Belfast.
- Long views across Belfast and to the Castlereagh Escarpment.

Landscape Description

The Craigantlet escarpment is a prominent ridge of Silurian rocks which forms the escarpment to the Holywood Hills. The escarpment encloses and shelters the urban edge of east Belfast which pushes up against the ridge. Within Lisburn and Castlereagh, the area rises steeply above Dundonald, an eastern suburb of Belfast, which is also contained by the Castlereagh Escarpment to the south. The landscape is medium scale, but with long outward views. Land cover comprises relatively large improved pastures and arable farmland, enclosed by low hedges with occasional trees, with the rounded slopes divided by narrow wooded glens. Towards the southern urban fringe there are more scrubby marginal pastures. Busy minor roads take a direct route up the escarpment, along which are sited farm houses and agricultural buildings, sometimes accessed by tracks from the main routes. Housing and industrial land uses extend upwards into the lower parts of the character area. From the upper parts of the landscape there are good views towards the south across Dundonald to the Castlereagh Escarpment and the wider Belfast urban area.

Landscape Condition and Sensitivity to Change

The landscape is mostly in good condition, with reasonably well maintained hedges providing a recognisable landscape structure, although field enlargements and neglect of hedges is apparent. Encroachment of development from the edges of Belfast threatens to alter the rural character of the lower escarpment as well as the definition of the urban edge, with little definition to the settlement edge. This area has been defined as an 'Area of High Scenic Value' because of its importance to the setting of Belfast, and it is therefore sensitive to development which is likely to appear prominently in the exposed and open landscape. The importance of the wooded glens is recognised through ASSI designation.

Forces for Change

Agriculture

The agricultural landscape is relatively sensitive to change due to its importance as the setting to the urban area of Belfast. Loss of landscape structure through removal or neglect of field

boundaries would adversely affect the setting of parts of the city. Newer larger scales of agricultural building also have the potential to be prominent on the steeply sloping, open landscape.

Trees and Woodland

Wooded glens are important both as landscape features and as woodland habitats, and are vulnerable to adjacent farming activities such as browsing by animals, scrub clearance or felling.

Development

Due to the prominence of the escarpment the landscape is sensitive to new developments particularly on the southerly outer facing slopes. Urban expansion onto the lower parts of the escarpment also risks undermining rural characteristics.

Minerals

The exposed escarpment slope would be very sensitive to intrusion from minerals development because of the landscape's importance to the settlement of Belfast.

Tall Structures

There may be some pressure for the siting of telecommunications masts or wind turbines within the character area.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to retain and enhance the rural characteristics of this landscape to ensure the strong contrast between the urban area of Belfast and its rural setting is retained.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- Larger scales of agricultural buildings should include deciduous screening to reduce their prominence on the sloping, exposed landform.

Trees and Woodland

- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- Coniferous forestry should be avoided on the exposed slopes to the landscape area.
- Wooded glens should be protected from encroachment by agricultural activity.

Development

- Single rural house development in the area should be resisted, unless in compliance with operational planning policies, helping ensure the rural character of the setting to the city is maintained.
- Woodland planting along the urban edge would enclose and contain the development to the north of Dundonald; planting should follow contours, emphasising the local topography.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- The clustering of telecommunications masts would be preferable to their siting on multiple hill tops, thereby reducing disruption to the skyline.
- Any wind energy developments would be best sited towards the north, away from the escarpment slope and should be of small scale in relation to the height of the ridge.



Views across the pastures of the Craigantlet escarpment to the urban area of Belfast, with the Castlereagh escarpment beyond.

Biodiversity Profile

The biodiversity profile is described for each of the parts of the original NILCA 2000 LCAs which fall within the revised LCA.

LCA 102 (Hollywood Hills)

Key Characteristics

- In total, 222 ha (4.7%) of the LCA is within the LCCC boundary.
- Undulating agricultural land, principally comprising improved pastures.
- Small areas of mixed broadleaved and coniferous forest in valleys.

Key Sites

ASSI: Craigtantlet Woods

SLNCI: Craigtantlet Woods

Woodlands

Woodlands occupy around 20 ha or 8.7% of the LCA. Two sections of Craigtantlet Woods ASSI, totalling around 3.5 ha, fall within the LCA. The woods are difficult to access so that they remain relatively undisturbed. The woods are all base-rich occurring on steep valley sides and are composed of mature ash with frequent wild cherry and a well-developed understory. The ground flora is typical of flushed, base-rich woodlands with a diversity of plant communities and species. Associated streams and rock faces enhance the variety by providing additional microhabitats. The woodland flora also includes rare plants such as wood millet, wood fescue and toothwort.

Grassland and Arable

Grassland occupies over 90% of the LCA, and is all improved pasture. The biodiversity is generally low as a result of reseeded pastures and heavy use of slurry and inorganic fertilisers; the hedgerows that form most of the field boundaries provide habitats for farmland birds.

Key Issues

General actions for UK and NI **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: low woodland cover.

Actions:

- Further study of the history and ecology of broadleaved woodlands within the LCA, particularly any ancient and long-established, as a key to future management.
- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover.
- Allow areas of scrub to develop.

Grassland and Arable

Issue: improved pastures are of relatively low biodiversity value.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland.
- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides through a move to organic farming; provision of wildlife strips and conservation headlands around fields, and limitation of field amalgamation.

LCA 104 (Craigtantlet Escarpment)

Key Characteristics

- In total, 313 ha (38.7%) of the LCA is within the LCCC boundary.
- Upland area forming escarpment to Hollywood Hills.
- Contains some of the most important woodland areas for North Down.
- Dominated by improved pasture.

Key Sites

ASSI: Craigtantlet Woods

SLNCI: Craigtantlet Woods

Woodlands

Woodlands in this LCA account for approximately 6% of land cover, including **upland mixed ashwoods**, a priority habitat for Northern Ireland. The majority of this habitat type is part of Craigtantlet ASSI. This ASSI is composed of three separate valley-woods in close proximity, together forming the largest block of semi-natural woodland remaining in north County Down. The woods are difficult to access so that they remain relatively undisturbed. The woods are base-rich, occurring on steep valley sides and are composed of mature ash with frequent wild cherry and a well-developed understory. The ground flora is typical of flushed, base-rich woodlands with a diversity of plant communities and species. Associated streams and rock faces enhance the variety

by providing additional microhabitats. The woodland flora also includes rare plants such as wood millet, wood fescue and toothwort.

Carrowreagh Wood also fits into the category of upland mixed ashwoods. This is a small and narrow wooded river valley – its canopy is predominantly ash with a few scattered sycamores. The understory is dominated by hazel with blackthorn locally abundant along the top margin of the valley sides. The whole wood is open to livestock, which has resulted in a deterioration of the quality of some accessible woodland areas due to trampling.

Almost all the woodland in this LCA is Northern Ireland Priority Habitats and an ASSI. Safeguarding these woodlands is a high priority for biodiversity in the LCA.

Grassland and Arable

An approximately equal mix of improved grassland and arable are the dominant land cover in this LCA, covering over 80% of the area. Improved grasslands have little biodiversity value but in this LCA hedgerows are a common feature and, in many cases, form a valuable network.

Arable fields can be important for decreasing farmland seed-eating birds such as the **yellowhammer**.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: some of the largest intact blocks of woodland in North Down, including the NI Priority Habitats **upland mixed ashwoods**.

Actions:

- Enhance the biodiversity value of broadleaved woodlands by discouraging any further felling or pollarding; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna); ensure that hazel scrub is not cleared.
- Encourage control of grazing within upland mixed ashwoods such as Craigantlet ASSI and Carrowreagh to foster herb layer and regeneration and, if necessary, encourage replanting of canopy species; removal of invasive species could increase the diversity of ground flora, especially where the canopy species are not beech.
- Further study of the history and biodiversity of broadleaved woodlands within the LCA, particularly any ancient and long-established, as a key to future management.
- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover; farmers and landowners could be encouraged to plant field corners or set-aside fields.

Grassland and Arable

Issue: high grassland cover in improved pastures and intensively managed arable land of low biodiversity value; also scattered areas of rough grassland.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland and protect any unsown areas.
- Maintain and enhance rough damp grassland by, where possible, restricting field or arterial drainage.
- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides through a move to organic farming; provision of wildlife strips and conservation headlands around fields, and limitation of field amalgamation.
- Leave stubble over winter rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.

Wetlands and Lakes

Issue: general water quality.

Actions:

- Promote and encourage adoption of best practice management so that rivers are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that eutrophication does not occur as a result of nutrient-rich surface waters from surrounding farmland.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.
- Monitor effects of recreation, including fishing.

Geological Characteristics

The geological characteristics are described for each of the parts of the original NILCA 2000 LCAs which fall within the revised LCA.

LCA 102 (Hollywood Hills)

Overview

The Hollywood Hills extend across west North Down Borough, forming an area of undulating upland in the centre of a ring of settlement that includes Belfast, Hollywood, Bangor, Newtownards and Dundonald. They rise to 200m, with steep, wooded escarpment slopes. Proximity to a number of settlements makes the area an important recreational resource and its easy accessibility, rural

identity and exposed, wild character are important characteristics. The plateau drops steeply to Belfast/Lisburn to the south west, and to the Bangor Coastline to the north.

Solid Geology

Predominantly Lower Palaeozoic greywacke sandstones and shales with minor igneous intrusions. A southern strip along the Dundonald Gap comprises Triassic Sherwood Sandstones, the remainder being Tertiary intrusives.

A NE - SW striking fault-bounded strip in the east of the LCA brings the predominantly Moffat Shale Group to surface. The Gilnahirk Group is separated from the Gala - Moffat succession by the NE-SW Orlock Bridge Fault which continues east. The greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and volcanic ash-beds (or bentonites) occur. Encroaches into Whitespots ASSI188 (continuation of Conlig Lead Mines).

Triassic sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. The sandstones are usually soft and poorly-consolidated.

Whitespots is of geological interest on account of its mineralogy, including a range of commercially mined metallic ores. Minerals were deposited within a fault in the Silurian country rocks by hot, mineral-rich fluids. Minerals including galena, sphalerite, chalcopyrite, baryte, dolomite, calcite and chalcedony are present. This site is the only occurrence in Northern Ireland of the unusual barium zeolite, harmotone.

Drift Geology

Although there is a considerable area of drift free, ice scoured bedrock in the south of the LCA, the drift geology map for the area shows that most of it is underlain by Midlandian till. Topographically the till comprises an extensive suite of drumlins and inter-drumlin hollows (further information on drumlins and inter-drumlin hollows can be found in Appendix B).

LCA 104 (Craigantlet Escarpment)

Overview

This LCA lies within the region described as the Uplands and Drift Covered Lowlands of Down and Armagh. The generally subdued relief associated with the underlying basement complex of highly folded Palaeozoic strata provides the unity of this region. The Craigantlet Escarpment is a prominent ridge of Silurian rocks that forms the escarpment to the Holywood Hills. The escarpment encloses and shelters the urban edge of east Belfast that pushes up against the ridge, extending into the woodlands at Stormont.

Solid Geology

Lower Palaeozoic greywacke sandstones and shales form about 60% of the outcrop in this LCA. The arcuate eastern edge of the LCA is formed of Gilnahirk Group which forms the lower slopes of the Craigantlet Hills: exposed in the stream/road cutting of Ballymiscaw (ESCR Site 441) where tectonically deformed turbidites may be observed. The far eastern end of this outcrop includes a fault-bounded outcrop of younger Ordovician Gala Group greywackes.

Triassic sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. The sandstones are mostly soft and poorly-consolidated or more rarely well-cemented where they are and have been exploited for building stones in the past. They unconformably overly and are also in faulted contact with the Lower Palaeozoic groups.

NW-SE trending dolerite dykes occur throughout the area: mapped locations include the far western end of the LCA north of Stormont. Other dyke orientations do occur (e.g. in the Craigantlet Hills in the south of the LCA).

Drift Geology

The drift geology map for this LCA shows it to be predominantly underlain by Late Midlandian till associated with the large ice mass that was centred on the Lough Neagh Basin. This ice flowed southeastwards from an ice divide that lay approximately SW-NE along the line of the north Belfast Hills. Evidence for this flow direction is found in the orientation of the numerous drumlins that make up much of the landscape to the south of the LCA. Along the southern margin of the LCA, the drift geology map shows a limited extent glaciofluvial deposits. These are the product of late-glacial deposition by meltwater along the Enler Valley between Belfast and Comber - the so-called 'Dundonald Gap'. Smith et al. (1991) describe these deposits as mounded outwash that consists of laminated sand and gravel with subordinate red clays. Small areas of peat can be found in the in the east along the border with LCA 103.

CASTLEREAGH (105)

Sandstone Escarpment

Landscape

Key Characteristics

- Steep escarpment slopes on the south eastern edge of the urban areas of Belfast and Castlereagh.
- Patchwork of pastures and hedgerows on broader slopes; fingers of broadleaf woodland in steep-sided glens.
- Avenues, lines of mature beech trees and clumps of parkland trees at the south western end of the escarpment, overlooking the Lagan Valley and to the south east of Lisburn.
- Farms and farm buildings on the mid slopes of the escarpment.
- Steep, narrow, winding roads traverse the slopes linking the ridge-top with the edges of Belfast.
- Housing and other development extending upwards from the lower slopes.
- Elevated views over Belfast.
- Intrusive high voltage power lines.

Landscape Description

The Castlereagh escarpment are the steep slopes of the north western margins of the Castlereagh plateau, to the south east of the Belfast/Castlereagh urban area. The prominent ridge has a smooth, uneven, rolling landform and a steep gradient. It averages 130m but at Branial Hill, reaches an approximate height of 170m. It is deeply dissected by steep glens which are often wooded.

The broad slopes of the ridge are divided into a patchwork of undulating pastures and some arable farmland, and is of small to medium scale. Pastures are mostly of good quality with only occasional rushy or derelict fields. Field boundaries are mostly of low hedges, but include some trees and hedgerows which add some enclosure to the landscape in places. The remnant landscapes of the many historic estates and country houses of the Lagan Valley remain an important influence. Avenues and lines of mature beech trees mark the entrances, carriage drives and former estate boundaries and the buildings themselves are often important features in the landscape often enclosed within tree clumps, including Scots pine. The landscape includes many single houses of varying age, usually sited to take advantage of the excellent views across the Lagan valley from the upper parts of the escarpment. The presence of frequent houses, plus garden planting along roadsides, contributes to a leafy suburban character on the lower slopes, while the upper slopes have a more open, rural character.

Numerous minor roads run from the bottom to the top of the escarpment, with the busy B23 at its base. Within each glen, the roads are often bordered by lines of mature specimen trees, and single rural houses extend upwards from the base of the escarpment. High voltage transmission lines are the most significant intrusion into this landscape, running across the escarpment for much of its length. Urban expansion to settlements has resulted in encroachments of housing suburbs into

parts of the area, in particular near Newtownbreda, where there are various institutional land uses such as hospitals, schools and government offices, sometimes set within former estate landscapes.

Landscape Condition and Sensitivity to Change

The historic parkland landscapes are generally in very poor condition and most have lost their visual integrity as the estates have been broken up and put to a variety of commercial and institutional uses. Most of the farmland and hedgerows are in reasonably good condition, although there are pockets of derelict land, often close to recent development. Much of this landscape is designated as an 'Area of High Scenic Value' owing to its prominent ridge profile, its function as a backdrop to south Belfast and the historic designed landscapes which it supports. The entire ridge is prominent in views from the lowland and is an extremely sensitive landscape in visual terms, as it forms a backdrop to views from Belfast and Lisburn. Overhead power lines cut across the ridge and radio masts are a dominant influence on the ridge tops.

Forces for Change

Agriculture

The sloping, good quality pastures set within a strong framework of hedges and wooded field boundaries contributes much to setting of the city. The landscape would be sensitive to the loss of this landscape structure as a result of agricultural improvements, neglect or development pressure.

Trees and Woodland

Parkland, trees and woodland associated with former estate landscapes contribute to landscape character for example at Purdysburn House and Belvedere. Wooded glens and small woodland copses also contribute to the landscape structure. The landscape would be sensitive to the erosion of woodland due to development or lack of management.

Development

There is pressure for further linear development along local roads. Further ribbon development would block views to the surrounding countryside and lead to a degraded, nondescript landscape at a key gateway location on the fringes of Belfast.

Minerals

The exposed escarpment slope would be very sensitive to intrusion from minerals development because of the landscape's importance as to the settlement of the city.

Tall Structures

The landscape is particularly susceptible to the impact of tall structures, which appear prominently at the top of the escarpment or detract from the contribution of the escarpment to the urban setting when interrupting views to the escarpment.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to retain and enhance the rural characteristics of this landscape to ensure that the strong contrast between the urban area of Belfast and its rural setting is retained. This should include the maintenance of historical parkland features, strengthening the urban edge, ensuring single house development is integrated into the landscape with native planting.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- Priority should be given to hedgerows which follow contour lines as they lend emphasis to the landform.

Trees and Woodland

- Tree clumps, avenues and single trees should be maintained. The loss of older characterful trees and tree groups should be anticipated with the planting of successor trees.
- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- Any coniferous plantations should be small scaled and well-integrated into the landscape with deciduous woodland.
- Coniferous forestry should be avoided on the exposed slopes to the landscape area.
- Restoration of the visual and if possible, the historic integrity of historic parkland landscapes would conserve these valuable landscape features, which have been disrupted by developments and decay.

Development

- Ribbon development along the minor roads extending up the escarpment should be resisted to prevent expansion of urban or suburban character.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.
- Planting native woodland trees and shrubs in mass plantings on the fringes of Belfast/Castlereagh, would soften the edges of built development and contain the urban edge.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Electricity transmission lines should be set back from the escarpment edge so as not to appear prominently skylined.
- The clustering of telecommunications masts would be preferable to their siting on multiple hill tops, thereby reducing disruption to the skyline.
- The cumulative effects of tall structures within the character area should be carefully considered.
- Any wind energy developments should be sited back from the top of the escarpment slope, and should be of small scale in relation to the height of the ridge.



Single rural housing development creates a suburban character to lower parts of the escarpment.



View across the Belfast basin from Branial Hill, the highest point of the escarpment.

Biodiversity Profile

Key Characteristics

- In total, 2149 ha (89.8%) of the LCA is within the LCCC boundary.
- Steep northern slopes of the Castlereagh Hills and their extension southwestward.
- Largely occupied by improved pastures but with significant arable land near Ballylesson.
- Large demesne woodlands, particularly in the southwestern part of the LCA.
- Threats to habitats from urban expansion, particularly in the Belvoir-Newtonbreda-Carryduff corridor.

Key Sites

SLNCl: Mill Road Quarry; Minnowburn; Farrell's Fort; Purdysburn Hospital; Ballycarn Glen; Cregagh Glen and Lisnabreeny; Knockbracken Glen

Woodlands

Woodland occupies approx. 4.8% of the LCA; most of this is broadleaved or mixed woodland, originating from demesne planting. The two largest examples of demesne woodlands (Lowland woodland pasture and parkland) are at Hydebank and Purdysburn Hospital; both are of mixed planting with a wide range of tree species that includes oak, beech, elm (though declining through disease), lime, sycamore, larch and many other specimen conifers and broadleaves. Older estates, including Belvedere consist mainly of broadleaf planting of beech, sycamore and ash. Groves and avenues of lime are also found in some of these estates. Estate planting was not confined to the land around the house, but also to 'landscaping' the surrounding agricultural land. This included planting alongside streams as at Drumbo Glen (ash and hazel woodland planted with elm, oak, beech, larch and Scots pine). Information on Priority Species is sparse, but red squirrel has been recorded at Hydebank.

Expansion of housing has led to the loss or severe depletion of estate woodland in the recent past. There is a lack of maintenance of some of these woodlands also, particularly those in public ownership; for example, many of the trees at Purdysburn have been felled because they were over-mature, but they have not been replaced. Generally, as canopy trees become post-mature, they are not being replaced; saplings and young trees are often of the more invasive species so that the composition is gradually changing. The understorey in many estate woodlands is unmanaged and has become dense (e.g. with rhododendron) excluding light and therefore limiting or excluding ground flora.

Outside of the estates, woodland is scarce and confined to patches alongside small streams flowing down the steep slopes of the Castlereagh Hills; these are predominantly ash-hazel woodland.

Grassland and Arable

Grassland accounts for most of the land cover of the LCA, the vast majority being in improved pastures. The biodiversity is generally low as a result of reseeded pastures and heavy use of slurry and inorganic fertilisers; the hedgerows that form most of the field boundaries provide habitats for

farmland birds. Hedgerows are managed well, but there has been some field amalgamation. Continued good management of hedges (that could include laying and replanting of hedgerow shrubs; allowing tree saplings to develop into mature trees or planting saplings; and limiting the use of herbicides, pesticides and fertilisers at the foot of the hedgerow) should help retain and enhance biodiversity. Some farmland has been lost due to urban expansion, particularly along the Newtownbreda-Carryduff corridor.

There are areas of poor-quality pasture in the LCA mostly resulting from a lack of intensive management, as for example the grounds of Purdysburn Hospital, or from a combination of poorer management and exposed sites with steep slopes, e.g. Braniel Hill. Generally, the biodiversity is not high.

Arable land, (which includes land prepared for grass reseeding) occupies around one tenth of the LCA. It is scattered throughout the LCA among improved pasture fields.

Wetlands

The only area of standing water in the LCA is Knockbracken Reservoir which is used as a recreational water park and has minimal biodiversity potential. Many small streams flow north from the hills and slopes towards the River Lagan. Whilst there are no records of the presence of Priority Species in these streams, it is important that they should not be polluted.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: demesne woodlands, which are a Priority Habitat **Lowland woodland pasture and parkland**, are under threat from urban expansion and lack of maintenance.

Actions:

- There is a need for planned management of estate woodlands and stronger limitation on expansion of housing if these are to be retained; avoid depletion of woodland through new developments.
- Enhance the biodiversity value of demesne woodlands at Hydebank and Purdysburn by discouraging felling or pollarding; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna); ensure that hazel scrub is not cleared.
- Encourage control of grazing in broadleaved woodlands to foster herb layer and regeneration and, if necessary, encourage replanting of canopy species, particularly post-mature; removal of invasive species could increase the diversity of ground flora, especially where the canopy species are not beech.
- Further study of the history and biodiversity of broadleaved woodlands within the LCA, particularly any ancient and long-established, as a key to future management.
- Enhance biodiversity through agri-environment and forestry measures to improve and extend woodland cover; management plans for demesne woodland should be directed toward their

survival, through natural regrowth or planting of native broadleaf species; farmers and landowners could be encouraged to plant field corners or set-aside fields.

Grassland and Arable

Issue: low biodiversity of improved pastures and intensively managed arable land; farmland along the Newtownbreda-Carryduff corridor is under threat from urban expansion.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland and protect any unsown areas.
- Maintain and enhance damp grassland by, where possible, restricting field or arterial drainage; excluding grazing of poor-quality pastures could allow these sites to develop into treed scrubland.
- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides through a move to organic farming; provision of wildlife strips and conservation headlands around fields, and limitation of field amalgamation.
- Leave stubble over winter rather than autumn ploughing to increase food resources for farmland birds; spring-sown cereals are beneficial to farmland birds.
- Ensure that further clearance of boulders does not occur on pastoral or arable land.

Wetlands and Lakes

Issue: small streams and the River Lagan should be safeguarded from incidences of pollution.

Actions:

- Promote and encourage adoption of best practice management so that rivers are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that eutrophication does not occur as a result of nutrient-rich surface waters from surrounding farmland.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.

Geological Characteristics

Overview

The Castlereagh Slopes are the steep slopes of the north western margins of the Castlereagh Plateau, to the south east of the Belfast/Castlereagh urban area. The prominent ridge has a smooth, rolling landform and a steep gradient. It averages 130m but at Braniel Hill, reaches an approximate height of 170m. It is deeply dissected by steep glens that are generally well-wooded. The broad slopes of the ridge are divided into a patchwork of undulating pastures and hedgerows. The entire ridge is prominent in views from the lowland and is an extremely sensitive landscape in visual terms, as it forms a backdrop to views from Belfast and Lisburn.

Solid Geology

The Lower Palaeozoic greywackes are of sandstone grade and vary from a few centimetres to a few metres in thickness with a large proportion of rock fragments and a fine-grained matrix. The greywackes are commonly quarried as a source of aggregate; they are interbedded with thinner beds of siltstone or mudstone, commonly arranged as fining-up cycles. Minor conglomerates and volcanic ash-beds (or bentonites) occur. The Gilnahirk Group strata are well-exposed in Cregagh Glen (ESCR Site 454) where purple, green and lilac coloured greywackes and shales area seen.

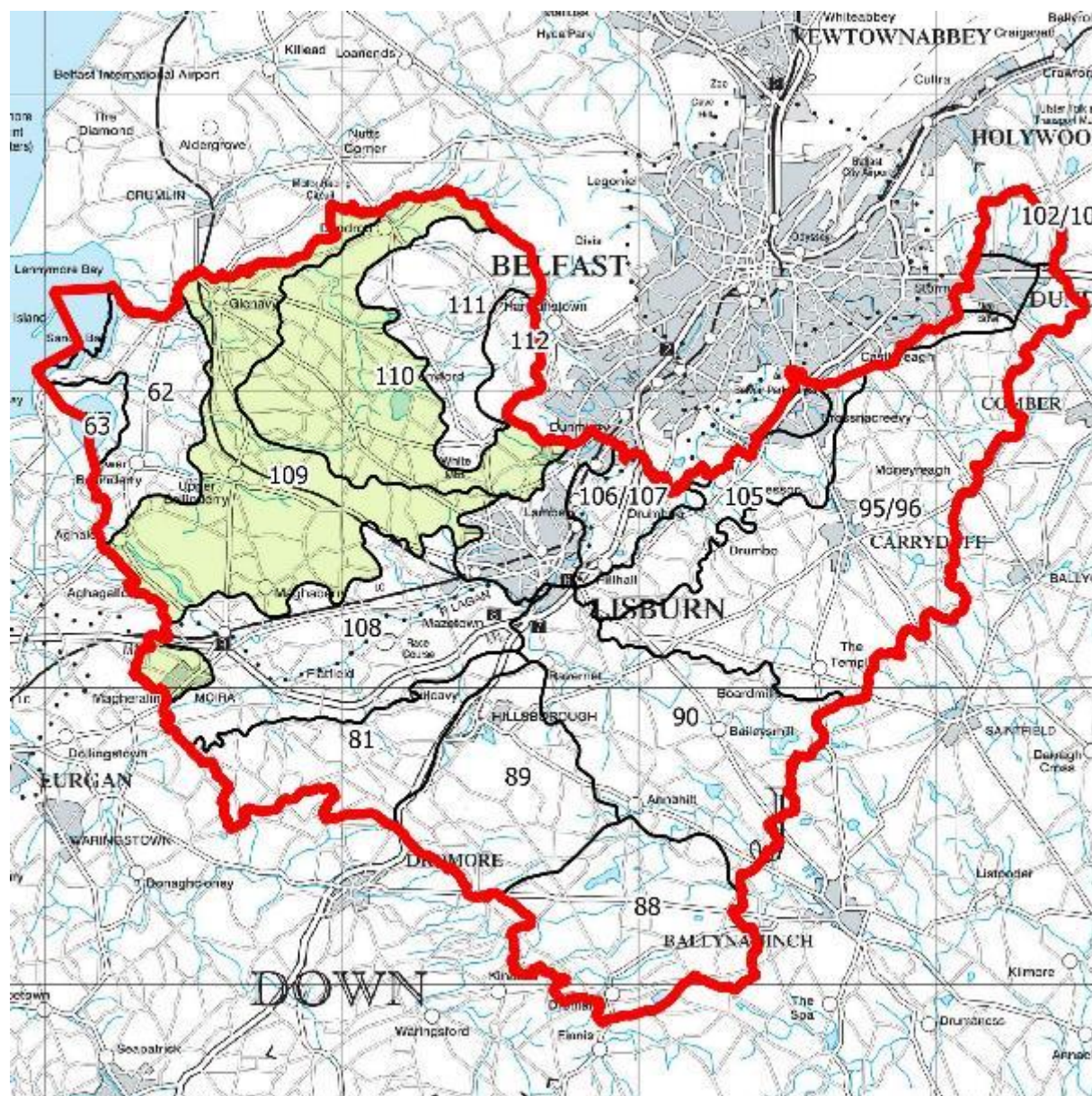
Within fault zones, slivers of Moffat Shale (stratigraphically equivalent to Gala Group) have been brought into juxtaposition. One such NE-SW striking fault in the far south of the LCA occurs with Moffat Shale. The Gilnahirk Group is also seen in Purdy's Burn (ESCR Site 456) where a lamprophyre dyke occurs.

The Permian comprises red-brown sandstones, conglomerates, siltstones.

Drift Geology

The drift geology map for this LCA shows it to be predominantly underlain by Late Midlandian till associated with the large ice mass that was centred on the Lough Neagh Basin. This ice flowed southeastwards from an ice divide that lay approximately SW-NE along the line of the north Belfast Hills. Evidence for this flow direction is found in the orientation of the numerous drumlins that make up much of the landscape to the south of the LCA. Along the northwestern margin of the LCA, the drift geology map also shows a limited expanse of glaciofluvial deposits. These are part of the Lagan Valley Deglacial Complex (further information on the lagan valley deglacial complex can be found in Appendix C).

7. Plateau Farmland



Upper Ballinderry (109)
Derrykillultagh (110)

UPPER BALLINDERRY (109)

Plateau Farmland

Landscape

Key Characteristics

- Undulating, open farming landscape.
- Relatively large farmsteads and many estates.
- Improved pastures and arable farmland.
- Steeper escarpment slope on the southern margin of the plateau, overlooking the Broad Lagan Valley.
- Scattered pattern of farms and houses, with nuclear villages and relatively little linear development.
- Beech avenues and dense stands of mature trees, particularly in estate landscapes.
- Large-scale developments are prominent on flatter land to the north of Maghaberry, including Maghaberry prison.

Landscape Description

An undulating, medium scaled open farming landscape on the southern and western fringes of Derrykillultagh which extends to the edge of the Lagan valley. The landscape forms part of the gradual transition from the basalt hills towards the lower lying Lough Neagh basin and Lagan Valley to the west and south respectively. There is a steep escarpment along the southern margins of the landscape, overlooking the Lagan valley; Friars Glen, between the village of Aghalee and Soldierstown, containing Broad Water also has a fairly steep, enclosed character.

Topographically, the landscape sits above the neighbouring Lough Neagh Points and Lagan Valley, and below Derrykillultagh. However, differences in landscape pattern distinguish the character area from the adjacent farming landscapes and the area appears to have a different landownership pattern to the neighbouring character areas, with fewer, larger farmsteads and many estates. Consequently, compared to the neighbouring character areas, there are fewer roads and the built development has a more clustered character, with houses concentrated into nuclear villages.

There is a consistent pattern of undulating improved pastures or arable farmland, the fields of which tend to be quite large with most fields divided by maintained hedges with occasional trees, however there are also many smaller less intensively managed pastures and paddocks, particularly at the fringes of settlement. The landscape pattern deteriorates towards Maghaberry as a result of some fragmentation of the farmland resulting from larger scale developments including the prison.

There is little woodland within the character area, however mature trees are an important landscape feature, with stands sheltering farms and properties, tree lined tracks and roads, and single mature trees in field boundaries. Friar's Glen, including Broad Water constructed for the Lagan Canal, has a more wooded character.

Farms are often set back from the roads, along tracks with stone gateways, and include avenues of beech. Houses and farms are often set amongst clumps of trees including oak and Scots pine. New houses are present in the landscape, tending to be sited at the road side, occurring less frequently than in neighbouring character areas, however some ribbons of housing have developed, for example east of Aghalee.

Southern parts of the character area are more influenced by larger scales of development, including the prison at Maghaberry, and industrial development on the A26 north of Soldiers Town at the site of a former quarry. Some farm complexes in this more southerly part of the character area have a more industrialised character, including large modern sheds. A small part of the character area also forms the immediate landscape setting to Moira.

Views are in places short or contained on the horizon lines of the many hollows by avenue, roadside or hedgerow planting, while longer distance views become available at the top of rises in the landscape. Avenues and stands of beech trees, church spires and the glimpsed views of large farmsteads and country houses are important local landmarks.

Landscape Condition and Sensitivity to Change

The farmland is generally in good condition, particularly in areas which are under the ownership of large estates. However, there are patches, particularly on the northern fringes of Maghaberry, where the farmed pattern of the landscape has been disturbed through loss of hedgerows and the presence of larger scales of development. The slightly undulating nature of the land allows single buildings to have relatively little visual impact. The areas which are most sensitive to change are on the southern margins of the plateau, particularly on the steep slopes of Friar's Glen and on the slopes to the south of Maghaberry, which overlook the Lagan Valley.

Forces for Change

Agriculture

The farming landscape appears relatively stable, with most farmland in productive use. The landscape would be sensitive to loss of its larger scaled, open character. Changes to agricultural practices may result in pressure for field enlargement including the loss of hedged field boundaries, with a resultant loss of landscape structure.

Trees and Woodland

Mature tree clumps and avenues and single mature specimens are important features of the landscape. A failure to plan for the eventual replacement of mature trees, or the loss of mature trees through farm improvements or other new development, may result in the loss of these important local landmarks.

Development

The extent of single rural housing development appears less than in adjoining landscape character areas. The relatively low density of farms and housing is a distinguishing feature of the landscape, which could be disturbed by single rural housing developments, particularly when sited along road

sides. There may be further pressure for larger scales of development towards the south of the character area, taking advantage of good transport links and building upon the presence of existing larger scale development in the landscape.

Minerals

There is little evidence of significant minerals development within the character area. The relatively exposed, pastoral landscape would be sensitive to intrusion from minerals development and its associated infrastructure, particularly at the southern escarpment slope.

Tall Structures

There may be pressure for farm scale or domestic wind energy development in the area. The landscape has some sensitivity to intrusion from tall structures such as wind turbines and electricity pylons due to its open character, with the southern escarpment slope more prominent in the wider landscape, but has some capacity for their accommodation subject to careful siting and design.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to maintain the open, undeveloped rural character of this landscape, through ensuring that the existing pattern of relatively well separated farms and large houses is maintained. Mature tree features should be maintained and planning for their succession should be considered. Larger scales of development, predominantly to the south of the LCA, require careful integration into the landscape.

Agriculture

- Hedges, hedgerows and field boundary trees should be restored and managed. Improvements to the structure of the landscape around the more developed area to the south should be prioritised.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- The impact of larger scales of farm building could be minimised through the inclusions of appropriate bunding and screen planting.

Trees and Woodland

- Tree clumps, avenues and single trees should be maintained. The loss of older characterful trees and tree groups should be anticipated with the planting of successor trees.
- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- Any conifer plantations should be interplanted or fringed with broadleaved species to promote their integration into the landscape. Larger scale coniferous plantings would be uncharacteristic.

Development

- It is preferable that any new houses in the area are set back from roads, and sheltered by native tree planting, consistent with traditional patterns of development.
- Maintain the existing pattern of relatively limited and well-spaced rural house development.
- Clustered settlements are characteristic of the area, with views to church spires and avenues of trees. It is important to ensure that new development is carefully sited to maintain the nuclear character of the settlements.
- Traditional gateposts at roadsides should be retained or rebuilt where possible where farm accesses are subject to improvement.
- New accesses to farms and houses should include new avenue tree planting utilising native tree species, particularly where sited in more elevated positions in this relatively exposed landscape.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Electricity transmission lines should be set back from the escarpment edge so as not to appear prominently skylined.
- The landscape could accommodate smaller typologies of wind turbine only, associated with farms and other properties, which should appear as infrequent landscape features, sited away from the more prominent hill tops.



Larger fields and fewer houses and farm buildings distinguish the Ballinderry Plateau from neighbouring farmland.



Farmland around Broad Water, to the west of the LCA, constructed for the Lagan Canal.

Biodiversity Profile

Key Characteristics

- In total, 6156 ha (63.96%) of the LCA is within the LCCC boundary.
- Woodlands occupy only a small percentage of the land cover (2.5%) most of which is broadleaved and associated with estates and large farms; elsewhere woodland is scarce.
- Grasslands account for a large majority of the land cover, most in improved pastures of low biodiversity value, but there are significant areas of damp grasslands in the north of the LCA that have a greater biodiversity.
- No significant heaths or bogs in the LCA and few fens.

Key Sites

ASSI: Ballynanaghten; Maghaberry

SLNCI: Moneybroom Wood; Crew Burn; Broadwater/Friar's Glen; Ballynalargy Ponds; The Glen Rath; Limekiln Road; School Land, Craneystown; Campbells Hill

Woodlands

Woodlands occupy just over 150 ha of this LCA, which is only 2.5% of the land cover; most of the tree cover is broadleaved. It is largely associated with demesnes (**Lowland woodland pasture and parkland**) and shelterbelts around large farms and is concentrated in the southern part of the LCA between Springfield, Aghalee and Upper Ballinderry. Some of this estate woodland is not as extensive as formerly and some has become run-down. However, some new areas of former pasture have been planted in recent years, so the overall area of woodland cover is probably unchanged in the longer-term.

The Moira Demesne is in the southern part of the LCA and includes veteran trees including horse chestnut, oak and beech. Of the other estates, Brookhill House is extensive and consists of closed woodland that includes beech, sycamore, lime, ash, Scots pine and larch, with an understorey of cherry laurel, as well as scattered trees in the former parkland. The nearby Springfield, on the border of the LCA, has extensive planting of lime, particularly around field and former park margins. Much of this estate planting pre-dates Ordnance Survey mapping of the 1830s, indeed some is seventeenth and eighteenth century, and is therefore 'long-established' woodland. The large shelterbelts around farms include similar species, although horse chestnut and ash are also common. Several have orchards.

Elsewhere in the LCA, woodland is scarce; a small scrub woodland at Moneybroom is largely of native trees and shrubs and has a diverse ground flora that includes wood anemone and bluebell. Similar species are found at McNeices Bridge where the Crew Burn is wooded and in small patches along the Glenavy River. Willow carr (**wet woodland**) is found along the disused canal at Soldierstown Bridge, Broadwater, on the edge of the LCA and alder-willow scrub at Campbells Hill.

There is some more recent mixed broadleaved woodland in the LCA; around Fairies Hill, with sapling of oak common and in the north near Bells Hill where trees include oak, alder, beech, birch rowan and poplar.

Grassland and Arable

Grasslands account for the majority of land cover of which more than four-fifths is improved pasture. These have generally low biodiversity as a result of relatively intensive management. Some of the pastures are sown grasslands dominated by ryegrass and few other species – low biodiversity is in-built. Other grasslands have been converted to improved pastures through management. High levels of grazing or repeated cutting for silage, high inputs of fertilisers and slurry, and selective herbicides serve to reduce diversity of both flora and fauna.

Around 10 ha of former farmland has been dedicated to solar panels just west of Lisburn (over 24.5 ha of the same development is in the neighbouring LCA 108). In addition, around 30ha of grassland on the site of the former Maghaberry Airfield is now a solar farm.

Arable land, which includes land under grass re-seeding, is scattered through the LCA. Arable land is often of low biodiversity interest, but can be significant for farmland seed-eating birds like yellowhammer, which have been recorded in areas of arable land in the LCA.

Biodiversity in areas of improved pastures and arable is often concentrated in hedgerows. Indeed, they may be the most significant wildlife habitat over much of lowland Northern Ireland, especially where, as in this LCA there are few semi-natural habitats. Hedgerows are a refuge for many woodland and farmland plants and animals. In this LCA, fields are relatively large in the south and there is some field amalgamation; predominantly hawthorn hedgerows are generally well-managed, dense and treed – commonly with ash. To the north, fields are much smaller, pastures less productive and hedges less well maintained – some are however, tall and heavily treed with ash, willow and alder.

An example of the effects of more traditional, less-intensive management of grassland may be seen at **Ballynanaghten ASSI** where there are two small meadows with a species-rich grassland community containing abundant old meadow indicators (**lowland meadows**).

The Maghaberry ASSI is an area of damp grassland, managed by mechanical cutting to provide breeding habitat for lapwing, and supports around 20 pairs of this farmland wader. To the north of Maghaberry, there is some rough grassland in part associated with the old airfield. Similar damp grasslands continue northward and northeast of Glenavy as the foothills of the basalt plateau are approached, and to the southeast of Glenavy around the Crew Burn. Damp grasslands in this LCA are important for waders, including **curlew** and snipe, as well as a refuge from intensively managed pastures for the **Irish Hare**.

Heaths and Bogs

There are no significant areas of heath or bog in the LCA.

Wetlands and Lakes

Broad Water is the largest lake in the LCA but has little recorded biodiversity interest, other than its use by breeding wildfowl.

Key Issues

General actions for UK and NI **Priority Habitats** and **Priority Species** are detailed in the **Habitat Action Plans** and **Species Action Plans**.

Woodlands

Issue: low woodland cover of variable biodiversity value.

Actions:

- Enhance the biodiversity value of demesne / parkland woodland through control of grazing and felling; by encouraging planting of sapling of the standard trees; by preventing further loss of parkland; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna).
- Further study of the history of demesne and other broadleaved woodlands particularly any ancient and long-established, as a key to future management.
- Encourage control of grazing in broadleaved woodlands along streams to foster regeneration and if necessary, encourage replanting of canopy species.
- Encourage new woodland planting through appropriate agri-environment and forestry grant schemes.

Grassland and Arable

Issue: poor biodiversity of farmland.

Actions:

- Maintain and improve field boundaries especially hedgerows. This may be achieved through adoption of correct cutting cycles; hedge laying and replanting where necessary; leaving saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Through agri-environment schemes, encourage adoption of less intensive management of pastures to allow reversion to more species-rich grassland and protect unsown areas of species-rich grassland.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring sown cereals are beneficial for breeding farmland birds.

Wetlands

Issue: Potential eutrophication of lakes and rivers.

Actions:

- Promote and encourage good farming practises so that streams are not polluted by run-off from agricultural land or seepage from silage pits.
- Continued monitoring of streams below industrial plants.

- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.

Geological Characteristics

Overview

The Upper Ballinderry Plateau is a rolling, relatively prosperous farmland landscape on the southern and western fringes of Derrykillultagh which extends to the edge of Lurgan. There is a steep escarpment along the southern margins of the landscape, overlooking the broad Lagan valley. This escarpment is subdued in comparison to the main plateau edge that overlooks Belfast, but nonetheless is dissected by several incised streams creating steep-sided glens. The original landscape character assessment identifies Friars Glen, between the village of Aghalee and Soldierstown as having a fairly steep, wooded character. The north of the LCA corresponds approximately to the lower dip slope of the South Antrim basalt escarpment. As such, the structural control of the basalt flows has produced a gently undulating landscape with limited fluvial incision. The south of the LCA is of interest because at the end of the Midlandian it was an axis of drainage westwards into the Lough Neagh basin. This has left behind limited, but important deposits of glaciofluvial sands and gravels.

Solid Geology

This LCA comprises 80% Lower Basalt Formation. Triassic Sherwood Sandstone Formation sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. Outcrop restricted to small incursions of LCA109 into the western parts of the Lagan Valley. The Triassic Mercia Mudstone Group comprises red siltstones and mudstones, predominantly red-brown and unfossiliferous in the lower parts of the exposed succession, becoming grey-green, sometimes fossiliferous and sometimes carbonate-cemented toward the top.

The Cretaceous limestone and greensand succession is found in linear, fault-bounded exposures below the Tertiary basalt escarpment of LCA109. Clarehill Quarry (ESCR Site 284) exposes examples of silicified paramoudra - a giant fossil burrow.

NW-SE trending dolerite dykes are mapped in the Triassic succession in the east of the area. The basalt formations comprise a crudely-bedded succession of lava flows, columnar jointed lava flows, ash-falls and red-weathered horizons (or boles) that dominate the LCA. The basalts rest unconformably on the older formations. They are extensively quarried for construction materials in this area, especially roadstone.

The predominant faulting orientation occurs in a series of NE – SW trending strike slip blocks.

Drift Geology

The drift geology map for this LCA shows it to be underlain for the most part by Late Midlandian till laid down by ice that moved rapidly across the area from a centre in the Lough Neagh Basin. Of considerable interest, though only of limited areal extent, are a series of glaciofluvial deposits that

occur in the centre and south of the LCA. These are part of the Lagan Valley Deglacial Complex (see Appendix C).

The area north of Maghaberry has no drift coverage. Here the basalt escarpment overlooking the Lagan Valley is exposed.

DERRYKILLULTAGH (110)

Plateau Farmland

Landscape

Key Characteristics

- Undulating, slightly acidic farmland on the margins of the Basalt Summits.
- Rounded hills, with fairly shallow slopes, but with a steeper escarpment to the south.
- Varied pattern of open farmland, from smaller paddocks and pastures to larger arable fields at the lower margins.
- Patches of gorse, scrub and marsh on areas of waste or marginal farmland.
- Straight roads and tracks with numerous scattered houses, small-holdings and farms.
- Lines of trees along roads and tracks.

Landscape Description

Undulating, medium scale, relatively elevated farmland landscape on the margins of the Antrim basalt plateau, forming part of the gradual transition between the basalt uplands and the lowlands around Lough Neagh. The low, smooth rounded hills contain the catchment to the inconspicuous Stoneyford River, which winds to the north, joining with the Glenavy River at the Lisburn and Castlereagh border and emptying into Lough Neagh. The area is characterised by rounded hills and shallow slopes and the southern boundary of the landscape character area is marked by a section steeper escarpment slope with the Lagan Valley where the character area wraps to the south of the higher basalt hills.

Farming practices vary in this transitional landscape. The more elevated areas closer to the boundary with the basalt hills tend to be of smaller and less well maintained pastures, some of which have reverted to scrub, while low lying river corridors are in places dominated by rush. However arable farmland and improved pastures are more commonplace on the broader slopes found typically at lower elevations. Correspondingly, field boundaries vary from neat, low hawthorn hedges to those which are gappy and unkempt. The landscape lacks sizeable woodland, with only occasional polygons of broadleaved or mixed woodlands. Mature trees are present in the landscape as stands around farms and houses, along tracks and roads and in field boundaries, however the landscape remains relatively open. Lines or clumps of species including beech and scots pine are features of the more prosperous farmland. Housing within the landscape is often sheltered by exotic species.

Housing and farms occur frequently towards the west of the character area, and less so to the east in the more upland parts of the landscape. These are typically small farms and small-holdings which are surrounded by paddocks and scattered barns, however larger farms and houses are present to the south and west. Most farmsteads are sited on the mid-slopes or local ridges and connected to roads by straight, right-angled tracks, and sheltered by trees. There are numerous houses along the roads and the majority of traditional dwellings have been replaced by modern buildings, which generally have an abrupt relationship with the surrounding landscape. Derelict houses are present in the landscape, seemingly replaced by nearby more modern dwellings. A network of straight

roads follow the ridges and connect linear collections of houses; most junctions are staggered cross-roads.

Stoneyford and the smaller Leathemstown Reservoirs are features of the landscape. Solar energy has been developed on some south facing slopes towards the south.

Landscape Condition and Sensitivity to Change

Some parts of the landscape have derelict buildings and patches of waste ground, while others have a prosperous character. The latter are usually on the lower slopes, where the farms are generally larger, while the condition of the farmland generally worsens towards the east where the plateau becomes increasingly more elevated and the soils are of poorer quality. There is evidence of hedgerow removal, which has resulted in large fields and a disconnected field pattern.

The landscape is more sensitive in the more open, elevated parts of the plateau, and on the steeper slopes to the south, where small-scale landscape features, such as the deep wooded valley north west of Milltown form part of the wider landscape setting for Lisburn, recognised through AoHSV designation. However, pressures of new built development on the fringes of linear villages have a detrimental effect on landscape character in many parts of the plateau.

Forces for Change

Agriculture

Much of the farming landscape has a relatively robust character including mature field boundary trees. Decline of the more marginal areas of farmland, and improvements to the more productive areas, may result in a loss of landscape structure through the neglect or removal of hedge boundaries and trees for field enlargement.

Trees and Woodland

Mature tree clumps and avenues are an attractive feature of the landscape which provide much of its woodland/ tree cover. Newer developments are sometimes sheltered within exotic conifer species rather than native or naturalised broadleaved species, which tends to compromise the rural characteristics of the landscape. The landscape could accommodate a greater level of deciduous woodland cover or well-integrated coniferous or mixed woodlands.

Development

New house development is a frequent feature within the landscape, and pressure for replacement of marginal pastures and paddocks with residential housing development may continue. There are few traditional buildings, with most houses relatively new and of varying style and character. Houses tend to be quite prominent in the open, sloping landscape, and further development may introduce a more suburban character to parts of the rural landscape, particularly with the development of larger styles of single dwellings.

Solar energy developments are a more recent feature of the landscape. The undulating landform provides some opportunities for containing such development, however the escarpment slope towards the south is the more sensitive to this form of development

Minerals

There is little evidence of significant minerals development within the character area. The relatively exposed, pastoral landscape would be sensitive to intrusion from minerals development and its associated infrastructure.

Tall Structures

There may be pressure for farm scale or domestic wind energy development in the area. The landscape has some sensitivity to intrusion from tall structures such as wind turbines and electricity pylons due to its open character, but has some capacity for their accommodation subject to careful siting and design.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to maintain rural characteristics through countering the suburbanisation of parts of the landscape brought about by frequent house development, of styles which often do not integrate well into the landscape. Retention and regeneration of characteristic tree clumps, avenues and single trees would assist in reinforcing landscape character. Intrusive developments to the south of the character area at the Lagan Valley escarpment, should be avoided.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- The landscape structure would benefit from the retention and maintenance of field boundary hedges, trees and hedgerows.
- Selected field boundary tree saplings should not be cut to promote new generations of field boundary tree.
- On more marginal farmland it may be preferable to adopt traditional management practices to promote priority habitats such as species rich grasslands, through participation in Environmental Farming Schemes.

Trees and Woodland

- Tree clumps, avenues and single trees should be maintained. The loss of older characterful trees and tree groups should be anticipated with the planting of successor trees.
- The planting of small copses and woodland clumps around farm buildings and along road sides should be encouraged.
- The integration of native woodland species with coniferous planting would assist with their absorption into the landscape.

Development

- Further linear house development along roads should be avoided.
- It is preferable that any new houses in the area are set back from roads, and sheltered by native tree planting, consistent with traditional patterns of development.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.

Minerals

- Quarry developments should be avoided within this landscape character area.

Tall Structures

- Electricity transmission lines should be set back from the escarpment edge so as not to appear prominently skylined.
- Wind energy developments should be sited away from the escarpment edge to the south.
- The landscape could accommodate smaller typologies of wind turbine only, which should appear as infrequent landscape features, sited away from the more prominent hill tops and taking advantage of landform screening.



View from the high point of Crewe Hill across the Derrykillultagh Plateau Farmland pastures.



The transition to the less elevated Upper Ballinderry Plateau Farmland.

Biodiversity Profile

Key Characteristics

- In total, 4580 ha (66.52%) of the LCA is within the LCCC boundary.
- Woodland occupies less than 3% of the LCA; most in small patches alongside streams on the outskirts of Belfast.
- Grasslands occupy the majority of the LCA, most of which is improved pastures, generally of low biodiversity.
- Damp, usually unsown grasslands are relatively extensive throughout the LCA; they are of importance to the diversity of both flora and fauna (particularly birds).
- No peat bogs or large heaths, but small areas of heathy upland grassland.
- No significant wetlands.

Key Sites

ASSI: Leathemstown

SLNCl: Magheralave 1; North Stoneyford; Stoneyford Reservoir; Craneystown; Derriagh Glen; Glenavy River at Glenavy; Glenavy/Killultagh Roads Junction; Budore Bridge, Crumlin River; Stonyford River; Ballymonemore; Derrykillultagh; Boomer's Reservoir; Magheralave 2; Hull's Glen; Sheepwalk Road

Woodlands

Woodland occupies 2.6% of the LCA; much of this is in the extreme southeast of the area in small patches alongside streams on the outskirts of Belfast. The streams between north Lismore and the Lagmore reservoir are an example; here extensive rushy fields develop into scrubby woodland that becomes increasingly mature down the main valley and has a well-developed ground flora. The woodland includes a variety of types including fragmentary alder / ash stands (**Upland mixed ashwoods**). These woodland and scrub areas are important constituents of a complex of habitats that includes moderately species-rich wet grassland. However, this part of the LCA is under threat from expansion of housing. Small remnant woodlands also occur at Magheralave and Derriagh Glen. Dorothy's Wood, Kilcorig, owned by the Woodland Trust, was planted with oak, ash, alder and birch in 2001. Another mixed broadleaf plantation occurs south of Crooked Bridge near Stonyford Reservoir. There is a small regenerating beechwood at Ballymoneymore, of interest because it adds to the diversity to the streamside habitats that include relatively species-rich wet grassland and scrub.

Wet woodland is of restricted occurrence in the LCA. There are patches of willow-alder carr around Stonyford Reservoir and some willow scrub at a few former fen sites, however they make a limited contribution to the biodiversity of the LCA.

Grassland and Arable

Grasslands occupy over three-quarters of the LCA, most of which is improved pastures. These have generally low biodiversity as a result of relatively intensive management. Some of the pastures

are sown grasslands dominated by ryegrass and few other species - low biodiversity is in-built. Other grasslands have been converted to improved pastures through management. High levels of grazing or repeated cutting for silage, high inputs of fertilisers and slurry and selective herbicides serve to reduce diversity of both flora and fauna.

Very little arable land is found in the LCA and it is generally of low biodiversity interest, although is important for some farmland birds such as **yellowhammer**.

Biodiversity in areas of improved pastures and arable is often concentrated in hedgerows. Indeed, they may be the most significant wildlife habitat over much of lowland Northern Ireland, especially where, as in this LCA there are few semi-natural habitats. Hedgerows are a refuge for many woodland and farmland plants and animals. In this LCA, fields are relatively large in the extreme south, often well-maintained and with trees, predominantly ash; there is some field amalgamation. On damper soils, fields are much smaller, pastures less productive and hedges are often overgrown and gappy. However, the hedges are often heavily treed with ash, willow and beech. They become progressively thinner with altitude, so that there are only occasional whins and hawthorns along post and wire fences.

Throughout the LCA, there are areas of less improved and rough grassland. Many of these are associated with damp areas, as for example the extensive area east and west of Stonyford Reservoir. Many of these fields are rushy, but extensive management which has been historically limited to summer grazing means there is a diversity of plants which is increased further by the drier field embankments. Priority bird species including **reed bunting, curlew, skylark** and **song thrush** have all been recorded in areas dominated by deep lowland grassland around Stonyford Reservoir and near Galandstown. **Linnets** have also been noted north of Stonyford.

To the northeast of the LCA, as the foothills of the basalt plateau begin, the grasslands become more complex with areas of acidic mat grass and purple moor grass intermixed with both wet and dry semi-natural grassland. For example, **Leathemstown ASSI** contains a range of species-rich grassland types within a relatively small area. The majority of the area is dry, species-rich mesotrophic grassland typically dominated by common bent, crested dog's-tail and red fescue with a wide range of associated species including the greater butterfly-orchid. Where soils are flushed, there are localised stands of species rich wet vegetation. Over ten species of butterfly have been recorded from the area including common blue, dark green fritillary, small heath, meadow brown, painted lady and clouded yellow.

Heaths and Bogs

There are no areas of blanket or lowland bog and no extensive heath. The eastern boundary of the LCA clips some of the basalt upland and here there are patches of peaty soils with acid upland grassland, dominated by mat grass and occasional scrub; an example is the area of Gores Bridge in the upper reaches of the Stonyford River. Similarly, in low-lying areas there are peaty soils with damp grassland sometimes associated with scrub. For example, wet grassland near Craneystown Road also has gorse (whin) and hawthorn scrub with a diverse herb flora including early purple orchid and primrose.

Wetlands and Lakes

There are few areas of fen in the LCA; those that occur are usually associated with damp grasslands. An example is at Ballyclogh where the wet species-rich grassland with occasional willow has developed on former fen.

The three reservoirs in the LCA are generally of low biodiversity interest, although as discussed above (see Grasslands and Arable), Stonyford Reservoir, together with its surrounding wet grassland and patches of fen / carr, is important for birds.

Water levels at Leathemstown reservoir have been dropping over several years. The cause is unknown as it cannot be fully inspected until the reservoir is empty.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **Habitat Action Plans** and **Species Action Plans**.

Woodlands

Issue: low woodland cover of variable biodiversity value.

Actions:

- Encourage control of grazing and recreational activity in broadleaved woodlands along streams to foster regeneration and if necessary, encourage replanting of canopy species.
- Protect woodland areas against clearance as suburban housing expands.
- Encourage new woodland planting of native broadleaves, through appropriate agri-environment and forestry grant schemes.
- Wet woodlands, although small and scattered, are important to the biodiversity of the LCA and require protection against clearance / reclamation of land and improved drainage.

Grassland and Arable

Issue: poor biodiversity of farmland.

Actions:

- Maintain and improve field boundaries especially hedgerows. This may be achieved through adoption of correct cutting cycles; hedge laying and replanting where necessary; leaving saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Through measures in agri-environment schemes, encourage adoption of less intensive management of pastures to allow reversion to more species-rich grassland and protect unsown areas of species-rich grassland.
- Maintain and enhance wet grassland by restricting field or arterial drainage.
- Leave stubble over winter, rather than autumn ploughing to increase food resources for farmland birds; spring sown cereals are beneficial for breeding farmland birds.

Heaths and Bogs

Issue: only a few small patches of heathy upland grassland – no bogs in the LCA.

Actions:

- Discourage 'reclamation' to pasture of the few examples of heathy upland grassland around the upland margins.

Wetlands

Issue: maintain water quality of rivers.

Actions:

- Promote and encourage best farming practices so that streams are not polluted by run-off from agricultural land or seepage from silage pits.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.

Geological Characteristics

Overview

The Derrykillultagh LCA is a rolling, relatively elevated farmland landscape on the margins of the Antrim basalt plateau. The area is characterised by rounded hills and shallow slopes, although there are some gullies. The southern boundary of the LCA is marked by a steeper escarpment slope. Many slopes are divided by straight, narrow glens that form a ladder pattern in views from below. The plateau descends gently to the west, where there is a gradual transition, through the Upper Ballinderry Plateau (LCA 109) to the claylands on the edge of Lough Neagh. Towards the east, where the plateau becomes increasingly more elevated, the soils are of poorer quality. The landscape is sensitive to change in the more open, elevated parts of the plateau, and on the steeper slopes to the south. The landscape can therefore be summarised as one of rolling, slightly acidic farmland on the margins of the Basalt Summits. It largely comprises rounded hills, with fairly shallow slopes, but with a steeper escarpment to the south. A key element in the landscape is the overall structural control exerted by the underlying lava flows.

Solid Geology

Triassic (Sherwood) sandstones comprise red, purple and brown cross-stratified sandstones, siltstones with minor clay beds and partings. The sandstones are mostly soft and poorly-consolidated. Outcrop restricted to fault-bounded areas (about 5% of the LCA) to the southeast of LCA110 (western parts of the Lagan Valley). Below the Cretaceous - Tertiary escarpment and above the Sherwood Sandstones in the southeast of LCA110, low hills are underlain by soft sedimentary rocks of the Triassic Mercia Mudstone Group - about 5% of the LCA. This group comprises occasionally calcareous red siltstones and mudstones with subordinate grey-green siltstones, mudstones and anhydrite. Centimetre-thick grey or red sandstones may occur. The Mercia Mudstone Group is predominantly red-brown and unfossiliferous in the lower parts of the

exposed succession, becoming grey-green, sometimes fossiliferous and sometimes carbonate-cemented toward the top. The beds form an aquiclude, soft and contain anhydrite.

The Cretaceous succession is found in linear, fault-bounded exposures below the Tertiary basalt escarpment of LCA 110. Basal greensands are recorded from the base of the succession. The presence of the Ulster White Limestone Group is known from isolated exposures, old limekilns and marlpits in the area.

The Tertiary basalt formations comprise a crudely-bedded succession of lava flows, columnar jointed lava flows, ash-falls and red-weathered horizons (or boles) that dominate LCA110. The basalts rest unconformably on the older formations. They are extensively quarried for construction materials in this area, especially roadstone. In the far north of LCA110, these two formations are separated by red, palaeo-weathered beds and ashfalls of the Inter-basaltic Formation. Within the Lower Basalt Formation a mapped volcanic unit occurs in the south of LCA110. The Lower Basalt Formation is the dominant rock type of the area.

Isolated exposures of the Upper Basalt Formation occur in the north of the LCA in faulted contact.

NE-SW and minor NW-SE oriented faults dominate the outcrops of Tertiary rocks and juxtapose all the above formations.

Drift Geology

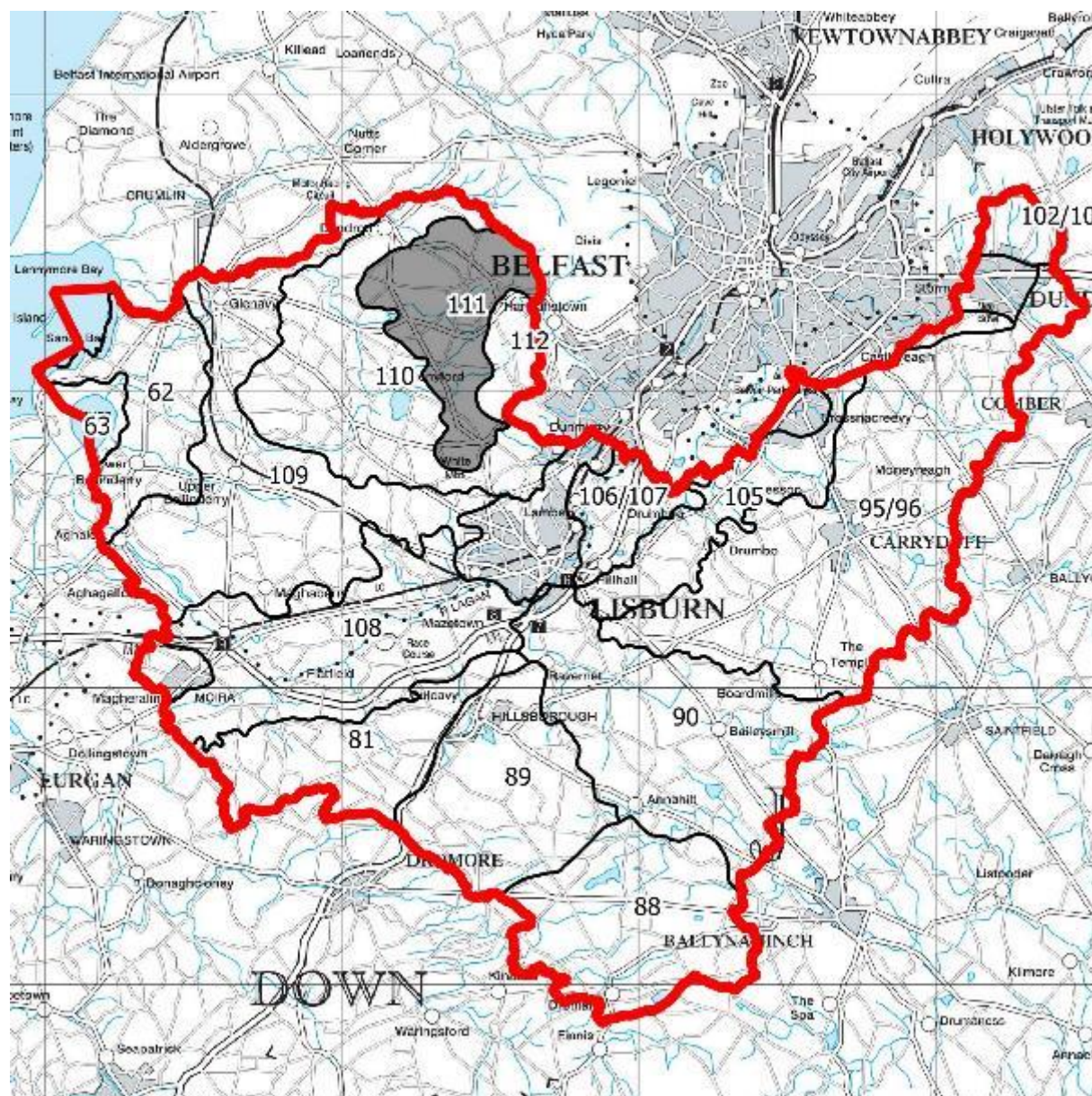
The drift geology map for this LCA shows it to be underlain for the most part by Late Midlandian till laid down by ice that moved rapidly across the area from a centre in the Lough Neagh Basin. Of considerable interest, though only of very limited areal extent, are a series of glaciofluvial deposits that occur in the extreme southeast of the LCA. These are part of the Lagan Valley Deglacial Complex (see Appendix C).

Several Small drumlin swarms can be found within the LCA, the largest of which is found near the western shore of Stonyford Reservoir. These drumlins give the landscape a distinctive undulating appearance.

There are also several other, isolated areas of glaciofluvial deposition in the north of the LCA that may be related to ice marginal conditions at the end of the Midlandian. Davies and Stephens (1978) consider that the final stages of ice-wasting in the east of Northern Ireland probably involved wide scale stagnation, down wasting and withdrawal inland towards the Lough Neagh lowlands (p.176). This would have left upland areas such as the Antrim Plateau ice free and surrounded by encircling ice.

The drift geology map also identifies linear deposits of alluvium associated with the dip slope drainage of the plateau.

8. Rounded Basalt Hills



Divis (111)

DIVIS (111)

Rounded Basalt Hills

Landscape

Key Characteristics

- Open, windswept marginal farmland, with expanses of moss on a flat, waterlogged plateau.
- Derelict fields and neglected, gappy field boundary hedges.
- Occasional groups of trees shelter isolated farmsteads.
- Dense lines of hedgerow beech trees along some roads and farm tracks at lower elevations.
- Extensive views from upper parts of the landscape.
- Quarries, both active and abandoned.

Landscape Description

The Antrim basalt plateau ends in a series of broad, rounded summits overlooking Lisburn and Belfast. The higher summits of the character area are located towards the north east in Belfast and Antrim, rising to the summit at Divis standing at 478m. Within Lisburn and Castlereagh, the landscape is more transitional in nature, with Standing Stones Hill (320m) marking the western extent of the higher hills, with the landscape further west descending into a series of unremarkable rounded low hills. To the very south of the character area the extensively quarried White Mountain (240m) overlooks to Lagan valley to the south. The hills are almost all gently sloping, with the exception of the steep southern slopes of White Mountain which form the western most end of the Belfast escarpment.

The landscape is medium scale and open, comprising rough pastures divided by weak or remnant hedges, with much rush pasture and patches of scrub. Some of the lower slopes are of improved pasture and occasional arable farmland at the LCA within a stronger structure of hedges. Hedges include occasional smaller trees, but are largely unwooded. Between the summits, the upper plateau has extensive areas of shallow, partially waterlogged moss which is surrounded by areas of marginal farmland and rush pasture. The landscape is mostly open, although conifer plantations are located where hills have been subject to quarrying, such as McGowans Hill.

The landscape is sparsely populated, with a mixture of farms and single properties either located close to the roads or accessed via tracks, and are of no particular style. Many of the farmsteads and houses are sheltered by stands of mature trees, often conifers, and are reached by straight tracks, some of them raised on embankments as they cross the moss. Tracks to farms are frequently tree lined, often with beech. Clusters or linear developments of housing are present on the busier B101, where the landform is less elevated.

Parts of the landscape, particularly hill tops have been subject to large scale quarrying, with former sites now being used for land fill or other industrial uses. Disturbed landforms, wasteland, sheds, fencing, road improvements and conifer plantings often mark the presence of quarry sites.

Landscape Condition and Sensitivity to Change

The landscape is of an open semi-upland character. Away from the lower slopes there is much derelict farmland, while quarry and landfilling activities contribute to a degraded character. There is evidence of hedgerow removal and the character of the roads, which were fringed with hedgerows on the lower slopes of the plateau, has been eroded by a combination of neglect and ongoing minor road improvements, largely to accommodate mineral lorries. The southern part of the LCA is particularly sensitive, where White Mountain marks the end point of the Belfast escarpment and features in views from the lowlands around Lisburn, and is included within the Belfast Basalt Escarpment AoHSV.

Forces for Change

Agriculture

The more upland pastures are in a declining condition, with fields abandoned to scrub, rush pastures and with a loss of structure through removal or neglect of hedge boundaries. Agricultural improvements to more productive areas may result in further hedge removal and their replacement with wire fencing. Characteristic lines of trees along field boundaries and tracks may be subject to decline and loss.

Trees and Woodland

With the apparently limited viability of the upland pastures, it is possible that alternative land uses may be considered, including plantation woodland. While woodland is not a characteristic, it is possible that a level of afforestation could be accommodated if carefully integrated into the landscape.

Development

There may be a continuation of the trend for the development of single houses in the countryside. The landscape is generally sensitive to intrusion from house development, although there may be limited scope for sensitive integration of houses into the landscape where their design and siting can strengthen landscape characteristics, or create positive land uses in areas of decline. The expansion of existing 'informal' settlement of ribbon development along busier roads is an undesirable trend.

Minerals

Active quarrying, plus former quarries and activities at former quarry sites have a detrimental effect on landscape character, introducing unsightly industrialising elements to a predominantly rural landscape. While quarry workings are often hidden, the associated infrastructure of fencing, sheds, plant and road upgrades are often unsightly. Quarrying to the south of the area has the potential to be prominent from the Belfast urban area.

Tall Structures

Tall structures have the potential to be very prominent within the open landscape. Wind energy development is currently limited, but there may be ongoing pressure for farm scale turbine developments. Larger scales of wind turbine have the potential to be out of scale with the small field pattern, and be very prominent in the wider landscape.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should aim to counter the adverse effects of both dereliction of farmland and the degrading effect of mineral development, through maintenance and improvements to the landscape structure and the appropriate management of past and present minerals sites. The character of the AoHSV to the south of the area should be maintained through the careful management of minerals and other development types to avoid disturbance to the distinctive profile of the Belfast escarpment.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- Encourage the maintenance of hedged field boundaries, particularly along roads, which often lack hedges in more upland areas.
- On more marginal farmland it may be preferable to adopt traditional management practices to promote priority habitats such as species rich grasslands, through participation in Environmental Farming Schemes.

Trees and Woodland

- Avenues of beech are a particularly characteristic landscape feature which should be retained.
- The integration of native woodland species with coniferous planting would assist with their absorption into the landscape.
- The generally open character of the landscape should be retained, with forestry comprising a minor part of the land cover.

Development

- The development of linear informal settlements, particularly on the B101, should be avoided.
- Native tree species should be incorporated into the design of new houses in the countryside. Belts or stands of exotic conifer species should be avoided.

Minerals

- Preference should be given to the restoration of quarry sites where possible, rather than reuse with further industrial uses.
- Native woodland species should be used in preference to non-native conifers for landscape and visual mitigation.
- Attention should be paid to the quality of boundary treatments at quarry sites, with bunding and planting used to screen views to ancillary infrastructure.

- Maintain the rural characteristics of the existing road network through limiting the use of road paint, concrete kerbing, lighting and signage where upgrading is required for minerals developments.

Tall Structures

- Wind energy developments should be sited away from the escarpment edge to the south.
- Wind turbines should appear as infrequent, well separated features of the landscape.
- The landscape is suited only to smaller domestic or farm scale wind turbine developments.



Poor quality pastures of the exposed landscape south of Bo Hill.



Marginal rushy pastures near Priest Hill.

Biodiversity Profile

Key Characteristics

- In total, 2493 ha (41.74%) of the LCA is within the LCCC boundary.
- Southernmost part of Antrim plateau summits.
- Hills are scattered with old quarry sites.
- LCA is dominated by extensive areas of rough grassland and heath.
- Broadleaved woodland is scarce and consists mainly of small scattered areas of streamside scrub.

Key Sites

ASSI: Leathemstown; Slievenacloy

Nature reserves: Slievenacloy Nature Reserve (Ulster Wildlife)

SLNCI: Slievenagravery; Belfast Hills - White Mountain; Slievenacloy ASSI Margins; Rushyhill; Bovolcan; Brown Moss Quarterlands; Standing Stones Hill

Woodlands

Woodland is scarce in this LCA, comprising just over 3% of land cover. Woodland cover mainly consists of relatively recent plantations dominated by coniferous species in the north and broadleaved/mixed woodland in the south. The Leathemstown ASSI has areas of native woodland comprising hazel, hawthorn, blackthorn, ash, gorse and the rare shady horsetail.

Grassland and Arable

Grassland is the dominant land cover in this LCA. Improved grassland is found scattered throughout the area. Rough and damp grassland is found extensively in the centre and north of this LCA including at Standing Stone Hill, Brown Moss, the Leathemstown ASSI and Slievenacloy ASSI.

Leathemstown ASSI is an area of predominantly species-rich mesotrophic grassland with species such as common bent, crested dog's tail and red fescue with associated small areas of wetland and scrub. Particular species of note include the greater butterfly orchid. This area is particularly important for butterflies such as the common blue, dark green fritillary, small heath, meadow brown painted lady and clouded yellow.

Areas of dwarf shrub heath (upland heathland) are found within the Slievenacloy ASSI. Around half of the 379 ha Slievenacloy ASSI is within the LCA, and 60 ha of this is owned and managed by Ulster Wildlife as the Slievenacloy Nature Reserve. Slievenacloy is a large area of species-rich unimproved wet grassland and heath with a wide variety of plant communities. This site is also an important breeding area for the marsh fritillary butterfly and for waders such as curlew, lapwing and snipe and a range of other priority bird species like mistle thrush, song thrush, skylark and linnet.

Many of the hedges in the LCA are poorly managed; many have become gappy and overgrown. In addition to their landscape value, hedgerows are important for butterflies, moths, farmland birds and

plants – especially in the poorer pasture areas where herbicides and pesticides are not used extensively.

Wetlands

There are no lakes or extensive areas of wetland in this LCA. Rivers include the Stoneyford River, Rushyhill River and the Crumlin River, which forms the northern boundary of the LCCC area. Fly tipping and quarrying are a threat to the water quality of rivers and streams in this area. Threats to fish from particulate pollution are high both from tipping sources and from erosion material from surrounding areas.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: scarcity of broadleaved woodland, however there are scattered areas of streamside scrub.

Actions:

- Enhance biodiversity through agri-environment and forestry grant measures to improve and extend woodland cover; management plans should be directed toward the survival of existing woodland, through natural regrowth or planting of native broadleaf species; farmers and landowners could be encouraged to plant field corners or set-aside fields.
- Enhance the biodiversity value of existing wooded areas by discouraging any further felling or pollarding; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna); ensure that hazel scrub is not cleared.
- Encourage control of grazing to encourage herb layer and regeneration and if necessary, encourage replanting of canopy species; removal of invasive species could increase the diversity of ground flora, especially where the canopy species are not beech.

Grassland and Arable

Issue: improved grassland of low biodiversity value, accompanied by rough grassland in the centre and north of this LCA.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland; protect species-rich mesotrophic grassland at Slievenacloy; manage grazing levels to ensure that important grassland areas are not encroached by scrub vegetation or experience a fall in species richness due to overgrazing.
- Maintain and enhance species-rich unimproved wet grassland by, where possible, restricting field or arterial drainage, discourage fly-tipping and remove offending material.

- Maintain and improve field boundaries, especially hedgerows where they occur through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides through a move to organic farming; provision of wildlife strips and conservation headlands around fields; and limitation of field amalgamation.
- Ensure that further clearance of boulders does not occur on pastoral or arable land.

Heaths and Bogs

Issue: The Priority Habitat upland heathland occurs within Slievenacloy ASSI.

Actions:

- Promote membership of agri-environment schemes through consultation with farmers.
- Control grazing intensity on existing heathland to encourage development of heathland and of heather of different ages.
- Discourage 'reclamation' to pasture fields around heathland margins.
- Discourage afforestation.

Wetlands and Lakes

Issue: Rivers in this LCA are under threat from fly-tipping, quarrying and pollution.

Actions:

- Promote and encourage adoption of best practice management so that rivers are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that eutrophication does not occur as a result of nutrient-rich surface waters from surrounding farmland.
- Discourage fly-tipping and remove offending material.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.
- Recognise that continued monitoring of streams in relation to particulate pollution from quarrying and tipping is required.
- Monitor effects of recreation, including fishing, on shoreline communities (reedbeds, fens etc).

Geological Characteristics

Overview

This LCA lies within the region described as the Antrim Plateau and Glens. This upland area is dominated by a series of structural plateaux that dip gently in towards the Lough Neagh Basin. Detailed topography is largely controlled by a succession of Tertiary basalt lava flows that define successive, large-scale steps within the landscape. The plateaux are separated from each other and their frequently dramatic margins are fretted by often fault-guided, steep-sided glens. Recession of the plateaux margins has exposed underlying Mesozoic strata and, in some areas, the Palaeozoic

basement. The plateaux margins are typically characterised slope failures that range from large rotational landslides to individual blockfalls.

The Antrim basalt plateau ends in a series of broad, rounded summits overlooking Lisburn and Belfast. The principal summits of Black Mountain, Squires Hill and Cave Hill reach up to 400m, with Divis standing at 478m, although these mountains are outside the LCCC boundary they form the backdrop and dominant view to the north of most of the LCCC and therefore help define the character of the land. They generally have gentle slopes, with some gullies and abrupt, steep slopes in places. However, the summits along the edge of the basalt escarpment have much steeper slopes that plummet towards Belfast. Between the summits, the upper plateau has extensive areas of shallow, partially waterlogged moss that is surrounded by areas of marginal farmland. The landscape of the Divis Summits is generally in poor condition, particularly on the summits and in areas where there has been a history of mineral extraction. The basalt summits and steep escarpment slopes are particularly sensitive to change, as they form the backdrop to the urban areas of Lisburn and Belfast and because they are relatively exposed. The quarry sites (the most notable within the LCA being White Mountain) are often in extremely prominent locations and their restoration should be considered a priority. Hazelwood Area of Scientific Interest occurs within this character area, forming a particularly sensitive part of the landscape.

The restoration of abandoned quarry sites will improve views to this landscape; priority should be given to those in the most prominent positions on the escarpment slopes and those in the vicinity of important archaeological sites.

Solid Geology

Within the LCCC boundary the bedrock geology of the LCA is uniform. The Palaeogene Lower Basalt Formation is the dominant rock type throughout the area.

The geology comprises a mix of Mesozoic sedimentary and Palaeogene igneous rocks in faulted and unconformable contact. Palaeogene Lower Basalt Formation makes up 85% of the LCA with the remainder being the other formations in varying proportions.

The ESCR Sites of Carr's Glen and Crow's Glen (442 and 443) expose the above succession.

Below the Cretaceous - Tertiary escarpment, the low ground is underlain by soft sedimentary rocks of the Triassic Mercia Mudstone Group. The beds form an aquiclude, soft and contain anhydrite. They have been quarried for brick clays here and elsewhere in last 200 years. The Jurassic Waterloo Mudstone Formation crops out in fault-bounded strips along the east of LCA 111 (outside the LCCC boundary) below the basalt escarpment. These dark grey mudstones, grey to black shales and minor limestones contain ammonite and rare reptile fossils.

The Cretaceous succession is found in a series of linear exposures below the Tertiary basalts of LCA 111. Basal fossiliferous sands and greensands are overlain by the Ulster White Limestone Group.

The Tertiary Lower Basalt Formation occurs in an extensive outcrop of the plateau of the LCA. They are extensively quarried for construction materials, especially road stone. Ash-falls within the Lower Basalts are recorded: one such unit occurs in a small part of the southwest of LCA 111.

The two Tertiary (Palaeogene) aged basalt formations (upper and lower basalt formations) comprise a crudely-bedded succession of lava flows, columnar jointed lava flows, ash-falls and red-weathered horizons (or boles). These columnar jointed lavas give the escarpments in the area their distinctive look.

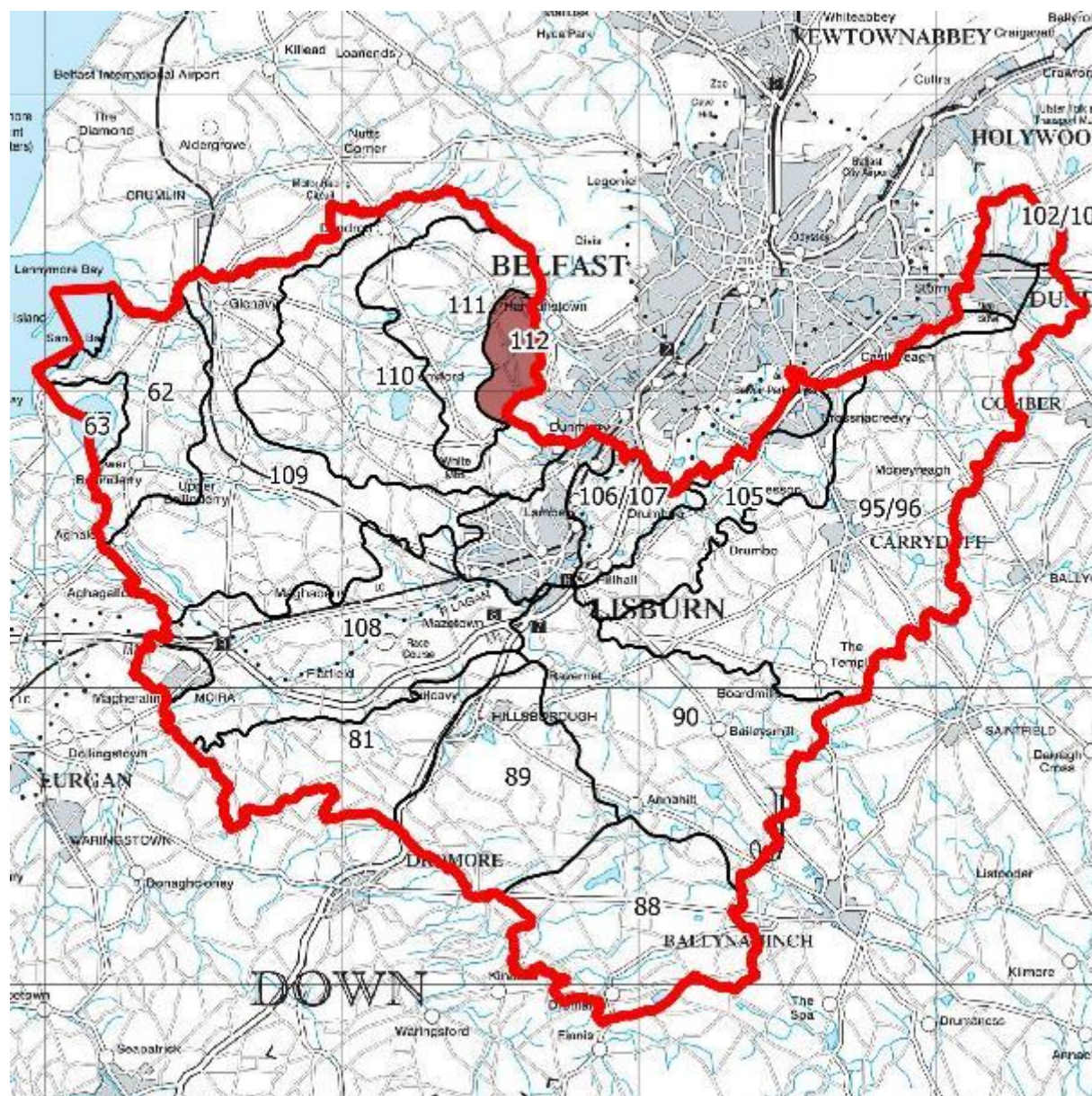
Drift Geology

The drift geology map for this LCA shows it to be underlain for the most part by Late Midlandian till laid down by ice that moved rapidly across the area from a centre to the west in the Lough Neagh Basin. The exceptions to the drift cover are the exposed bedrock areas associated with the crest line of the plateau.

Small pockets of peat, alluvium and glacial contact deposits can be found in the river valleys of the upland plateau.

Davies and Stephens (1978) consider that the final stages of ice-wasting in the east of Northern Ireland probably involved wide scale stagnation, down wasting and withdrawal inland towards the Lough Neagh lowlands (p.176). This would have left upland areas such as the Antrim Plateau ice free and surrounded by encircling ice. This retreat of the ice was probably allowed the deposition of a very small area of glaciofluvial deposits in the northwest of the LCA in what must have been an ice marginal location.

9. Steep Basalt Escarpment



West Belfast (112)

WEST BELFAST (112)

Steep Basalt Escarpment

Landscape

Key Characteristics

- Distinctive dark basalt cliffs with stepped profile and steep scarp slope which tower above the northern edge of Belfast.
- Rough pastures, some abandoned to rush and gorse.
- Unkempt, gappy hedges.
- Open skyline; deciduous woodland covers lower slopes.
- Conifer woodlands on upper slopes.
- Prominent quarries and landfilling.

Landscape Description

The edge of the Antrim basalt plateau is well defined by a steep scarp slope which wraps around and contains the north west edge of Belfast. The black basalt outcrops have a distinctive, sheer profile which is broken by a series of steep, wooded glens. The steep glen of the Colin River separates the part of the LCA within Lisburn and Castlereagh from neighbouring Belfast. West of the steeply sloping escarpment are the rounded summits of White Hill, Collin and Boomers Hill. These medium scale hills have an uneven outline, in places disfigured by quarrying and landfill.

Land cover is dominated by rough pastures, some of which have become abandoned to rush and gorse, particularly on the upper parts of the slopes. Pastures are bounded by weak lines of stunted, gappy hedges or post and wire fences, contributing to the open character of the landscape. On lower slopes to the east the small pastures become better defined by untidy hedges. There are occasional trees along hedge lines and along roads, often alder and willow. There is little woodland within the LCA but what there is tends to be non-native conifer planting, such as at White Hill and that used to provide screening to quarries. Overall the landscape of medium scale.

Upper parts of the LCA are very sparsely settled, however farms properties and small commercial enterprises are strung along the busy A501 which skirts the LCA to the east, from which there are excellent views across Belfast. The area has been extensively quarried for hard rock, adding a part industrialised character to the landscape, and upgrades to the rural road network to accommodate lorries contributes to the effect in places. Some former quarry sites retain industrial land uses, while others have been abandoned without full restoration. The area includes a single wind turbine, while a telecommunications mast is a feature of White Hill.

The LCA is by and large a relatively simple upland landscape with a remoteness of character, but its character has been changed by past and ongoing industrial uses.

Landscape Condition and Sensitivity to Change

Seen at close quarters, the landscape of the Belfast Basalt Escarpment is generally in a rather degraded state, with neglect and loss of field boundaries giving the area an untidy character. Fly tipping is evident along some of the local roads and in some derelict quarries. Busy roads and industrial land uses are tending to dilute its more remote, upland character.

The scarp slope is a prominent landmark of the area and its open character, distinct profile and high visibility render it particularly sensitive to changes introduced by quarrying or tall structures. Despite the degraded condition of some areas, it creates a distinctive setting for Belfast which merits conservation and management. The entire area is classified as an Area of High Scenic Value (AoHSV).

Forces for Change

Agriculture

The open farming landscape largely comprises marginal or abandoned pastures within a weak structure of field boundaries. The landscape has some sensitivity due to its prominence and openness. As field boundaries decline there is a tendency for replacement with post and wire fences, with a resultant loss in landscape structure. Fields may continue to be lost to scrub.

Trees and Woodland

Upper slopes have been planted with coniferous woodland, providing screening to minerals and other development types. Woodland, particularly coniferous plantation, are not characteristic of the landscape and have the potential to adversely affect the simple pattern and form of the wider Belfast escarpment.

Development

The upland parts of the LCA have an empty character with few houses or farm buildings. The landscape would be sensitive to the further development of housing along the more isolated upland roads and tracks, and have the potential to appear exposed in the open landscape.

Minerals

Quarry sites have not been fully restored or have been utilised for alternative commercial/ industrial uses. The use of non-native conifer species for mitigation introduce a further uncharacteristic feature into the landscape. Quarry sites are potentially very prominent from the wider landscape, particularly those exposed to views from the east across Belfast. Engineered roads to accommodate minerals related traffic degrade rural landscape characteristics.

Tall Structures

The area may be subject to ongoing pressure for the siting of tall structures such as wind turbines and telecommunications masts. Tall structures have the potential to be intrusive features and

impact upon the simplicity of the hills forming the Belfast skyline, particularly when sited on the outer summits close to the escarpment edge.

Landscape Management and Planning Guidelines

Landscape Management and Planning bodies should recognise the regional importance of the landscape as the setting to Belfast. A key landscape objective should aim to retain the simple undeveloped character of the landscape and its contrast with the busy adjoining urban area. Effective mitigation and restoration of existing or future mineral related developments are required to maintain rural characteristics and prevent further industrialisation of the landscape.

Agriculture

- New post and wire fencing should be supplemented with new hedge planting where possible.
- Encourage the maintenance of hedged field boundaries, particularly along roads, which often lack hedges in more upland areas.
- On more marginal farmland it may be preferable to adopt traditional management practices to promote priority habitats such as species rich grasslands, through participation in Environmental Farming Schemes.

Trees and Woodland

- Coniferous plantations are more suited to the inward facing slopes of the character area to limit their impact on views from the east and south.
- The integration of native woodland species with coniferous planting would assist with their absorption into the landscape.
- The generally open character of the landscape should be retained, with forestry comprising a minor part of the land cover.

Development

- New access tracks should follow existing field boundaries and incorporate native hedging and trees to avoid disruption to the pattern of this exposed landscape.
- House development in the exposed upper parts of the landscape should be limited to maintain the undeveloped, isolated character.
- House development is most suited to the area around the A501, it would be preferable to avoid extending development into the more remote upland landscape.

Minerals

- Further minerals extraction on the outer eastern and southern faces of the LCA would be particularly detrimental to the character of the landscape, with hard rock quarries on sloping sites difficult to restore sympathetically.
- Preference should be given to the restoration of quarry sites where possible, rather than reuse with further industrial uses.

- Native woodland species should be used in preference to non-native conifers for landscape and visual mitigation.
- Maintain the rural characteristics of the existing road network through limiting the use of road paint, concrete kerbing, lighting and signage where upgrading is required for minerals developments.

Tall Structures

- Wind energy developments should be sited away from the escarpment edge and the principal hill summits. The landscape does not have capacity for larger typology wind turbines or wind farms.
- The clustering of telecommunications masts would be preferable to their siting on multiple hill tops, thereby reducing disruption to the skyline.



View towards Collin hill.



Landfill at the site of a former quarry at Boomer's Hill.

Biodiversity Profile

Key Characteristics

- In total, 631 ha (37.85%) of the LCA is within the LCCC boundary.
- Some important woodland areas most commonly found on lower slopes.
- Rough grassland is extensive around Colin.
- Shrub heath is common in Slievenacloy ASSI.
- Abandoned quarries common with possibility of affecting water quality.

Key Sites

ASSI: Slievenacloy

Nature reserves: Slievenacloy Nature Reserve (Ulster Wildlife)

SLNCI: Slievenagravery; Groganstown Quarry; Slievenacloy ASSI Margins; Quarry at Mounteagle Glen; Colin Glen/Hammils Bottom

Woodlands

Woodlands occupy 54 ha, or 8.5% of land cover in this LCA. However, over 90% of this is plantation woodland, dominated by non-native coniferous species.

Grassland

Grassland accounts for over 80% of the land cover in this LCA. The majority is rough grassland and heath, most of which occurs within and around the Slievenacloy ASSI, but also extends to the north of the area. Around half of the 379 ha Slievenacloy ASSI is within the LCA, and 60 ha of this is owned and managed by Ulster Wildlife as the Slievenacloy Nature Reserve. A small amount of improved grassland is found in the south of the LCA. Very little arable land is present in this LCA.

Slievenacloy ASSI is a continuous area of species-rich unimproved wet grassland and heath with a diverse flora that includes grasses, sedges, herbs and several species of orchid. This site is also an important breeding area for the marsh fritillary butterfly and for waders such as curlew, lapwing and snipe and a range of other priority bird species like mistle thrush, song thrush, skylark and linnet.

Most of the hedges in the LCA are poorly managed; many have become gappy and overgrown. In addition to their landscape value, hedgerows are important for butterflies, moths, farmland birds and plants – especially in the poorer pasture areas where herbicides and pesticides are not used extensively.

Rivers

Stoneyford River is the main river located in this LCA.

Fly-tipping and quarrying are a threat to the water quality of rivers and streams in this area. Threats to fish from particulate pollution are high both from tipping sources and from erosion material from surrounding areas.

Key Issues

General actions for LCCC **Priority Habitats** and **Priority Species** are detailed in the **LCCC Local Biodiversity Action Plan**.

Woodlands

Issue: Most woodland cover is of non-native coniferous species.

Actions:

- Enhance the biodiversity value of existing wooded areas by discouraging any further felling or pollarding; by retention of fallen and veteran trees (particularly for bryophytes, ferns, fungi and fauna); ensure that hazel scrub is not cleared.
- Through agri-environment schemes, encourage control of grazing to encourage herb layer and regeneration and if necessary, encourage replanting of canopy species; removal of invasive species could increase the diversity of ground flora, especially where the canopy species are not beech.
- Enhance biodiversity through measures in agri-environment and forestry grant schemes to improve and extend woodland cover; farmers and landowners could be encouraged to plant field corners or set-aside fields.

Grassland and Arable

Issue: extensive pastures of variable biodiversity value, including rough grassland.

Actions:

- Encourage (through participation in agri-environment schemes) adoption / continuance of less intensive management of pastures to allow reversion to / continuance of more species-rich grassland.
- Manage grazing levels to ensure that important grassland areas are not encroached by scrub vegetation or experience a fall in species richness due to overgrazing.
- Maintain and enhance damp grassland by, where possible, restricting field or arterial drainage.
- Reintroduce hedgerow management through adoption of correct cutting cycles; hedge laying and replanting where necessary; leave saplings uncut to develop into hedgerow trees; avoidance of spraying with fertilisers, slurry, herbicides; provision of wildlife strips and conservation headland around fields; and limitation of field amalgamation.

Issue: potential loss of the Priority Habitat **upland heathland**

Actions:

- Promote membership of agri-environment schemes through consultation with farmers

- Control grazing intensity on upland heathland to encourage development of heathland and of heather of different ages.
- Discourage 'reclamation' to pasture fields around heathland margins.
- Discourage afforestation.

Rivers

Issue: the water quality of rivers within this LCA is under threat from a range of sources.

Actions:

- Promote and encourage adoption of best practice management so that rivers are not polluted by releases from silage effluent, herbicides, pesticides, fertilisers or sheep dip; ensure that eutrophication does not occur as a result of nutrient-rich surface waters from surrounding farmland.
- Monitor streams in relation to particulate pollution from tipping sources and erosion material – important for salmon that nursery and spawning beds are clear.
- Monitor streams in relation to expansion of rural / urban housing and associated septic tanks / sewage treatment plants.
- Recognise that continued monitoring of quarry sites against pollution is also required.
- Monitor effects of recreation, including fishing, on freshwater communities.

Geological Characteristics

Overview

The edge of the Antrim basalt plateau is well defined by a steep scarp slope which wraps around and contains the north west edge of Belfast. The black basalt outcrops have a distinctive, sheer profile that is broken by a series of steep, wooded glens. The Hills are pitted with quarries and provide a dramatic contrast to the dense urban areas below. The dark basalt overlies a thin band of chalk, which forms a strong contrast in colour whenever it is visible. The lower escarpment slopes are a mixture of hummocky open pasture and stands of deciduous woodland on steeper slopes. The slopes are pitted with quarries that are prominent and exert a strong influence on landscape character and quality. The scarp slope is a prominent landmark of the area and its open character, distinct profile and high visibility render it particularly sensitive to change. Despite the degraded condition of some areas, it creates a distinctive setting for Belfast that merits conservation and management. The entire area is therefore classified as an 'Area of High Scenic Value'.

Solid Geology

The geology comprises a mix of faulted, Mesozoic sedimentary and Tertiary igneous rocks in faulted and unconformable contact. Triassic Mercia Mudstone Group and Tertiary Lower Basalt Formation each make up 40% of the LCA with the remainder being the other formations in varying proportions. The ESCR sites of Collin Glen, Crow Glen and Carr's Glen (265, 443, 442 respectively) expose the above succession.

Below the Cretaceous - Tertiary escarpment and in fault-bounded strips within the Tertiary basalts, low hills and low ground are underlain by soft sedimentary rocks of the Triassic Mercia Mudstone Group. The Mercia Mudstone Group is predominantly red-brown and unfossiliferous in the lower parts of the exposed succession, becoming grey-green, sometimes fossiliferous and sometimes carbonate-cemented toward the top. The beds form an aquiclude, soft and contain anhydrite. They have been quarried for brick clays here and elsewhere in last 200 years.

The Jurassic Waterloo Mudstone Formation crops out in a fault-bounded strip in the south of the LCA below the basalt escarpment. These dark grey mudstones, grey to black shales and minor limestones are fossiliferous, containing ammonites and rare reptile remains. The Cretaceous succession is found in a series of linear, fault-bounded exposures below the Tertiary basalts of the LCA. Basal fossiliferous sands and greensands are recorded overlain by the Ulster White Limestone Group is known from isolated exposures, old limekilns and marlpits in the area.

The Lower Basalt Formation occurs in an extensive outcrop along the north western edge of the LCA. They are extensively quarried for construction materials, especially roadstone. The clay with flints (a volcanic layer) occurs at the base and is exposed in Bellevue Quarry (ESCR Site 445). The Upper Basalts occur in isolated exposures in the west of LCA 98. Dykes occur throughout the area: the most obvious are those seen cutting soft Mercia Mudstone group or in white limestone. These trend NW-SE but other dyke trends occur. NE-SW fault orientations occur in the southwest of the LCA.

Drift Geology

The drift geology map for this LCA clearly shows the drift free crestline of the basalt escarpment and also identifies large areas of landslip below the escarpment.

Because of the over-steepening of the basalt escarpment by ice within the Lagan Valley, and the presence beneath the basalt and chalk of an impermeable, but weak layer of Lias and Rhaetic clays, the escarpment was inherently unstable following the removal of ice support from the Lagan Valley. Instability would have been further enhanced by the greater availability of groundwater as climatic conditions ameliorated. The collapse of large sections of the escarpment therefore represents a post-glacial adjustment in the landscape. This continues into the present-day, as the dropping down of large masses of basalt and chalk had the effect of bulging out the underlying beds, especially the Triassic marl. Localised areas of this disturbed material continue to intermittently creep downslope in West and North Belfast and are potentially unstable if over-steepened or undercut. Below the escarpment, the lower slopes are generally mantled with a cover of Late Midlandian till, which itself can be subject to slope failure when locally saturated.

On the Plateau small pockets of glaciofluvial, river terrace and alluvium deposits are common especially in the Collin river valley.

9.0 SETTLEMENT ASSESSMENTS

The following part of the assessment describes, analyses and provides development management guidance for the following key settlements in relation to their landscape setting:

- Hillsborough
- Moira;
- Carryduff; and
- Lisburn

The locations of settlements are shown on Figure 8.

Hillsborough

Landscape Setting

Hillsborough is situated on the undulating farmland of the *Hillsborough Elevated Drumlin Farmland* LCA towards its northern transition to the Lagan Valley. The settlement is set amongst several small, rounded hills, with the historical settlement core on a small hill to the south. Main Street forms the spine to the older part of the settlement, with Hillsborough Castle and the town square occupying the top of the hill. Georgian architecture is a notable feature of the older part of the settlement, while the landmark Downshire Monument is a notable feature towards the south. Over time the settlement has come to incorporate Culcavy to the north west, originally separated by the former Banbridge and Lisburn Railway, and now by the A1. Culcavy lies in the shallow valley of a minor tributary to the River Lagan, with the settlement developing around industrial land uses including a distillery and linen factory, but is now principally housing. A substantial area of late 20th century housing has developed towards Carnreagh to the east, forming the third major component of the settlement area. Smaller areas of housing have developed either side of Dromore Road to the south west. The settlement has a highly irregular layout, with little relationship between its three main parts, with the A1 reinforcing the division between Culcavy and Hillsborough.

The grounds of Hillsborough Castle, Hillsborough Forest (Large Park) and Small Park provide a strong setting to the older part of the settlement, constraining its development along a north east – south west axis. To the south west newer housing has expanded into more open countryside around the Downshire Monument. Settlement boundaries are typically defined by relatively robust hedgerows, while the undulating landform provides some containment along the corridor of the Dromore Road.

The former railway line provides a well-defined eastern edge to Culcavy, beyond which lies farmland towards Fruit Hill. Rising farmland and large gardens/ grounds provide the setting to the western part of the settlement. The northern edge of the settlement is clearly demarcated by Harry's Road and Aghnatrisk Road, beyond which is flat, open farmland including large farms, warehouses, industrial units and then the M1.

Settlement at Carnreagh sits upon an undulating plateau, mostly contained by the surrounding roads and the woodland of Hillsborough Forest immediately to the south west, although housing towards the north sits beyond the road at the very edge of the plateau at the brow of Blundell Hill. Its eastern edge has less definition, with property boundaries bordering farmland, although rising land forms provide some containment to this edge.

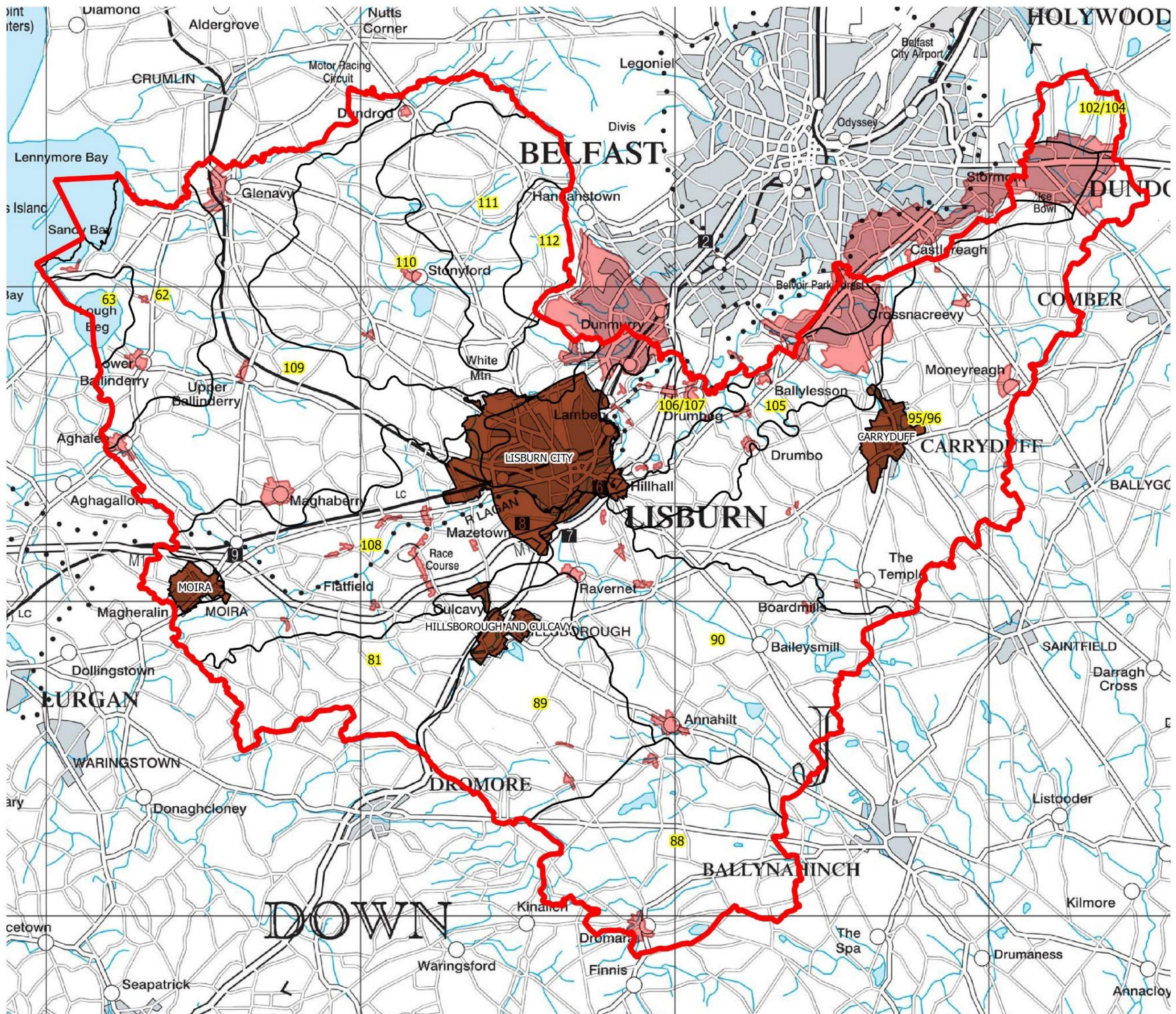
The gateway to the settlement from the south is perhaps the most distinctive, where the older part of the settlement is approached along the leafy Dromore Road, arriving at Market Square at the high point of the settlement. Elsewhere the arrival into the settlement is marked by less distinctive suburban housing developments, or industrial development at the northern end of Culcavy.

Analysis

Hillsborough benefits from a setting of attractive farmland and parkland, the character of which should be maintained. Historical patterns of development have resulted in a complex form to the settlement with areas of varying character. Green spaces, including undeveloped farm land and estate lands form important 'green wedges' providing separation between different parts of the settlement and contributing to their setting. Parts of the settlement are naturally contained by rising landforms or strong landscape features, however in places settlement edges are less well defined, in particular at Carnreagh and to the south of the settlement near the Downshire Monument.

Principles for the Siting and Design of Development

- House development within the corridor of the Dromore road is likely to be well contained, however, development south of Monument Road or east of Old Coach Road would intrude into more open, exposed parts of the rural landscape. Hedgerows and wooded field boundaries should continue be integrated into any new developments were possible;
- Culcavy should remain contained between the higher ground of Priest Hill and Fruit Hill, with less sensitive parts of the landscape lying towards the north;
- Development at the northern fringe of Carnreagh should be carefully controlled so as not to spill into open countryside beyond the plateau edge. Low rise single or one and a half story development is preferable to more imposing house styles;
- Rising landforms to the east of Carnreagh provide some containment to the settlement, and screen views to housing from the countryside beyond. Further development in this direction should include robust landscape buffer to contain the settlement west of the B178; and
- Undeveloped farmland between Lisburn Road and Carnreagh Road provides an attractive setting to housing, promoting a less uniformly urban character to the settlement. The farmland includes a number of mature field boundary oak trees which should be carefully incorporated into any future development within this area.



- Legend**
- LCCC Boundary
 - Revised LCAs
 - Principal Settlements
 - Other LCCC Settlements

CODE	LCA	LCT
62	East Lough Neagh	Lough Fringe Farmland
63	Portmore	Lough Fringe Farmland
81	Kilwarlin	Elevated Drumlin Farmland
88	Dromara	Craggy Upland Pastures
89	Hillsborough	Elevated Drumlin Farmland
90	Ravernet	Drumlin Valley Farmland
95/96	Castlereagh	Elevated Drumlin Farmland
102/104	Craigantlet	Sandstone Escarpment
105	Castlereagh	Sandstone Escarpment
106/107	Lower Lagan	Broad Lowland Valley
108	Upper Lagan	Broad Lowland Valley
109	Upper Ballinderry	Plateau Farmland
110	Derrykiltagh	Plateau Farmland
111	Divis	Rounded Basalt Hills
112	West Belfast	Steep Basalt Escarpment

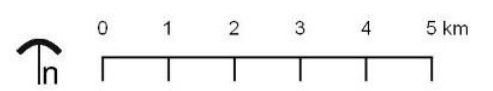


**Lisburn and Castlereagh
Landscape Character Review**

Figure 8

Settlements

March 2019



Moira

Landscape Setting

Moira sits upon a low basalt plateau overlooking the Lagan valley from the north, and south of the low lying corridor containing the M1 and former canal. The settlement has a regularly shaped form with limited open space to its interior. The older Georgian core of the settlement is strung along the busy Main Street (the A3), centred around the junction of Meeting Street and Main Street. Towards the north the demesnes of Moira Castle are a public park, with the house long since demolished.

From its original core, the settlement has expanded considerably, south westwards along the A3 and initially to the north of the road. More recently the town has developed substantially towards the south of the A3. The settlement is comprised almost entirely of suburban style housing development built from the post war period up to the present day, with few other land uses, and is a popular commuter town due to its good road and rail connections to Belfast. The immediate landscape setting to the settlement is mostly of gently undulating open pastures and arable farmland, with limited tree cover, although tree avenues planted along nearby farm access, usually perpendicular to the direction of travel along routes to the town, provide some screening. At the southern edge of the settlement the landform drops smoothly, but quite steeply, towards the floor of the Lagan valley.

Towards the north east, the Moira Castle Demesnes and public park, plus a slightly rising landform, provide a robust landscape feature to define the settlement edge and provide its landscape setting. Elsewhere settlement limits are often defined only by garden fences, but in places supplemented by retained field boundary native hedges, beyond which is relatively flat, open countryside. In some locations the settlement limits as defined in the Local Plan do extend to farm accesses tracks which provide more defined features. The southern edge of the settlement has expanded beyond the edge of the plateau and downwards into the River Lagan valley.

The western approach to the settlement along the main A3 is enhanced through the presence of mature trees, large gardens and housing set back from the road, while from the east some piecemeal urban expansion provides a more mundane entrance to the settlement.

Analysis

Moira occupies a commanding position in the local landscape. In the absence of significant topographical variation to much of its setting, there are few strong natural features which might prevent its continued expansion. The more sensitive parts of its landscape setting are to the south, where the River Lagan valley has an attractive rural character which would be sensitive to further intrusion from urban development spreading from the settlement. Elsewhere the settlement's landscape setting of rural farmland is not of great scenic value or sensitivity, however the prominence and impact of the settlement on the local landscape can be reduced through ensuring that a strong landscape framework is developed at the settlement edge, and that development is contained behind minor undulations where present in the local landscape.

Although Moira is not well contained in the landscape, it is a relatively compact settlement with most residents within 1km of the settlement core, a desirable feature both in terms of its effect on local landscape character as well as the liveability of the settlement.

Principles for the Siting and Design of Development

- To the north and west it would be beneficial for the settlement to remain contained behind the Moira Demesne and the minor rise in the landscape west of the settlement between Old Kilmore Road and Backwood Road;
- Masterplans for parcels of undeveloped land adjoining the LDP settlement boundaries towards the west should ensure the retention of existing trees along farm tracks, supplemented with new planting to create robust settlement boundaries;
- Development to the south of the settlement appears to have reached the limit beyond which there may be a significant urbanising effect to the Lagan Valley river corridor. The development of a landscape framework to contain the settlement in this direction should be considered; and
- New settlement gateways could be enhanced with tree planting, housing set-backs and amenity landscape treatments.

Carryduff

Landscape Setting

Carryduff occupies a central location on the plateau above Castlereagh, set amongst the small hills of an undulating drumlin farmland landscape. The settlement developed around the junction of a number of important roads; now the A24, A7 and B178. Its proximity to Belfast and direct road connections have resulted in Carryduff developing into a popular commuter town, expanding significantly in the 20th century to meet housing demand. The settlement has an elongated and irregular form, extending along the A24 for approximately 2 miles. This road is a dominating feature of the town, carrying 4 lanes of traffic along most of its length through the settlement. The settlement has no defined historical core, with hardly any older buildings, and nearly all housing originates from the mid – late 20th century. There is no civic centre to the settlement as such, although the shops and amenities of the Carryduff Centre, under redevelopment at the time of writing, are a focal point.

The settlement is set upon an undulating landscape, surrounded by pastures and arable farmland. Beyond its immediate setting, the town is often hidden from view by landforms and trees, but is visible from some distance from Ouley Hill to the south east. Housing is draped across a landscape with few natural features to shape the settlement pattern other than the occasional steep sided drumlin; even the Carryduff River running through the settlement has been culverted. An exception is the steeper ground towards the north west of the settlement, including a reservoir and Purdy's burn, which is unsuited to housing development. This area is included within the Lagan Valley AONB and the Castlereagh Slopes AoHSV.

Settlement limits are irregular and appear somewhat arbitrary, mostly aligned to field boundaries. Where development has extended to the settlement limits the settlement edge is often demarcated by garden fences, although in places hedges and field boundary trees have been retained, to beneficial effect.

Gateways to the settlement from the main A24 are marked by industrial units, commercial development, food outlets, contributing little to the identity of the settlement. Entrances along other roads are marked typically only by a change in speed limit and the presence of suburban housing.

Analysis

The settlement has spread across the landscape in response to the major roads which converge at the settlement, rather than evolving from a historical settlement core. Generally, the undulating landscape in which the settlement is set can absorb housing development quite easily subject to the sensitive design of the more exposed settlement edges, and the avoidance of more prominent development at high points. The more sensitive parts of its landscape setting lie to the north, toward the Castlereagh escarpment and the AONB, however some steep gradients would seem to present natural barriers to development in this location. The Rural Landscape Wedge, immediately to the north of Carryduff, retains a farming character which is largely free from urban and suburban housing, forming part of the separation between the settlement and the urban area of Belfast. Landscape and townscape considerations should focus on the development of an identity to the core of the settlement, reducing the domination of road traffic, and creating a stronger landscape framework to contain the settlement and contribute to its identity at settlement gateways.

Principles for the Siting and Design of Development

- Settlement gateways could be enhanced with tree planting, house set-backs and amenity landscape treatments. Bold native tree planting, for example clumps of Scots pine, could be incorporated at key settlement gateways or other locations in the settlement.
- Industrial estates should incorporate roadside native woodland screening and amenity planting where situated along gateways to the settlement.
- Currently the southern settlement edge, enclosing the floodplain of the Carryduff River, is particularly exposed. The development of a landscape framework to contain this part of the settlement would be beneficial.
- The definition of the settlement edge by timber garden fencing should be avoided, with masterplanning promoting stronger edges created by property frontages, roads and planting.
- Further settlement expansion should seek to take advantage of containment provided by local small landforms. More exposed hill tops should remain free of development and preferably incorporated into open space and green networks;
- Development towards the north of the settlement into the Castlereagh escarpment AoHSV and AONB should be avoided; and
- The existing Rural Landscape Wedge north of the settlement has a useful function in preventing settlement coalescence between Belfast and Carryduff, and prevents expansion of the settlement into a more exposed part of the landscape at the edge of the Castlereagh escarpment. The rural character of this landscape wedge should be retained.

Lisburn City

Landscape Setting

Lisburn City is sited within the broad Lagan Valley, contained to the north by the lower slopes of the Belfast escarpment, and to the south by the shallower escarpment rising to the elevated farmland around Hillsborough and Carryduff. The settlement is located on the River Lagan, where the Ravernet and Lagan valleys meet. The historical settlement core, established during the 17th century, lies a short distance to the north of the river, focussed around Market Square. The settlement initially developed to the north of the river, with the river important for the linen industry, along which a number of mills and related works were situated. Older parts of the settlement are generally contained south of the railway line, although a short distance beyond the historical settlement core at Market Square much older development has been swept away, with only the

street pattern remaining. In the 20th century the settlement expanded considerably towards the north, beyond the railway line, and this area is dominated by suburban style housing development of detached, semi-detached and bungalow properties, with the large Thiepval Barracks situated at the heart of the urban area. Modern day industrial developments are mostly located along the rail corridor towards the west of the settlement, and also along the M1 which skirts the settlement to the south.

Towards the east the settlement is mostly contained by the River Lagan corridor, and then towards the south east by the M1 motorway, although housing development as leapfrogged the motorway, at Junction 6, in the area of Plantation Road. To the south west, the urban area is largely north of the River Lagan, however the settlement limits of the Local Development Plan include a swathe of land between the M1 and the river corridor. To the west and north west, there are few natural features which might demarcate a natural settlement edge, and therefore settlement limits are defined by field boundaries or roads. Development has not reached settlement limits in all locations. Towards the north, the A513 provides a relatively well defined edge feature, beyond which the landform continues to rise towards White Hill and the end of the Belfast escarpment.

Numerous main routes converge on the settlement, including the A3, A1, A512 and M1 with the entrance to the settlement often marked by suburban housing development.

Analysis

The River Lagan to the east provides the principal constraint to development in this direction, beyond which are the sensitive landscapes of the AONB and Lagan Valley Regional Park.

The higher ground to the south provides natural containment to the settlement, and the more elevated, prominent landscape would be sensitive to the settlement expanding upwards in this direction. Some outward expansion has occurred to the south along the flatter A1 corridor, and Hillsborough lies approximately 1.7km to the south of the settlement edge here. While there is currently good separation, any eventual perceived coalescence of the settlements would be undesirable.

The mostly flat or gently undulating landscape to the west is the area least sensitive to development, already including a number of small settlements and of a peri-urban character. There are few natural features which might contain settlement expansion in this direction.

The landscape towards the north is sensitive to urban expansion, where development towards the upper slopes would be prominent, diminishing the contrast between the bare hills of the Belfast escarpment and urban area. Here part of the landscape is designated as a Rural Landscape Wedge, preventing coalescence between Lisburn City, Metropolitan Lisburn and Derriaghy. There is only a slender separation of a few fields between settlements, but the Rural Landscape Wedge does maintain the identity of Derriaghy as a separate settlement, and also lessens the likelihood of development on some more prominent local landforms, such as Butchers Hill.

Principles for the Siting and Design of Development

- Settlement expansion is likely to be best accommodated towards the west, within the low lying landscape of the Lagan Valley;
- Strategic landscape planting at the existing, or future, settlement edge to the west of Lisburn would assist with its integration into the landscape of the Lagan Valley;

- Expansion of the settlement towards the north and south, extending up the enclosing escarpments should generally be avoided;
- The green corridor of the River Lagan which provides containment to the settlement and marks the boundary of the AONB and Lagan Valley Regional Park should be retained as the settlement edge. Development east of the corridor risks compromising the landscape qualities of the AONB and Regional Park;
- Outward expansion along road corridors, in particular the A1, should be limited to maintain separation between settlements; and
- Consideration should be given to the design of industrial and commercial developments, particularly along main routes, to allow for the inclusion of screen planting or amenity planting to lessen their visual impact and improve settlement gateways.

10.0 CONCLUSION

10.1 Overview

This review of NILCA 2000 has provided an updating and adaption of the original assessment specific to the landscape of Lisburn and Castlereagh. The review has found that much of the original characterisation of the 1999 assessment remains valid, and that no significant alterations to the general subdivision of the landscape into areas of landscape character are considered necessary.

This review has included some amalgamation of the original LCAs within Lisburn and Castlereagh, but this is principally a result of the way LCA boundaries fall within the Local Authority area, where differences in landscape character are not considered significant enough to justify differentiation. However, while landscape character remains broadly the same, there has been change in the landscape since the 1999 assessment.

The biodiversity review has identified the broad trends in changes to the main habitats and species of the LCCC area, identified key issues and recommended actions for their protection and enhancement. The geodiversity review provides a more focussed overview of the geological profile within the LCCC area, based upon a review of currently available information.

10.2 Landscape Change

The development of single properties in the countryside was a trend identified in the 1999 assessment, and this form of development has continued in many rural areas, and may continue to do so, driven by forces such as the demand for housing, the traditional pattern of small land holdings, and the desire to replace older dwellings with more modern houses.

In comparison to the landscape of 1999, there appear to be fewer traditional dwellings, seemingly replaced by modern houses. It appears usual for older dwellings to be replaced rather than refurbished, with owners presumably opting for larger, better sited and better constructed houses. While some derelict properties were identified in this assessment, they were not as defining a feature as they seemed to be in the 1999 assessment.

The impact of newer houses on rural landscape characteristics is widespread, and with no strong traditional rural building vernacular to guide new development, new dwellings adopt a variety of designs and styles. Their frequency often introduces an incoherent, suburban character to an otherwise rural landscape. Greater consideration to the siting, design, scale, materials and landscape treatments of new housing would assist with their better integration into the landscape.

Settlement expansions to meet housing demand is another change, with many newer developments adopting a Georgian housing style in favour of the more generic styles of older developments, and when designed and constructed to a high standard with quality materials, appear as positive additions to a number of settlements. Where settlement expansion into more sensitive landscapes is undesirable, settlement edge treatments require careful design, for example through the appropriate orientation of property frontages, the retention of existing trees and hedges, the use of containing landforms, and the inclusion of strong containing landscape frameworks. Edge of settlement industrial and commercial developments would often benefit from stronger boundary treatments to better integrate them into the landscape.

There is little obvious change to the farming landscape, which appears in the most part under productive agricultural use. Evolving farming practices and fluctuating economic conditions are likely to have resulted in changes such as field enlargements, new buildings, or on the other hand the dereliction of once viable land. Within most parts of the landscape hedges, hedgerows, field boundary trees and copses are critical to landscape character, and their ongoing retention and care is necessary for the maintenance of existing landscape characteristics, and to assist with the integration of new developments into the landscape. The biodiversity review identifies little overall change to the composition of the rural landscape.

Older characterful features of the farming landscape include beech lined avenues and traditional farm gateways. Avenues, clumps or single specimens of Scots pine are often striking landscape features. The retention and adoption of these elements into new development would be beneficial in many parts of the landscape.

Minerals development remains a significant industrial feature of the landscape, described in the 1999 assessment. Historical quarrying of the basalt hills to the north of Lisburn continues to disfigure the landscape, although in less prominent parts of the landscape, undulating terrain can often conceal such developments. Rather than the workings themselves, it is often the ancillary infrastructure that is prominent and industrialising, including sheds, fencing, stockpiles and machinery, which could be mitigated with appropriate bunding and woodland boundary treatments. Former quarry sites would benefit from restoration, or where the sites are reused, the inclusion of appropriate boundary treatments.

Wind energy development was seldom mentioned in the 1999 assessment, whereas medium sized wind turbines, typically <80m in height, are now occasional landscape features. Wind energy development in Lisburn and Castlereagh is relatively limited. The landscape is of insufficient scale to accommodate larger scale turbines or wind farm developments, and wind energy development should be carefully controlled to avoid the presence of overly dominant wind turbines, particularly at escarpment edges or hill tops, or the undesirable cumulative effect of frequent wind turbines in the landscape.

10.3 Designated Landscapes

This review has briefly considered the role of local landscape designations within Lisburn and Castlereagh, specifically the AoHSV designations of the escarpments around Belfast, those around Portmore and Magheraknock Loughs, and the Rural Landscape Wedges north of Carryduff and Lisburn City.

The designation of the escarpment landscapes appears justified in relation to their importance to the wider setting of the Belfast metropolitan area, rather than the inherent qualities of the landscapes themselves. Similarly, the farmland of the AoHSV on the eastern shore of Lough Neagh is relatively unremarkable, but is important to the setting of the lough.

The basis for the Magheraknock Loughs AoHSV appears somewhat weaker, and while the loughs and their setting of undulating pastures are attractive, the loughs are not accessible to the public and special qualities which might justify designation are not obvious or promoted. Enabling public access within the area if possible, thereby increasing its societal value as a recreational resource, may assist in justifying its designated status.

The assessment has found that the Rural Landscape Wedges north of Carryduff and Lisburn City both perform a recognisable function in maintaining rural separation between areas of settlement, and preventing development in more sensitive parts of the landscape.

Appendices

Appendix A: References for the Geological Characteristics Review

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Appendix B: Information on Drumlins and Inter-Drumlin Hollows

Within Northern Ireland drumlins take a variety of forms; some are rounded in plan, although the majority are elongated in the direction of ice flow. Some have sharp crests, whereas others are more whaleback in profile. Although most drumlins are composed of glacial till or tills, a small number are 'drumlinoid features' are rock-cored and some are composed of sand and gravel. Where drumlins are rock cored there may have been significant frost shattering prior to their shaping by ice flow. It is possible therefore to see tails of shattered debris within till leading away from the feature in the direction of flow (Davies and Stephens 1978). It is generally accepted that the drumlins of Northern Ireland were formed by deposition beneath fast flowing ice. In the majority of cases this has resulted in a thick layer of Upper (younger) Till overlying a core of Lower (older) Till. This pattern has been observed across Northern Ireland, apart from a limited area in the north of County Down, where Hill (1971) observed drumlins composed only of Lower Till. The precise temporal relationship between the two tills has not been definitively resolved, but Davies and Stephens (1978) refer to an organic layer between the tills in County Fermanagh that has been dated at $30\,500 \pm 1170/1030$ years B.P. and shelly material between the tills on the Ards Peninsula dated at $24\,050 \pm 650$ years B.P. However, these deposits only indicate that the Lower Till is older than the dates obtained.

It can be argued that an equally important component of any 'drumlin landscape' are the similarly numerous inter-drumlin hollows. The majority of these hollows would have held open water from local runoff at the end of the Pleistocene. Whilst some continue to exist as isolated small loughs, many have now been infilled by sediment washing off the surrounding drumlins. This has created typically flat-bottomed, marshy areas between the drumlins that are subject to seasonal inundation. Much of the infilling probably occurred early in the Holocene, as the landscape adjusted to increasingly temperate conditions. However, erosion may also have been accelerated in historical times, when rural population densities were considerably higher and much of the lowland landscape of Northern Ireland was more intensively cultivated. Whatever the stimulus for erosion and deposition, the sediments within these hollows typically contain an important record of local environmental change.

Appendix C: Information on the Lagan Valley Deglacial Complex

The Lagan Valley Deglacial Complex is a discontinuous belt of glaciofluvial and glaciolacustrine deposits occurs for 40km along the axis of the Lagan valley from Belfast WSW to Aghalee, Co. Antrim. The complex consists of four main elements; (1) poorly exposed deltaic sands which underlie most of south Belfast; (2) steep-sided esker remnants at Lisburn; (3) flat-topped cross-valley ridges with associated feeder channels at Drumbeg, Sandymount and Hillhall; (4) a flat glaciofluvial outwash spread at the Maze. Kettle-hole depressions and meltwater channels also occur occasionally. Other significant elements of the Complex can be found in LCAs 106 and 107, with minor areas in LCAs 62, 81, 90 108 and 109.

The Lagan Valley Deglacial Complex is highly important in understanding the complexity of deglacial processes. Streamlined landforms along the margins of the valley and glacially moulded bedforms indicate ice advance and episodes of fast ice flow from the west. Glaciolacustrine deposits indicate that during initial deglaciation the lower valley contained an ice-dammed lake, probably impounded by Scottish ice in outer Belfast Lough. A lobe of Irish ice located in the valley, related to ice pressure from the Lough Neagh Lowlands contained subglacial conduits now recorded by eskers that probably supplied sediment to the Malone deltaic sands that now underlie most of south Belfast. The phased retreat of the ice lobe further westward is recorded by cross-valley ice-contact ridges. During the final deglaciation, drainage was to the west, indicating a reversal in the drainage gradient probably due to isostatic depression of the Lough Neagh Lowlands during the last glacial cycle.

Appendix D: Rock Description Table

Rock Name	Age	Description
Upper and Lower Basalt Formations.	Palaeogene	<p>Petrographical and geochemical studies demonstrate that basalt lava from both the lower and upper formations consists of fine-grained, olivine basalt (olivine tholeiites) composed of plagioclase feldspar, olivine, augite and opaque minerals (Lyle 1980). Plagioclase, as the dominant phase, is either randomly orientated or more rarely will show a flow alignment and fluxion around olivine phenocrysts.</p> <p>Lava flows of the Lower Basalt and Upper Basalt formations are usually not more than 10 m thick and can be divided into three parts. Flow bases commonly exhibit concentrations of vesicles that were originally gas bubbles which develop into vesicle cylinders with a pipe-like form that extends upwards through a flow. Central portions of flows are often massive with irregular columnar jointing. Flow tops are frequently vesicular but are most commonly weathered to purplish red lithomarge (palaeosol) and may be capped by a layer of bright red, weathered volcanic dust. Vesicles are referred to as amygdales when they are filled with zeolite minerals precipitated from hot groundwater (Geological Survey of Northern Ireland).</p>
Ulster white Limestone and Hibernian Green Sands.	Cretaceous	<p>At the base of the sequence about 30 m of glauconitic sandstone with thin siltstone and mudstone interbeds form the Hibernian Greensands Formation, although in places the chalk rests directly on Dalradian rocks. There are several minor unconformities within the Hibernian Greensands sequence, culminating in the unconformable contact with the succeeding Ulster White Limestone Formation, which consists of about 130m of white chalk with flint nodules.</p> <p>The Chalk is a micritic limestone that incorporates the debris of planktonic algae and foraminifera, together with coarser fragments of marine invertebrates. There was very little terrigenous input and intense bioturbation would have created a thick sea-floor carbonate sludge. The widespread siliceous flint nodules were nucleated on the remains of animals such as sponges or sea urchins or, in some cases, formed as burrow fills. The chalk has undergone a significant hardening process due to secondary calcite cement.</p>
Waterloo Mudstone	Jurassic	A succession of conformable strata at the Triassic-Jurassic boundary (Ivimey-Cook, 1975).
Mercia Mudstone	Triassic	The Mercia Mudstone predominantly consist of calcareous, reddish to brown mudstone and thin, laminated, micaceous siltstone that weather to a brick red colour. Sandstone is common only in the basal Lagavarra Formation, the transitional unit from the underlying Sherwood Sandstone Group (Wilson and Manning, 1978). The presence of nodular anhydrite, gypsum and pseudomorphs after halite is evidence of an evaporitic depositional environment. Sedimentary structures in the lowest three formations and in the topmost Collin Glen Formation include rhythmic laminations, load casts, flame structures, oscillation ripples and desiccation cracks (Geological Survey of Northern Ireland, 1997)
Sherwood Sandstone	Triassic	The group consists of red be sediments, mainly pink to reddish brown sandstone and silty sandstone with brown mudstone accounting for up to one third of total thickness. Sedimentary structures include ripples and planar cross laminations (Parnell et. al. 1992). The group is up to 300m thick in the Lagan valley (LCA 97) the Sherwood sandstone was deposited in hot continental conditions by rivers in channel and overbank flood plain and lacustrine environments.
Belfast Group	Permian	<p>The Belfast group is split into two dominant facies a calcareous unit ('Magnesian Limestone') and the succeeding unit of fine-grained clastic rocks with evaporites.</p> <p>The Late Permian 'Magnesian Limestone' has been formally renamed the Belfast Harbour Evaporite Formation in Northern Ireland and is the constituent found in the LCCC (Smith et. al. 1974). It was deposited during a marine transgression which signified the end of the erosion and rapid peneplanation of the Variscan Mountains and of earlier episodes of basin subsidence. It is comprised of Anhydrite, breccias, oolitic and banded limestones as well as micrite (Geological Survey of Northern Ireland).</p>

Rock Name	Age	Description
Enler Group	Permian	The Enler Group is broken down into two different units: the Carnamuck formation and the Coolbeg breccia formation. The upper (younger) Carnamuck comprises yellow pink and brown medium to coarse grained sandstones, thin breccias and thick dark red-brown siltstone and mudstone. The Lower Coolbeg Breccia is composed of angular fragments of greywacke, siltstone, rare vein quartz and micrite as well as coarse grained red-brown sandstone (Geological Survey of Northern Ireland).
Moffat Shale	Silurian	Black, graptolitic mudstone. Sedimentary Bedrock formed approximately 428 to 479 million years ago in the Silurian and Ordovician Periods. Local environment previously dominated by open seas with pelagite deposits. (Geological Survey of Northern Ireland).
Gala Group	Silurian	Wacke / Sandstone composition is typically quartzo-feldspathic, with quartz forming up to 55 per cent and feldspar (plagioclase and K-feldspar in varying proportions) 20–30 per cent of the rock. The remaining percentage of the sandstone is formed from a range of materials including andesitic and basaltic lithic debris. Mudstone–siltstone units are commonly interbedded with the Gala Group sandstones and represent fine-grained elements of the submarine fan succession deposited in areas sheltered from sandstone deposition. The turbiditic wacke / sandstones were deposited in a series of huge submarine fans.
Leadhills Super Group	Ordovician	The Leadhills super group can be split into constituents of: Greywacke, shale, siltstone and mudstone with conglomerates. These rocks were formed in deep seas from infrequent slurries of shallow water sediments which were then redeposited as graded beds.



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LISBURN CITY

Brief History/Justification for Settlement

The City of Lisburn is separated from the settlements of Milltown, Derriaghy and Belfast to the north-east by a Green Wedge. There are further small settlements to the east, (Lambeg, Tullynacross) which lie within environmental designations beyond the settlement limit of Lisburn.

Lisburn derives its name from Lisnagarvy, after the townland in which it was formed and whose name goes back to the Irish “*Lios na gCearrbhach*”- “fort of the gamesters or gamblers”.


Lisburn city centre contains many commercial and recreational uses including Bow Street Mall shopping centre. South of the city centre, to the outer edge of the settlement limits, is Sprucefield Regional Shopping Centre.



Market Square with new public realm scheme and Irish Linen Centre



Bow Street Pedestrian Area

	<p>North of the city centre, to the edge of the settlement limit, there is an area of high-density 2-storey 1960's/70s dwellings.</p> <p>West of the city centre to the edge of the settlement limit (ie between Ballinderry Road/Moira Road) there is a large range of commercial and industrial uses.</p> <p>South of the city centre is more high-density housing either side of the Lisburn motorway turn-off.</p>
<p>Resource Test (High)</p>	<p>Population 45,410 & 18,415 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>Lisburn city centre has a high level of services and facilities: Bow Street Mall, Irish Linen Museum, Lisburn Square, Market Square, Smithfield Square, SERC, health centre, library, Court House, police station, bus station, train station, Fire HQ, various Government Offices, Lagan Arts Centre.</p> <p>Facilities outside the city centre include: Lagan Valley Hospital, Lagan Valley Leisureplex, Driver Test Centre, Tesco/Lidl Supermarkets, fire station.</p>  <p><i>Lisburn Square Shopping Area</i></p>



Bow Street Mall

There are a number of schools in the city:

Brownlee PS, Fort Hill integrated PS and High School
Harmony Hill PS, Hilden PS, Lisburn Nursery School,
Parkview School, St. Joseph's PS, Wallace High School,
Ballymacash PS, Holy Trinity Nursery School, Killowen
PS, Knockmore PS, Laurelhill High School, Lisburn
Central PS, Lisnagarvey High School, Old Warren PS,
Parkview Special School, Pond Park PS, St. Aloysius'
PS, St. Joseph's PS, St. Patrick's High School, Tonagh
PS

Recreational uses include:

Lagan Valley LeisurePlex
Castle Gardens
Glenmore Activity Centre
Lisburn Racquets
Lagan Valley Regional Park, canal and towpath
Wallace Park
Community Centre – Dundrod Drive
Community Centre – Warren Park
Grove Activity Centre



Castle Gardens fronting onto Queen's Road

Other services of note are:

Girdwood Barracks
Hilden Brewery
Thompson House Hospital
Residential homes, providing care for the elderly

There are several business uses:

Coca-Cola bottling plant
Crescent Business Park
Knockmore Business Centre
Knockmore Hill Industrial Estate
Lisburn Enterprise Centre
Lissue Industrial Estate
Rosevale Industrial Estate



Lissue Industrial Estate located off Moira Road

There are a number of churches in the city:


Apostolic Church (Conway St), Church of Jesus Christ of Latter Day Saints, Christ Church (C of I) Hillsborough Road, Elim Pentecostal, First Lisburn Presbyterian, Harmony Hill Presbyterian, Railway Street Presbyterian, Seymour Hill Presbyterian, St. Columba's (C of I), St. Patrick's (RC) and church hall, Wallace Avenue Gospel Hall, Wesley Street Methodist and hall, Church of the Nazarene, Elmwood Presbyterian, Mission Hall – Hull's Lane, Lisburn Baptist, Lisburn Reformed Presbyterian St. Mark's (C of I), St. Paul's (C of I) and hall, Trinity Methodist, Mount Zion Free Methodist, Lisburn Congregational, Sloan Street Presbyterian, Christ Church Cathedral (C of I) Market Square



Christ Church Cathedral (C of I)

NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) catchment includes Hillsborough & Culcavy, Duneight, Halftown, Hillhall, Kesh Bridge, Long Kesh, Lower Broomhedge, Lurganure & Morningside. There is a considerable part of Lisburn City served by Dunmurry WwTWs. The large area of housing bounded by Belsize Road, A1 Queensway and Derriaghy/Wilmar Road discharges to Dunmurry WwTWs.

NI Water's sewerage network capacity mapping tool has identified capacity issues in parts of the Lisburn wastewater network. It currently has 10% capacity remaining based on the domestic population equivalent (PE) data which is approximately 44,000. This figure equates to approximately 61% of the total existing PE

	<p>served by Lisburn WwTWs. The remaining 39% is made up of commercial, industrial, schools, hotels etc. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is some scope for new development to the west/north-west. Further to this, to the north and east of the settlement limit, are various environmental designations.</p> <p>There are over 100 listed buildings in Lisburn, many of which form the City Centre Conservation Area and Bachelors Walk, Wallace Park, Warren Park, Seymour Street and Hilden Areas of Townscape Character.</p>  <p><i>Bridge Street Conservation Area</i></p> <p>There are many other Defence/Industrial Heritage Sites, mills, bridges around the outskirts of the settlement.</p> <p>A table of notable planning applications in the past 5 years in Lisburn is attached as an appendix. There are approximately 165 hectares of land remaining for housing development in Lisburn City. There are also a number of possible opportunity sites in Lisburn around the city centre including Jordan's Mill former car park site (Antrim Street). A recent example of regeneration is the disused warehouse style units on Laganbank Road, now transformed into a modern gym, furniture and retail units.</p>



Disused warehouse units - Laganbank Road (before redevelopment)





Regeneration of disused warehouse units - Laganbank Retail Park (after redevelopment)

**Transport
Test
(Medium)**

Lisburn lies on the main bus route from Belfast to Newry/Dublin. The area is well served by buses and has an Ulsterbus Station (Smithfield Street). The Ulsterbus services travel through the area with regularity.

Lisburn has one railway station (Lisburn) & 2 rail halts – Hilden, Lambeg.

	 <p><i>Lisburn Train Station</i></p>
<p>Economic Development Test (High)</p>	<p>Lisburn has a large range of employment and benefits from various commercial units within the town, industrial estates, business parks, hospitals and schools.</p>
<p>Urban & Rural Character Test (High)</p>	<p>Classed as a city since 2002, Lisburn has an entirely urban character. The housing is largely high-density and there are a number of commercial and industrial units throughout the city.</p>  <p><i>Glenmore Terrace on Mill Street</i></p>

	 <p><i>Lady Wallace Drive off Pond Park Road</i></p> <p>There is a mix of house types, tenures and densities, ranging at the lowest scale from 4.5 dwellings per hectare on Harmony Hill, to the highest density of 133.3 dwellings per hectare typically in the more densely populated terraced streets south of the river.</p>
<p>Community Services Test (High)</p>	<p>There are numerous churches, church halls and community halls, schools, Orange Halls, shops and recreation facilities with the settlement which form many individual community groupings.</p> <p>Further to this, the many recreational facilities such as the LeisurePlex and Wallace Park form the community basis.</p>  <p><i>Lisburn LeisurePlex off Governor's Road</i></p>
<p>Social Equity Test (Medium)</p>	<p>Lisburn City is spread over 14 separate wards – Multiple Deprivation Measure 2017 (1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement;</p>

	<p>Harmony Hill (444) Wallace Park (ranked 441) Magheralave (435) White Mountain (433) Ballymacash (373) Lisnagarvey (336) Blaris (329) Hillhall (322) Knockmore (247) Ballymacoss (197) Lambeg (181) Hilden (113) Lagan Valley (110) Old Warren (58)</p> <p>Protestant & Other Christian (67.32%) Catholic (22.24%) No Religion (9.44%) Other (1%)</p> <p>Due to its size and wide range of services Lisburn should be able to promote equality of opportunity to all Section 75 groups.</p>
<p>Development Constraints Test (High)</p>	<p>To the east and north-east, the settlement is defined by environmental designations:</p> <p>Area of Outstanding Natural Beauty Area of High Scenic Value (BMAP designation COU 5/04) Lagan Valley Regional Park Rural Landscape Wedges (LN 02 and MN 04) Local Landscape Policy Areas (MN 07, MN 04/01, MN 05, LG 03, LC 24) Sites of Local Nature Conservation Importance (ML 11/07, LN 01/35, LC 20/01, LC 20/11, LN 01/36, LC 20/07)</p> <p>The Motorway defines the settlement limit to the south, the south-west of Lisburn is formed by LLPA LC 21.</p> <p>Land adjacent to the River Lagan is subject to possible flooding which runs from west to east and through Lisburn City. Areas of possible flooding include lands south-west of Moira Road at Halftown and Lissue Crossroads, west of Cross Lane, part of Lurganure Road, west of Drumbeg Drive and also to the east of Lisburn around Hilden Road and around Lambeg.</p>

Lisburn History Table – Relevant Applications, since 2010 (As of May 2019)

Reference	Proposal	Location	Status
S/2014/0884/F	Proposed new rail halt and park and ride facility (incorporating platforms footbridge ticket office staff facility on footbridge , 350no standard car parking spaces 22no disabled parking spaces, 2no electric car charging points and bus turning area) including associated ancillary works (Amended Scheme)	Land East of Knockmore Road South of no 68-80 Addison Park and No's 8-10 Knockmore Road and North of Flush Park Lisburn	No Decision
S/2010/0431/F	Proposal for relocation of nearby Park & Ride (P&R) site, with direct access to M1 Junction 8, including increased parking for total of 658 cars, with disabled parking, security hut, public toilet, bicycle stands and 2no bus stop	Site at rear of 41, 45 & 49 Eglantine Road Lisburn, with direct access to M1 Junction 8.	Permission Granted
S/2014/0185/F	Provision of a single storey terminal building c/w toilets and waiting room to serve the park and ride in lieu of the previously approved security hut, public toilet and bicycle stand.	Site at rear of 41 45 and 49 Eglantine Road Lisburn	Permission Granted
LA05/2018/1061/O	Erection of new buildings for retail use (Class A1) and restaurant and hotel uses (Both Sui Generis). Alteration of existing vehicular access and egress arrangements. Reconfiguration of existing, and provision of new internal vehicle,	Sprucefield Park Lisburn	No Decision

	pedestrian and cycle routes, Landscaping and Public Realm. Reconfiguration of public and staff car parking area, servicing arrangements and other ancillary works and operations.		
LA05/2017/1234/F	It is proposed to create a new section of riverside path to act as an extension of the existing towpath and facilitate access from the residential area north of the Lagan into Union Locks and provide access to the Discover Waterways site.	Lands adjacent and north of River Lagan between dwellings on Lagan Walk (east) and Maralin Avenue (north west) Lisburn	Permission Granted
S/2008/0551/F	Proposed Apart-hotel comprising 70 bedrooms and 60 suites, associated parking and proposed road improvements to Governors Road.	Lisburn Leisure Park, Governors Road	Permission Granted
LA05/2018/1150/F	Change of use of Unit 15, the first floor of Unit 20, the vacant retail storage of units 9 to 14 and the Lisburn Suite offices to hotel use incorporating ground floor reception, lobby, bar and restaurant, 45 first floor bedrooms, hotel residents' gym and conference room and basement storage areas. New first floor bedroom windows on northern elevation. Car parking and servicing from existing basement car park and service yard	Lisburn Square	Permission Granted

	and related ancillary development.		
S/2014/0492/F	Proposed solar farm and associated development.	Lands located 110m WNW of 29 Ballinderry Road Lisburn	Permission granted (Outside Settlement Limit)
LA05/2015/0157/F	Extension to Solar Farm approved under S/2014/0492/F.	Lands immediately north east of the junction of Ballinderry Road and Moneybroom Road Lisburn	Permission granted (Outside Settlement Limit)
LA05/2017/0540/F	New petrol station, shop and new car showroom	Site adjacent to 197 Moira Road Lisburn	No Decision
S/2010/0041/F	Proposed Energy from Waste (EfW) gasification plant including energy recovery buildings with office/workshop, waste reception hall, waste bunker, fuel bunker, boiler house/CHP (Combined, Heat and Power) room and stack; weighbridge; fencing; cycle shelter; landscaping; sustainable urban systems with escape bridge; turbine generator building; air cooled condenser and associated infrastructure including car parking.	211 Moira Road, Lisburn	Permission Granted
LA05/2017/1124/F	545 residential units comprising a mix of detached houses, semi-detached houses, townhouses and apartments; internal site distributor and access roads; open space and landscaping; access roundabout on Glenavy Road and	Agricultural land south of Glenavy Road and west of Brokerstown Road Lisburn; section of Glenavy Road from Penworth Green to Ballymacash Road; mini roundabout at Ballymacash Road	No Decision

	<p>associated realignment works; new bus lay-by on Glenavy Road; improvements to Glenavy Road/ Brokerstown Road junction and Glenavy Road/ Nettlehill Road/ Ballymacash Road mini roundabout junction; widening of part of Brokerstown Road to provide a new bus lay-by facility for Ballymacash Primary School; cycle/footway connections; and associated site works</p>		
S/2014/0623/RM	<p>New residential development and 297 dwellings, comprising mix of house types , landscaping, parking and associated site and access works (amended design)</p>	<p>Brokerstown Village Phase 2 of LD1: Lands to the North of Woodbrook Green and Alder Way Lisburn</p>	<p>Permission Granted</p>
LA05/2018/1154/O	<p>Proposed mixed use development to include new housing (1300 dwellings) and commercial floor space (770,000 sq. ft.) 1.6km M1-Knockmore link road, riverside parkland and ancillary works</p>	<p>Lands at Blaris Lisburn (lands between existing M1 Junction 8/ A101 roundabout and Moira Road/ Knockmore Road junction)</p>	<p>No Decision</p>
LA05/2015/0041/F	<p>Erection of 53 No dwellings (comprising a mix of detached and semi-detached dwellings with garages, and apartments), with below ground pumping station, associated landscaping, site and access works and a car parking area to facilitate access to</p>	<p>Lands at Blaris Road Lisburn immediately opposite and to the south of Rivergate Lane Lisburn</p>	<p>Permission Granted</p>

	the adjacent Lagan Valley Regional Park (Union Locks) (Amended plans and additional information)		
LA05/2015/0466/F	Demolition of residential premises and the erection of 26 nr semi-detached dwellings and 1 nr detached dwelling (27 nr dwellings in total) site access works, development roads, associated site works and landscaping	54 Saintfield Road Lisburn and lands to the south and west of 54 Saintfield Road	No Decision
S/2011/0383/F	Amended layout and proposed change in house type to include 452 no dwellings (101 No detached, 132 semi-detached, 151 No townhouses and 69 No apartments), garages, car ports, retirement village managers house/office and all associated site works.	Lands adjoining and south west of 126 Hillhall Road Lisburn Ballantine Garden Village	Appeal Upheld
LA05/2019/0226/F	Erection of social housing development consisting of 62 no. residential units (47 no. townhouses and 15 no. apartments) associated access, internal roads, car parking, traffic calming measures, open space, hard and soft landscaping, bin stores, drainage, foul pumping station and other associated site works	Lands east of 71-99 Meeting House Lane north of 41a 43 and 45 Meeting House Lane and south of Church Lane	No Decision
S/2014/0857/F	Proposed residential development comprising 21 apartments	2-6 Seymour Street Lisburn	Permission Granted
LA05/2017/0907/F	Demolition of The	Smyth Patterson	Permission

	<p>Fire Place showrooms & associated workshops. Demolition of the corrugated iron hall, the rear return of 23 Railway Street & partial demolition of the rear return of 25-27 Railway St. Partial demolition of the existing Smyth Patterson Department Store. Construction of 28 two- bed apartments for social housing. Alterations to existing three-storey elevation to create new frontage & internal alterations to the first floor of the Smyth Patterson Department Store & two new storage buildings. Amalgamation of 23-27 Railway St into one retail unit, changes to elevation & alterations to shop front. Associated access, parking & servicing arrangements (Amended Proposal).</p>	<p>18 Market Square Lisburn 3 Wardsborough Road Lisburn and 2 Wardsborough Road</p>	<p>Granted</p>
LA05/2016/1085/F	<p>15 No. residential apartments with parking, landscaping and associated site works</p>	<p>Lands at 3A-3B Graham Street Lisburn</p>	<p>Permission Granted</p>
S/2015/0119/F	<p>Residential development to include one replacement dwelling plus 29 new houses.</p>	<p>155 Ballynahinch Road Lisburn</p>	<p>Permission Granted</p>
S/2009/1173/F	<p>Erection of 14 no. 2-storey dwellings comprising of 8 no. semi-detached and 6 no. detached.</p>	<p>134 Causeway End Road, Lisburn</p>	<p>Permission Granted</p>

LA05/2015/0657/F	Proposed demolition of Harmony House and the erection of a residential development comprising of 24 two storey dwellings, amenity space, car parking, access, traffic calming, landscaping and ancillary site works.	Lands at Harmony House 199 Queensway Lisburn	Permission Granted
S/2015/0100/F	Residential development of 13 No dwellings and 2 No garages including new access arrangements, associated car parking and landscaping.	Lands at 2 and 2A Hulls Lane Lisburn	Permission Granted
LA05/2016/0697/F	Proposed demolition of existing building and construction of residential development comprising of 18 no. detached dwellings including associated car parking and landscaping	Derryvolgie House 15 Belfast Road Lisburn	Permission Granted
LA05/2015/0845/RM	Mixed use development comprising 49 apartments, 4 retail units and 3 offices with access arrangements and associated car parking and landscaping (Additional information / amended drawings)	Jordan's Mill Car Park 24 Antrim Street Lisburn	Permission Granted

*Table correct as of May 2019

CARRYDUFF

Brief History/Justification for Settlement



View South along Ballynahinch Road

The town of Carryduff (from the Irish “Ceathrú Aodha Dhuibh” – “black-haired Hugh’s quarter”) is located around 2km south of Newtownbreda and 5.6km east of the settlement of Drumbo.

Carryduff is an elevated satellite town of Belfast. At the centre of the settlement is a shopping centre which is disused for the most part, 250m north of which is a roundabout which allows access to Saintfield, Comber, Ballynahinch, as well as Belfast.



Carryduff Shopping Centre

The north-east portion of the settlement is a mix of established 2-storey detached housing, and recently-constructed residential schemes on the approach to

	<p>the roundabout. Behind this is a hill containing 1960s/70s bungalows. To the east, along Comber Road is an industrial park.</p> <p>The western half of the settlement contains a mix of bungalows and modern townhouse developments, as well as a leisure centre and area of open space on Hillsborough Road.</p> <p>The southern wedge of the settlement (Church Road/lands surrounding the shopping centre) contains 1960s/70s 2-storey housing in the main.</p>
<p>Resource Test (Medium)</p>	<p>Population 6,947 & 2,574 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a number of services/facilities within existing settlement limit; Shops - Carryduff Shopping Centre, Brackenvale, Queensway.</p> <p>The town also has 2 primary schools, a leisure centre and open space/ recreation areas, a library, 5 employment/industrial areas, 8 churches (some with halls), a police station, a hotel, a reservoir and a medical surgery.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Newtownbreda WwTWs (located within Belfast City Council Area) includes flows from Carryduff. Newtownbreda Drainage Area Plan (DAP) has identified significant deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to local environment Area. Delivery of solutions will be subject to adequate funding of NI Water. It currently has 10% capacity based on growth. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is some scope for new development to the east and west. To the north is an Urban Landscape Wedge and ribbon development to the south/south-east should be restricted.</p>



Area in north-west of Carryduff zoned for housing

The environmental designations around Carryduff are mainly to the north – the afore-mentioned Green Wedge, Site of Local Nature Importance and Area of High Scenic Value. There is an LLPA to the north-west of Carryduff, namely a reservoir, and another LLPA forms the development limit to the south.

There is only one listed building in Carryduff – Ashgrove, 29 Upper Mealough Road. The only other listed building of note – St. Ignatius' Church is outside the settlement limit. There is limited possibility for an Area of Townscape Character.

Notable planning applications in the past 5 years in Carryduff:


LA05/2018/0459/F - Proposed part demolition of existing buildings, refurbishment of former SuperValu building and construction of 3no. retail units, 1 no. restaurant unit and 21 no. apartments with associated car parking and landscaping (Amended plans received) (Permission Granted)

LA05/2017/0709/F - Proposed residential development of 108 no. dwellings (comprising 38 no. detached, 64 no. semi-detached and 6 no. apartments), garages, car parking, right turn lane, open space, equipped children's play area, landscaping and all associated site works. Ballynahinch Road (Permission Granted)

LA05/2016/1062/O - Residential development of 85 houses with associated open space and road access junction. Comber Road (Permission Granted)

	<p>Y/2009/0114/F - Erection of 126 dwellings, access roads, open space including that part of the Carryduff Greenway from Queensfort Road to Mealough Road and associated site works (Amended Proposal and Plans). Lands North of Blenheim Park and Queensfort Court West of Saintfield Road and South of Mealough Road Carryduff accessed from Mealough Road South of the reservoir and East of No.6 Mealough Road (Part of BMAP Zoning CF03/05) (Permission Granted).</p> <p>Y/2009/0160/F - Residential development comprising apartments, semi-detached and detached dwellings (total yield of 380 dwelling units), mixed use centre, public and private open and ancillary infrastructure (amended plans) Lands to the East and the South of the Baronscourt Development and to the North of Edgar Road and the Comber Road, Carryduff. (Permission Granted).</p> <p>Y/2015/0095/F - Provision of multi-purpose community hall and training walls adjacent to existing Carryduff GAC clubrooms (Permission Granted)</p> <p>Y/2013/0144/F - Erection of 65 dwellings at lands North West of Killynure Road, Carryduff (Permission Granted)</p>  <p><i>Housing scheme under construction on Killynure Road</i></p>
<p>Transport Test (Medium)</p>	<p>Carryduff lies on the main bus route from Belfast to Downpatrick/Newcastle. The area is well served by buses. There are 10 buses which run through the locality. The nearest train station, Belfast Botanic, is 9.3km away.</p>
<p>Economic</p>	<p>Carryduff provides most of its employment through the</p>

<p>Development Test (Medium)</p>	<p>industrial estates and business park, but there is also employment in the primary schools and various commercial units within the town.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement has an urban character, with a range of house ages. There is some recently-built/proposed housing, in developments such as Thorndale Park, Muskett Avenue, Danesfort Park, Baronscourt Park, Killynure, Lough Moss Park.</p>  <p><i>Thorndale Park</i></p> <p>Density of housing ranges from a low of 16.7 dwellings per hectare at the large detached properties on Saintfield Road, to 50 dwellings per hectare typically in the more densely populated terraced streets in Killynure.</p>
<p>Community Services Test (Medium)</p>	<p>There are several churches, church halls and community halls, 2 primary schools, library, leisure centre and groups of commercial units at the core of the settlement which form the basis of the community.</p>

	 <p>Lough Moss Leisure Centre</p>
<p>Social Equity Test (Medium)</p>	<p>Carryduff town is spread over 4 separate wards – Carryduff West (451), Carryduff East (420), Knockbracken (443), Moneyreagh (415) which are some of the least-deprived wards (based on Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Catholic settlement.</p> <p>Catholic (49.85%) Protestant & Other Christian (42.24%) No Religion (6.55%) Other (1.36%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by many environmental designations to the north, resistance to ribbon development to the south, and open countryside to the west and east.</p> <p>Land in Carryduff is subject to flooding including lands north of Queensfort Court (west of Saintfield Road), lands north of St. Ignatius church (C of I) (Saintfield Road) and lands east of Winchester Road along the Carryduff River.</p>

*Please refer to BMAP for Carryduff Map

HILLSBOROUGH & CULCAVY

Brief History/Justification for Settlement

Hillsborough & Culcavy are located around 3.2km south of the settlement limit of Lisburn and 11.7km east of the settlement of Moira.

The joint settlements grew up from a market town, consisting of mainly Georgian architecture in the town centre conservation area.




View of The Square looking towards Main Street

Culcavy is situated in the north-west part of the settlement, an almost totally-residential area with the exception of the Mace local shop and United Biscuits Depot, separated from Hillsborough by the A1 Protected Route. There are currently a number of industrial units just outside the existing development limit at Culcavy including an Auto Repair Centre, Lagan Valley Steels, Mulgrew Haulage and DHL parcel delivery company.



View of approach to Culcavy along Aghnatrisk Road

	<p>The north-west of Hillsborough forms a link with Culcavy, and like the north-east portion of the settlement contains recently-constructed residential schemes.</p> <p>The centre of the settlement is quite linear and consists of non-residential uses, forming the heart of the conservation area.</p> <p>The south-western portion of the settlement contains large detached dwellings on the southern side of Dromore Road, surrounding an area of open space. The northern side of Dromore Road has modern housing currently under-going construction.</p>
<p>Resource Test (High)</p>	<p>Population 3,953 & 1,729 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a wide number of services/facilities within existing settlement limit including shops and community facilities. The town also has 2 primary schools, a tennis club, open space/ recreation areas, 2 churches, a village centre complex providing community services, several residential homes, a playground and a health centre.</p> <p>Hillsborough Castle and historic park are an important tourist attraction to the town. There is also tourist information office/government office, as well as numerous shops, eateries and meeting places in the town centre.</p> <p>Culcavy has a small number of industrial units which are important employers in the area.</p>  <p><i>Lisburn Street showing some local retailing facilities</i></p>



View of the Court House Building in The Square used as Tourist Information Office

Just outside the settlement limit to the south-east is a large forest park and lake.



View of Hillsborough Lake and Park from rear of Hillsborough Fort

NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Hillsborough & Culcavy. NI Water's sewerage network capacity mapping tool has identified capacity issues in parts of the Lisburn wastewater network. The WwTWs has 10% capacity based on growth. (March 2019)

Environmental Capacity Test (High)

In terms of development opportunities, there is scope for new development to the north (between Lisburn Road and Carnreagh Road) and to the south-west along the Dromore Road.

Environmental designations take up the entire centre of Hillsborough. The conservation area consists of the main shopping street (Main Street), the castle and Historic Park, Garden and Demesne, a Local Landscape Policy Area, a Site of Local Nature Importance and Area of Existing Open Space. There are 2 further LLPAs to the north-west, near Culcavy, and one in the north-east of Hillsborough.

There are almost 200 listed buildings in Hillsborough & Culcavy, which form the conservation area. There are also many monuments and industrial heritage features within and surrounding the settlement.




Attractive view from tree lined avenue between Hillsborough Fort- looking towards the Court House Building in The Square



Hillsborough Fort and associated grounds

Notable planning applications in the past 5 years in Hillsborough:

	<p>S/2010/0794/F - Demolition of existing motorcycle showroom and workshop and erection of 15 apartments in 2no blocks, the first containing 13 units and the second containing 2, for residential use. (Permission Granted)</p> <p>LA05/2016/0256/F - Proposed demolition of former town hall building, construction of new four storey apartment building containing 9 no apartments, with associated lower ground car parking and site works. (Permission Granted)</p> <p>LA05/2016/1262/F - proposed residential development of 13 no. dwellings (7 no. detached, 6 no. semi-detached) and garages and 6 no. apartments with open space, landscaping and all associated site works. Former White Gables Hotel Dromore Road. (Permission Granted).</p> <p>LA05/2015/0040/F - Housing Development 72 Dwellings. Mix of terrace, semi-detached and detached houses. Carnreagh Hillsborough accessing from Ballynahinch Road via Governors Gate. (Permission Granted).</p> <p>S/2014/0732/F - Provision of new car park to serve Hillsborough Castle and associated vehicular access from the A1 (Permission Granted)</p> <p>LA05/2016/0831/F - New visitor and estate facilities and restoration of historic gardens and proposed works at the upper stableyard, lower site visitor facilities, walled garden, estates operating base, lost garden, upper forecourt and railings, marquee base, carriage drive, Prince's charities building, moss walk, conservation stores and workshops, yew tree walk. (Permission Granted)</p> <p>LA05/2019/0019/F - Environmental improvements works comprising the rationalisation and extension of the existing car park, facilitated through the removal of the existing picnic area and relevant trees. Introduction of a footpath, cycle stands, replacement trees and picnic tables. Hillsborough Forest Park (Permission Granted).</p> <p>LA05/2019/0018/F - Children's play park consisting of forest style play equipment, crumb rubber surfacing, fencing, gates, picnic area including associated works, Hillsborough Forest Park. (Permission Granted).</p>
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	<p>Notable planning applications in the past 5 years in Culcavy:</p> <p>S/2012/0449/F – Permission Granted for 22 no. family dwellings social housing development at lands between Aughnatrisk Road and Jacobs Biscuits Ltd.</p> <p>There are approximately 22 hectares of land remaining for housing development in Hillsborough.</p>
<p>Transport Test (Medium)</p>	<p>Hillsborough lies in close proximity to the main route (M1) and (A1) from Belfast to Newry/Dublin. The area is well served by buses 26B, 38, 238, 325G and 538. The nearest train station, Lisburn, is 8.9km away. There is a public car park in the town centre located off Main Street.</p>
<p>Economic Development Test (Medium)</p>	<p>Hillsborough & Culcavy provide employment through the primary schools and the various commercial units within the town. Hillsborough Castle and historic park, garden and demesne are a tourism attraction and are important for bringing visitors into the town. At Culcavy there are a range of industrial units including Lagan Valley Steels, United Biscuits Depot, an Auto Repair Centre, Mulgrew Haulage Company and DHL parcel delivery business.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement has a rural character around some of the approach roads into the settlement with good treed areas and an urban character in the town centre and around the range of new housing. There is some recently-built housing in developments such as Governor’s Gate.</p>  <p><i>View looking south along Main Street</i></p>



View around The Square Area Hillsborough

Density of housing ranges from a low of 4.7 dwellings per hectare at Abercorn Park, to 200 dwellings per hectare typically in the more densely populated terraced streets such as Ogle Terrace.


There is approximately 24 hectares of undeveloped land remaining in Hillsborough on land zoned for housing and on land with planning permission.

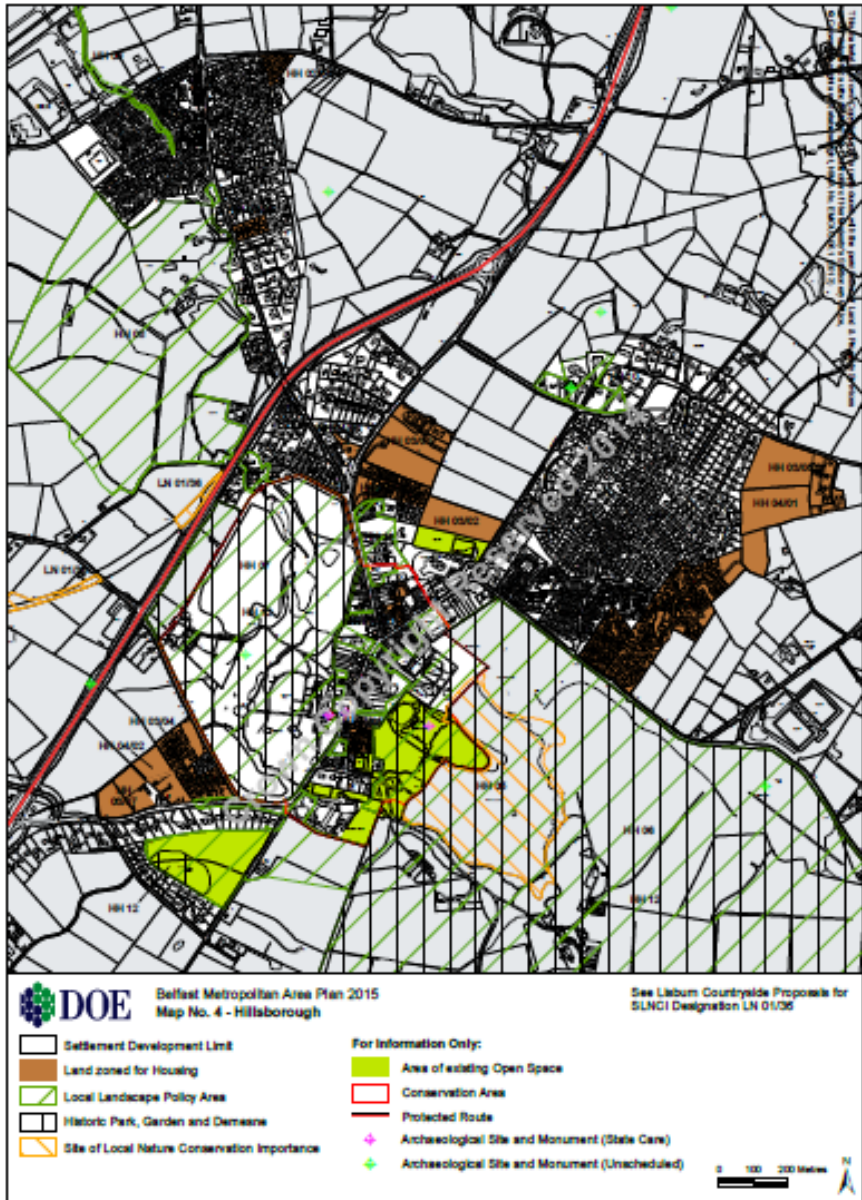
Community Services Test (High)

There are churches, church halls, community halls and an Orange Hall, 2 primary schools, leisure uses, commercial units, eateries and public houses at the core of the settlement which form the basis of the community. Hillsborough also has a health centre and a village centre complex used to provide community facilities including playing pitches and a recreational area.





View of St. Malachi's Church (C of I) from Main Street

<p>Social Equity Test (Medium)</p>	<p>Hillsborough & Culvacy is located within 3 wards:</p> <p>Hillsborough (431) Maze (424) Ravernet (395)</p> <p>The settlement is one of the least-deprived in NI with a (based on Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (81.58%) Catholic (9.84%) No Religion (7.34%) Other (1.24%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (Medium)</p>	<p>Future development constrained by the many environmental designation including listed buildings. The forest park to the south restricts development in that direction, and there is open countryside to the west and east. The A1 Protected Route also restricts development. There is a good supply of undeveloped housing land still remaining in the settlement.</p>  <p><i>View of The Monument from Old Coach Road</i></p>



MOIRA

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Moira (from the Irish “Maigh Rath” – “plain of streams” or “plain of wheels”) is located 10km west of the settlement limit of Lisburn and 4.3km south-west of the settlement of Maghaberry.</p>  <p style="text-align: center;"><i>Main Street Moira</i></p> <p>Moira provides its residents and the many surrounding small settlements with its range of services and easy access to the M1 motorway.</p> <p>The centre of the settlement consists of a variety of non-residential uses along Main Street, forming the heart of the conservation area.</p> <p>Either side of Main Street are large, established housing developments.</p> <p>The northern-most portion of the settlement contains Moira Demesne, a large area of public open space.</p>
<p style="text-align: center;">Resource Test (High)</p>	<p>Population 4,584 & 1,737 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a number of services/facilities within existing settlement limit; an industrial area with factories located off the Old Kilmore Road, a Police Station, as well as numerous shops, eateries, meeting places in the town centre.</p> <p>The town also has a primary school, a demesne, 7 churches and a number of halls and a health centre.</p>

	<p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Moira has 20% growth capacity in its WwTWs. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is some scope for new development to the east and south. To the north, further development would be restricted by the Demesne. Development to the west should be restricted to prevent coalescence with Magheralin.</p> <p>Environmental designations surround Moira on all but its western side. The conservation area consists of a section of the main shopping street (Main Street) and some housing to the rear of the shops on the northern side of the road. A Local Landscape Policy Area surrounds the site on all but its western side. Further to this, there is a Site of Local Nature Importance (the Demesne - Area of Existing Open Space) and lands to the north.</p>  <p><i>Entrance to Moira Demesne</i></p>



Attractive view towards Moira Demesne from Station Road

There are almost 35 listed buildings in Moira, which form the basis of the conservation area. There are also many monuments and industrial heritage features within and surrounding the settlement including raths within the settlement at Old Kilmore Road and Claremont Drive. There is also another SLNCI (a quarry) in the south-east portion of the town.






View of St. John's Church from Main Street

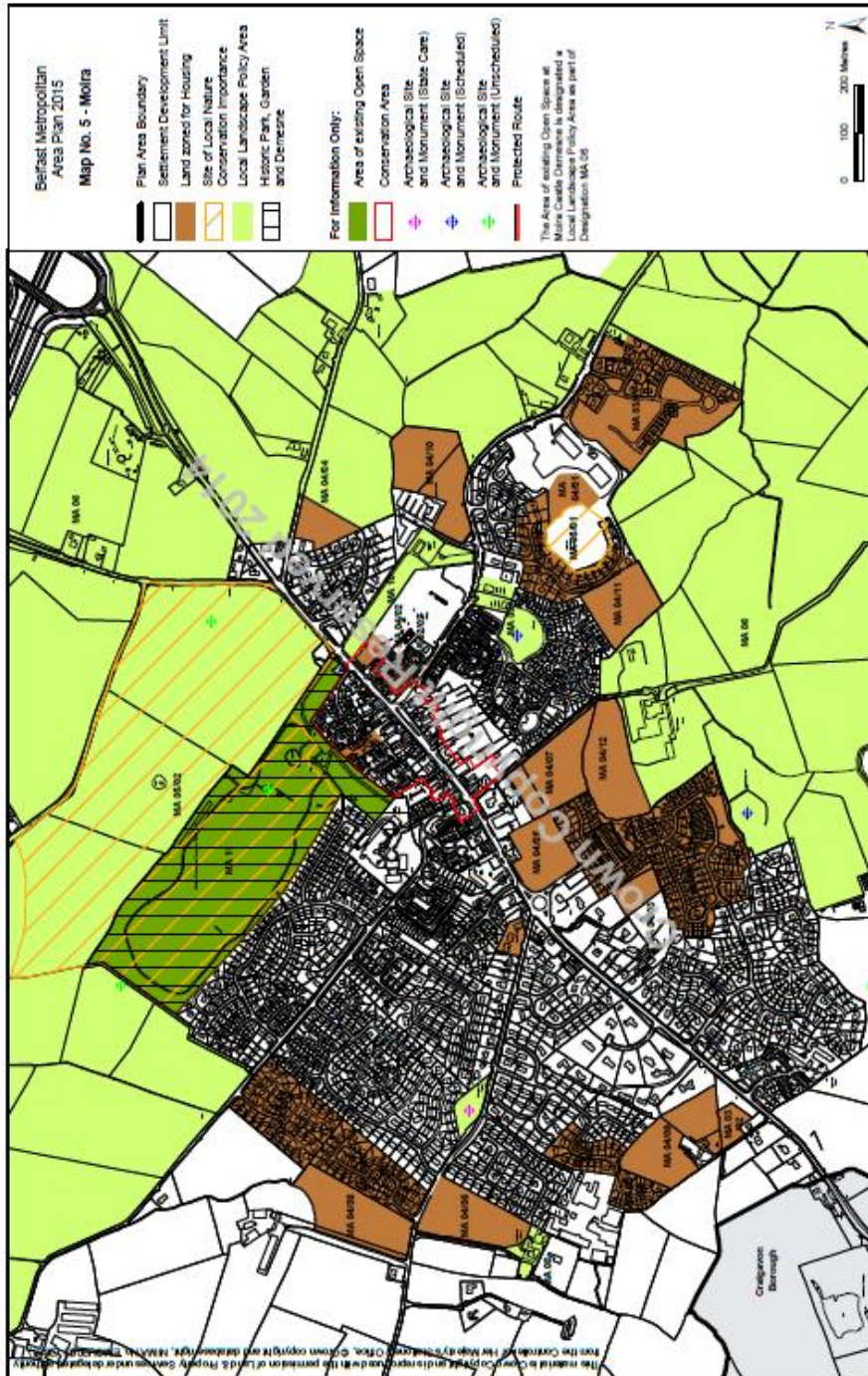
Notable planning applications in the past 5 years in Moira:

LA05/2017/0428/F - Erection of 53 no. dwellings (comprising detached, semi-detached and townhouse dwellings), with garages, landscaping, access and other associated site works, adjacent to and north-east of 21 & 30 Glebe Park. (Permission Granted)

	<p>LA05/2015/0609/F - Housing development of 32 no dwellings in total, comprising 24 no. detached and 8 no. semi-detached dwellings, garages and associated road and site works (Amended scheme) Lands adjacent to Lurgan Road (Permission Granted)</p> <p>LA05/2016/0183/F - Proposed housing development of 28 units comprising 4 detached, 16 town houses & 8 apartments, site works and landscaping. Substitution for 30 Apartments and 4 townhouses on sites 1-28 and 76-81 of permission S/2008/0177/F, 2-28 Lurgan Road. (Permission Granted).</p> <p>S/2014/0855/F - Construction of 13 dwellings and garages at West and South West of 49 Limestone Meadows (Permission Granted)</p> <p>LA05/2018/0249/PAD - Park and Ride facility at Moira Train Station</p> <p>LA05/2016/0927/PAN - Proposed new 430 space park & ride facility Lands adjacent to existing car park at Moira Railway Halt. (PAN Acceptable)</p> <p>S/2014/0171/F – Permission Granted for development of 69 houses with associated access, roads and landscaping at lands adjacent to 7 Meeting Street (Permission Granted)</p> <p>S/2013/0686/F – Permission Granted for construction of 58 no. dwellings at Lands adjacent to 7 Glebe Way and approximately 50 metres north of Magherahinch House (Permission Granted)</p> <p>There are approximately 27 hectares of land remaining for housing development in Moira.</p>
<p>Transport Test (Medium)</p>	<p>Moira is on the main route from Belfast to Portadown. The area is well served by buses 46, 49, 51, 250 and 551. The nearest train station is just outside the settlement limit on Station Road, around 1km north-east of the demesne, across the motorway.</p>

	 <p><i>Moira Railway Station, Station Road</i></p>
<p>Economic Development Test (Medium)</p>	<p>Moira provides most of its employment through the factories within the settlement, the primary school and various commercial units within the town.</p>  <p><i>Main Street, Moira</i></p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement has an urban character, with high-density in the housing developments.</p> <p>Density of housing ranges from a low of 2.9 dwellings per hectare at Waringmore, to 61.5 dwellings per hectare typically in the more densely populated terraced streets such as Castlevue Park.</p>

<p>Community Services Test (Medium)</p>	<p>There are churches, church halls, community hall, Orange Hall, primary school, demesne, commercial units, eateries and public houses at the core of the settlement which form the basis of the community.</p>
<p>Social Equity Test (Medium)</p>	<p>The Moira ward is one of the least-deprived in NI with a score of (450) and Lagan ward (381) (based on Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (71.55%) Catholic (19.45%) No Religion (7.82%) Other (1.18%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by the many environmental designations around the settlement.</p>  <p><i>View of St. John's Church from Hillsborough Road</i></p> <p>Coalescence with Magheralin to the west should be resisted, the Demesne to the north restricts development in that direction, and there is an LLPA to the south and east.</p> <p>Land to the south east of the existing development limit could be subject to flooding.</p>



AGHALEE

Brief History/Justification for Settlement



Approach into Aghalee along Aghalee Road

Aghalee (from Irish Achadh Lí - means 'field of beauty') is a village located on the western edge of Lisburn and Castlereagh City Council District. It is located over 5 km north west of Moira and also 5km north west of Maghaberry and 15km west of Lisburn City. The village has grown around a number of roads some of which intersect the disused Lagan Canal with bridge crossings and the village has an industrial heritage. The Lurgan Road, Soldierstown Road, Ballinderry Road, Ballycairn Road and Lime Kiln Lane are the main areas of development. Part of the built up area of the settlement is located in another District Council Boundary.

Aghalee has an attractive setting on the steep, wooded slopes of Friary Glen, and is situated beside the now disused Lagan Navigational Canal.


The early development of Aghalee was due to its strategic location beside the canal, and with the opening of the Lagan Navigational Canal at the end of the 18th century, the village became a distribution centre for the surrounding area. It developed as an important lock station on the Lagan Navigation, and was one of the last sizeable settlements before the canal entered Lough Neagh.

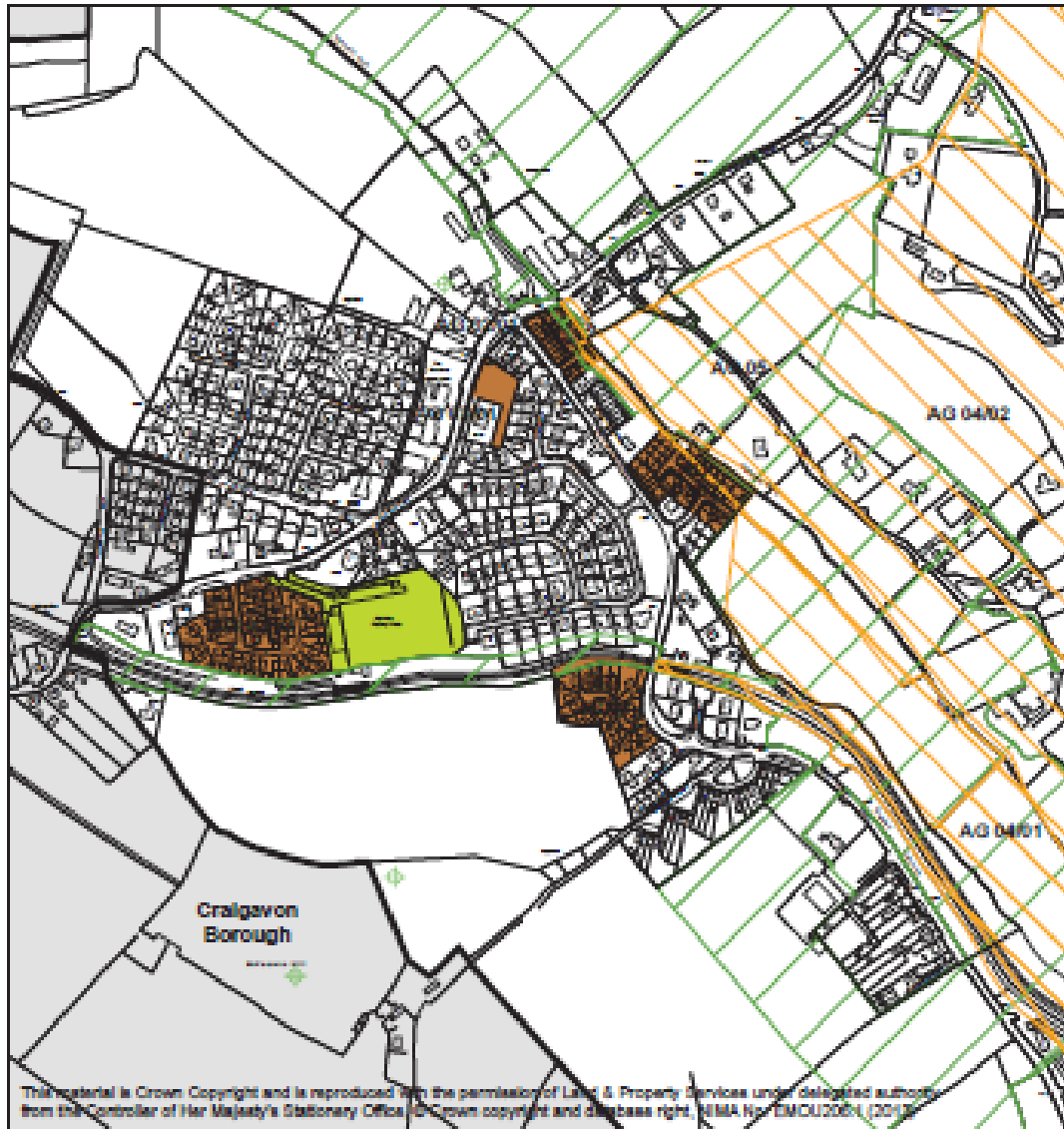
The canal is now non-operational but the village retains many of the 18th century structures and buildings belonging to the canal, adding to the character of the settlement.

The Settlement Development Limit is designated to take account of land with extant planning permission for housing, while recognising the role of the village and protecting its natural setting. The limit excludes important landscapes including a ridge that rises sharply to the north and east.

	<p>The area is visible over large tracts of countryside to the south, north and west and from Lough Neagh. It also prevents ribbon development on the Ballinderry Road and Soldierstown Road.</p>
<p>Resource Test (Medium)</p>	<p>Population 863 & 300 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a number of services/facilities within existing settlement limit to include Aghalee Presbyterian Church, Church of Ireland Parochial Hall, Aghalee Village Hall, a Doctors Surgery, Beeches Day Nursery, a hair and beauty salon, a Chinese hot food premises, a pharmacy, a Mace Convenience Store and fuel supplier. In addition there is playing fields and play park. There is also a filling station and building suppliers premises. A telephone exchange is also located within the settlement. There is a good mix of housing developments within the settlement.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's has 20% growth capacity remaining. (March 2019)</p>
<p>Environmental Capacity Test (Medium)</p>	<p>There is one LLPA designated in Aghalee to include a large area to the east and south. This includes the area of local nature conservation interest with the disused Lagan Navigational Canal running through the centre of Aghalee, together with Aghalee Burn, both of which contribute to the landscape setting.</p> <p>Another area of local nature conservation interest is the wetland area to the east of Aghalee Bridge, and important areas of woodland to the north east of the village.</p> <p>Listed Buildings and their surroundings also contribute to the LLPA – Aghalee House and Laurel Vale House, together with their associated grounds.</p> <p>There are also archaeological sites and monuments and their surroundings – a Medieval church (in ruins) and graveyard to the north of Aghalee.</p> <p>There are 2 SLNCI designations to the east and south of the settlement on the basis of their flora, fauna or earth science interest.</p> <p>There are currently no areas of village character designated in Aghalee.</p> <p>There are several small sites within the settlement development limit that have development potential - 1.86 hectares of land remaining for housing development in</p>

	<p>Aghalee.</p> <p>Notable planning applications in the past 5 years in Aghalee include:</p> <p>S/2013/0291/F: 3 No ground floor shop units with 3 No upper floor apartments at 17 Lurgan Road. Permission Granted</p> <p>S/2014/0504/F: Erection of 6 dwellings (change of house type to all sites, previously approved under S/2010/0351/F) 3 Soldierstown Road. Permission Granted.</p> <p>S/2014/0837/F: 6 No semi-detached dwellings with car parking and associated site works at 1a Ballinderry Road. Permission Granted</p>
Transport Test (Medium)	<p>Settlement located within close proximity to M1 Motorway and close to the Glenavy/Moira A26 Protected Route with access to Belfast International Airport located to the north. Ulsterbus service 52 operates between Lisburn and Aghalee 3 times a day Monday to Friday. Service 53 operates between Lurgan and Aghalee 4 times a day Monday to Saturday. The nearest train station - Moira, is located approx. 4.6km south east of the settlement.</p>
Economic Development Test (Low)	<p>Limited employment in the form of local shop, food takeaway, doctor's surgery, pharmacy, hair salon and a day nursery.</p>
Urban & Rural Character Test (High)	<p>The settlement development limit is designated to take account of the role of the settlement whilst protecting its natural setting. There are a number of housing developments built within the settlement which have an urban character and future development should reflect the scale and size of the settlement.</p> <p>Housing Density in the village is medium to high with 17 dwellings per hectare at Beechfield Lodge, 24 dwellings per hectare at Meadowfield Court, and 30 dwellings per hectare at Lockvale Manor. There is some land supply remaining within the current limits to accommodate future development opportunities of approximately 1.86 hectares.</p>
Community Services Test (Medium)	<p>There are no schools within the settlement but there is a church and 2 halls, a day nursery and playing fields for recreational use.</p>
Social Equity Test (Low)	<p>The settlement is located in the Ballinderry ward (399) which is one of the least-deprived wards in NI (based on ranking of 462 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a</p>

	<p>predominantly Protestant settlement.</p> <p>Protestant & Other Christian (74.68%) Catholic (15.23%) Other (0.46%) No Religion (9.62%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (Medium)</p>	<p>The Settlement Development Limit is designated to take account of land with extant planning permission for housing, while recognising the role of the village and protecting its natural setting. The limit excludes important landscapes including a ridge that rises sharply to the north and east. The area is visible over large tracts of countryside to the south, north and west and from Lough Neagh. It also prevents ribbon development on the Ballinderry Road and Soldierstown Road.</p>  <p><i>Aghagalon Bridge</i></p> <p>Future development constrained to the east by designated SLNCIs and natural setting. The industrial heritage around the disused canal will also be important to maintain. Land to the north west and south west may be more suitable for development.</p>




Belfast Metropolitan Area Plan 2015
Map No. 6 - Aghalee

- | | |
|--|--|
| Plan Area Boundary | For information Only: |
| Settlement Development Limit | Area of existing Open Space |
| Housing (Land Use) Policy Area | Archaeological Site and Monument (Unscheduled) |
| Site of Local Nature Conservation Importance | |
| Local Landscape Policy Area | |



ANNAHILT

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Annahilt is located 6.1km east of Hillsborough and just over 3km directly south of the settlement of Legacurry.</p> <p>The settlement is centred along a 1km strip of Ballynahinch Road, with much of the development located in the central section of the settlement.</p>  <p style="text-align: center;"><i>View towards Ballynahinch Road from Glebe Road at cross-roads</i></p> <p>Annahilt contains a mix of housing – 2-storey detached, semi-detached and terraced.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 1,045 & 371 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a limited number of services/facilities within existing settlement limit (from west-east on Ballynahinch Road) Orange Hall, motor repair centre (Glebe Road), alms house, scout hall, residential home, primary school, convenience shop and hairdressers. Annahilt Business Park which includes Oasis Blinds, Caravan Sales and Stitching business is located just outside the settlement limit along the Glebe Road</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Annahilt catchment of the WwTW's includes Magheraconluce and has 20% capacity based on growth. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>Development opportunities could be possible in several fields around the settlement. There is currently 6.75 hectares of land available for development mostly on land to the west within the existing settlement limit.</p> <p>There are no environmental designations in the settlement, but there are two Sites of Local Nature</p>

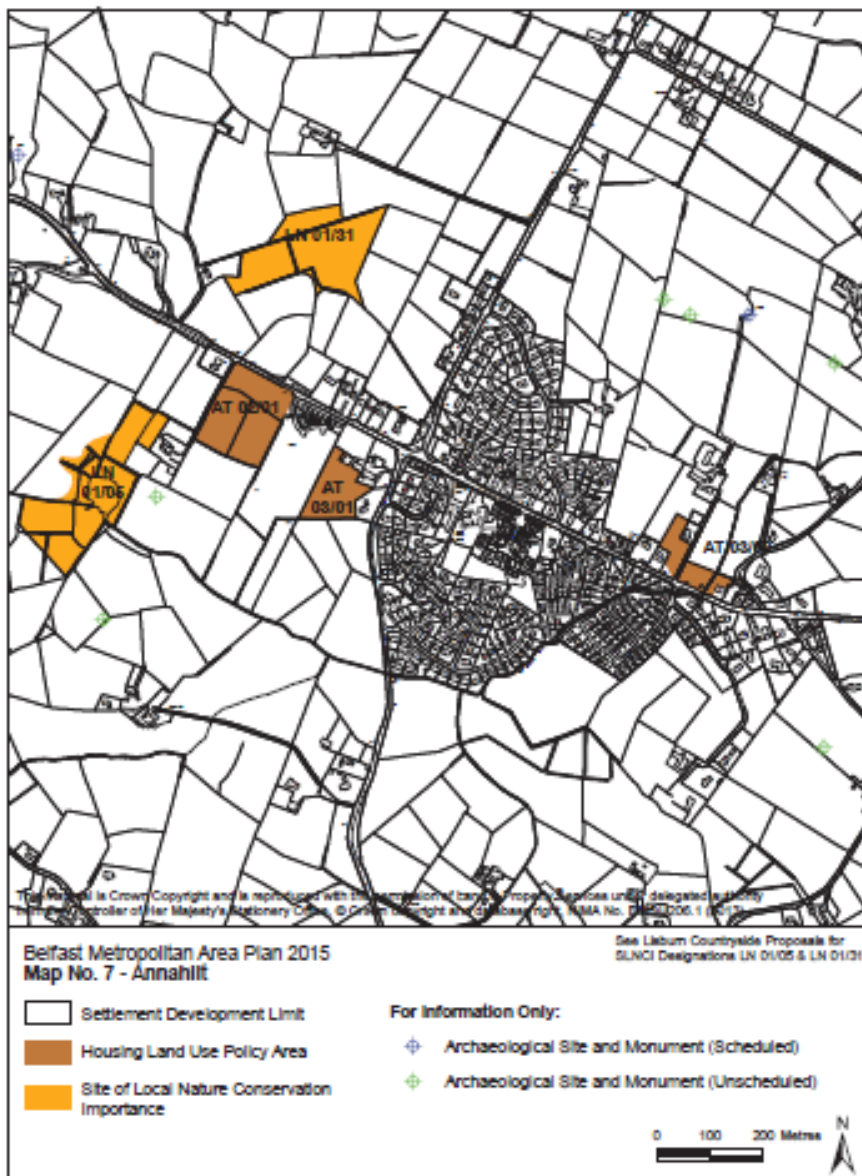
	<p>Importance to the west and north-west of Annahilt.</p> <p>There is a single listed building in the settlement – the Alms House. The only other antiquities in the area are well outside the settlement limit.</p>  <p><i>Alms House – Listed Building restored and used for residential use</i></p> <p>Notable planning applications in the past 5 years in Annahilt include:</p> <p>S/2015/0208/F - 5 No. Dwellings adjacent and South of 7 Woodfall Manor (Permission Granted)</p> <p>S/2014/0067/F - Change of house type and change of housing layout from previous approval S/2005/0327/F including 4 additional dwellings at 14 to 24 and 46 to 54 Annahilt Gate (Permission Granted)</p> <p>S/2012/0422/O - 9 dwellings and garages at Lands adjoining Nos 265, 267, 269 and 277 Ballynahinch Road</p> <p>Further to this, several applications for single dwellings have been approved in Annahilt.</p>
<p>Transport Test (Medium)</p>	<p>Settlement located on the road between Lisburn and Dromara. Ulsterbus services 26/26A/26B/526 operate through the settlement. Combined, the buses travel through 13 times a day Monday-Friday, 13 times on Saturday, and twice on a Sunday. The nearest train station - Lisburn, is located directly north, approximately 10.8km away.</p>

<p>Economic Development Test (Low)</p>	<p>The village itself provides employment in the form of a motor repair centre (Glebe Road), residential home, primary school, convenience shop, hairdressers.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement has an urban character, with a mix of housing of different types, styles and ages. Density of housing ranges from a low of 5.1 dwellings per hectare at 280b-284 Ballynahinch Road, to a high of 71.4 dwellings per hectare in the more densely populated terraces of West Wind Terrace. There is some land supply remaining within the current limits in the western portion of the settlement, on the south side of Ballynahinch Road.</p> <div data-bbox="614 667 1370 1252" data-label="Image"> </div> <p><i>Annahilt Gate - recent housing developments located off Ballynahinch Road</i></p>
<p>Community Services Test (Low)</p>	<p>There is very limited provision for services in Annahilt – a school, Orange Hall, scout hall in the centre of the village.</p>
<p>Social Equity Test (Medium)</p>	<p>Ballymacbrennan ward (393) is one of the least-deprived wards in NI (based on ranking of 462 in Multiple Deprivation Measure 2010 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (85.54%) Catholic (7.14%) No Religion (7.04%) Other (0.29%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>

Development Constraints Test (Medium)

There is sufficient land within the existing settlement limit that remains undeveloped. If future land is required it may be more suitable to the south of the existing limit. There are no immediate natural heritage constraints bordering the settlement limit other than 2 sites of local nature conservation importance located to the north and west and a number of scheduled and unscheduled archaeological sites.

Land to the south of the existing development limit could be subject to flooding.



DROMARA

**Brief
History/Justification
for Settlement**



View from Banbridge Road to Dromara with River Lagan Corridor at bridge

Dromara is a small mill village located approximately 22km south of Lisburn City Centre and approximately 10km southwest of Ballynahinch, situated on the most southern portion of the LCCC District. The village enjoys an upland setting, located on the northern slopes of Slieve Croob. The River Lagan and its valley dominate the landscape to the west of the settlement with the River flowing through the centre of the village. Although many of its buildings appear to date from the early 19th century, the street pattern suggests that the village has a much earlier history. It formerly had its own court and market house and a broad market place at the road junction in the centre of the village. St Johns Church is the oldest building in Dromara, and the site of the church has a history extending back to the early 14th century as ecclesia de Druimberra.

The settlement limit is designated to take account of the role of the village whilst protecting its natural setting. The limit excludes important landscapes of the Lagan Valley to the north and the River Lagan corridor to the north west and south west of the settlement, agricultural land and land not committed for development. It takes into account land with extant planning permission and prevents ribbon development along the Hillsborough Road, Rathfriland Road and Moybrick Road.

**Resource
Test
(Medium)**

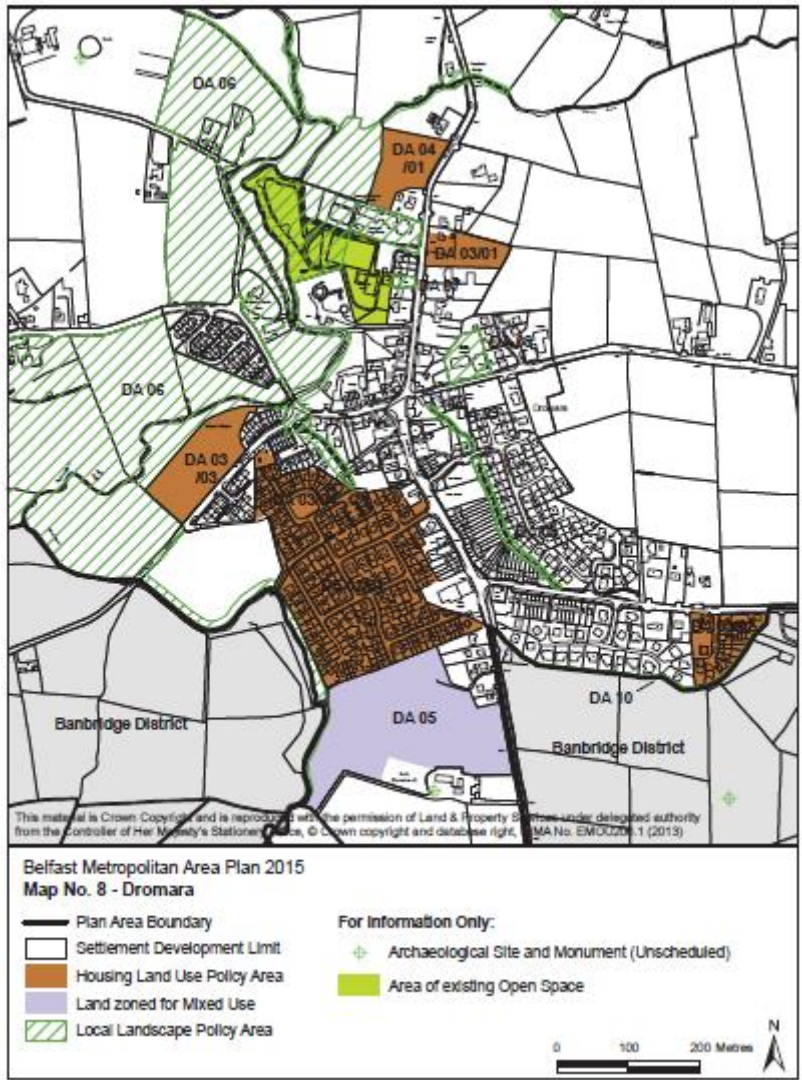
Population 1006, Households 399 (NISRA Headcount & Household Estimates for Settlements, March 2015). The village acts as a service centre for its agricultural hinterland with facilities including: open space amenity area by River Lagan and children's playground at Rathfriland Road; Shops including grocery, butchers, chemist, post office; Three churches: St

	<p>John's Church of Ireland and hall, Dromara Second Presbyterian Church and hall and a Free Presbyterian Church Hall and Apprentice Boys Hall; Police Station (closed); 2 Petrol Stations; a Doctor's surgery, a primary school, 3 hairdressers, vehicle repair depot, car wash, a number of pubs/restaurants and a Bus Depot.</p> <p>There is a planning approval reference S/2015/0147/F for a dentist's surgery located off the Hillsborough Road</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's has 10% capacity based on growth. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>The village benefits from quality views of the Lagan Valley to the west of the settlement.</p> <p>Natural Heritage: There are 5 areas considered to be of greater amenity value, landscape quality or local significance, worthy of protection from undesirable or damaging development by Local Landscape Policy Area designation. Sites of Local Nature Conservation Importance are designated consisting of a River Corridor and associated vegetation which make an important contribution to the setting of the western side of the village, as well as, 2 watercourses and associated vegetation to the south east of the village.</p> <p>Built Heritage: There are a number of listed buildings within the village: St John's Church built in 1811, and Dromara House, Banbridge Road; Dromara Masonic Hall on the Hillsborough Road, built in the mid.19th century. Locally significant buildings include: Late 19th century mill cottages and a post-war school of high visual quality and Dromara 2nd Presbyterian Church.</p> <div data-bbox="584 1361 1473 1977" data-label="Image"> </div> <p><i>St. John's Church (C of I) – Listed Building</i></p>

	<p>In terms of future development opportunities there is potential for further residential development on zoned land to the south west and north of the village.</p> <p>There is approximately 3.5 hectares of undeveloped land remaining in Dromara for housing. In addition a large area of 3.55 hectares exists to the south of the village currently zoned in BMAP as DA 05 for mixed use proposals.</p> <p>Notable planning applications in the past 5 years in Dromara include:</p> <p>S/2014/0398/F: Erection of 8 Dwellings for social housing, access arrangements from Rathfriland Road, parking, landscaping and associated site works.(Permission Granted)</p> <p>S/2010/0484/F: Demolition of existing house and construction of 6 townhouses and associated site works at 42 Dundrum Road. (Permission Granted)</p> <p>LA05/2018/1259/PAN: Site for mixed use development comprising residential and industrial/business units, site to the north of No. 60 Rathfriland Road and south of No. 52 Rathfriland Road.</p> <p>LA05/2018/1055/F: Erection of 16 no dwellings (10 no detached & 6 no semi-detached) with single garages and associated site works (Amended plans). Lands to the north-west and adjacent to 38 Hillsborough Road (No Decision).</p>
<p>Transport Test (Medium)</p>	<p>There is a regular bus service operating from the Dromara to Lisburn City Centre and Belfast City Centre.</p>
<p>Economic Development Test (Low)</p>	<p>There is no manufacturing employment base in the settlement.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>New housing developments in and around the village have allowed the village to grow. However, the settlement acts as a service centre for its rural hinterland.</p>

	 <p><i>Recent Housing at the Cornmill – Moybrick Road</i></p>  <p><i>View of centre of Dromara</i></p>
<p>Community Services Test (Medium)</p>	<p>St. Johns Church of Ireland and hall, Dromara Second Presbyterian Church and hall and a Free Presbyterian Church Hall and Apprentice Boys Hall.</p>
<p>Social Equity Test (Medium)</p>	<p>Dromara is located within the ward of Dromara. The most up to date multiple deprivation measures are 2017 and at that time this ward was ranked 352 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is relatively affluent area.</p> <p>Protestant & Other Christian (68.89%) Catholic (21.77%) No Religion (8.35%) Other (0.99%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test</p>	<p>There is limited potential for further residential development on zoned land to the north east of the village and one zoned</p>

(Medium)	<p>housing site to the west. Future development opportunities may be possible to the south east of the settlement on the edge of the Dundrum Road and on the mixed use land zonings to the south of the settlement.</p> <p>Land to the north west, south west and west of the existing development limit could be subject to flooding.</p>
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DRUMBEG


Brief History/Justification for Settlement





View east between the two nodes on Ballyskeagh Road

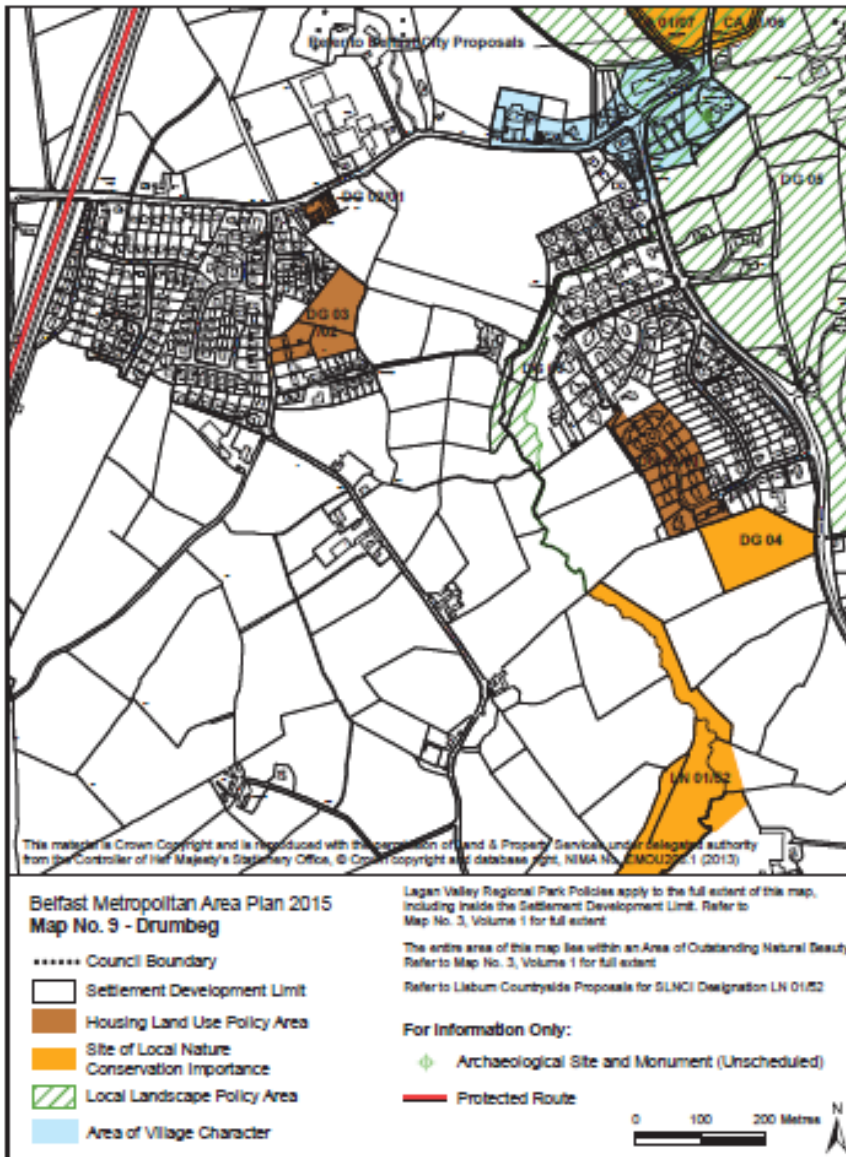
Drumbeg village consists of two nodes of development separated by a substantial area of agricultural land, and is located to the east of the M1 motorway and approximately 4km south east of Dunmurry. The village has an attractive setting and is situated within the Lagan Valley Regional Park and AONB. The earliest elements of Drumbeg date back to at least the medieval period, when a Parish Church was recorded at the site of the present St Patrick's Church. As a settlement, Drumbeg has largely evolved over the past 200 years, and in more recent years more extensive development has occurred along the western side of the present Drumbeg Road.

The settlement limit is designated to take account of the role of the village whilst protecting its natural setting. The limit will maintain a compact form and exclude important landscapes to the south, east and north. It also takes account of the village's location within the Lagan Valley Regional Park and AONB, the setting of St Patricks Church, a listed building and archaeological site. It prevents ribbon development along the Ballyskeagh Road, Quarterlands Road and Drumbeg Road.

	 <p data-bbox="584 658 1350 685"><i>View east on Upper Malone Road towards St Patrick's Church</i></p>
<p data-bbox="320 725 469 831">Resource Test (Low)</p>	<p data-bbox="576 725 1350 902">Population 813, Households 321 (NISRA Headcount & Household Estimates for Settlements, March 2015). The village contains the following facilities: Public House/Restaurant, two halls and St Patricks Church of Ireland.</p> <p data-bbox="576 943 1350 1160">NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Drumbeg catchment includes Drumbo, Ballyaughlis, part of Ballycarn & Ballyskeagh. The WwTW's are reaching capacity and there are restrictions on new connections. (March 2019)</p>
<p data-bbox="284 1167 505 1272">Environmental Capacity Test (High)</p>	<p data-bbox="576 1167 1350 1238">The village is a designated settlement within the Lagan Valley Regional Park.</p> <p data-bbox="576 1279 1350 1675">Natural Heritage: A Site of Local Nature Conservation Importance is designated at Ballygowan Meadow off Drumbeg Road to the south east of the village. Two Local Landscape Policy Areas are designated within or adjacent to the village. These are considered to be of greater amenity value, landscape quality or local significance and must be protected from undesirable or damaging development. These include the River Lagan and canal together with associated vegetation to the east of the village and a tributary of the River Lagan and associated vegetation to the south.</p> <p data-bbox="576 1715 1350 2038">Built Heritage: There are a number of listed buildings within the village: St Patricks Church with a lych gate and, Drum House. The church is situated on an archaeological site that was probably a medieval church set in an oval enclosure. Locally significant buildings include a Rectory surrounded by vegetation which is visually significant. An Area of Village character is designated around the junction of Ballyskeagh Road and Drumbeg Road.</p>

	<p>In terms of future development opportunities, there is potential for further residential development on zoned land to the east of western village node.</p> <p>There is 2.48 hectares of undeveloped land remaining in Drumbeg - all of which is unimplemented permissions.</p> <p>Planning History</p> <p>S/2014/0208/F – Permission granted for Community Hall with car parking at Drumbeg Road east of the Hermitage and south of the existing St Patrick's Church graveyard BT17 9JZ</p>  <p><i>On-going construction of community hall on Drumbeg Road</i></p> <p>S/2011/0481/F – Permission granted for replacement dwelling and garage at 54 Drumbeg Road</p>
<p>Transport Test (Medium)</p>	<p>There is a regular bus service operating from the Drumbeg to Lisburn City Centre and Belfast City Centre.</p>
<p>Economic Development Test (Low)</p>	<p>There is no manufacturing employment base in the settlement.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>New medium density housing developments in and around the village have allowed the village to grow. However, the settlement is situated in the countryside and located within the Lagan Valley Regional Park, Lagan Valley AONB which is an area of high amenity value.</p>

<p>Community Services Test (Low)</p>	<p>St Patrick’s Church of Ireland and two halls – one of which, a replacement for the existing hall at the road junction, is recently constructed. There is also a crèche at the junction of Ballyskeagh Road and Quarterlands Road.</p>  <p><i>Crèche at junction of Ballyskeagh Road and Quarterlands Road.</i></p>
<p>Social Equity Test (Medium)</p>	<p>Drumbeg is located within the ward of Drumbo. The most up to date multiple deprivation measures are 2017 and at that time Drumbo was ranked 380 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is relatively affluent area.</p> <p>Key Statistics for Settlement data were published on 30 July 2015 by NISRA :</p> <ul style="list-style-type: none"> Protestant & Other Christian (67.07%) Catholic (26.81%) No Religion (5.14%) Other (0.98%) <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (Medium)</p>	<p>There is limited potential for further residential development on zoned land to the east of the western node of the village.</p> <p>Land to the north and east of the existing development limit could be subject to flooding. (Upper Malone Road)</p>



DRUMBO



Brief History/Justification for Settlement

Drumbo is a small village located approximately 5 km equidistant between Carryduff and Lisburn City Centre and approximately 1 km south of Ballycarn. It lies adjacent to an Area of High Scenic Value, occupying a unique hilltop setting with panoramic views over the Lagan valley. The village is laid out around a junction of route ways that now converge at the front of the Presbyterian Meeting House. The Meeting House is on an earlier church site which contains an important monastic site dating from the first millennium AD. The ruins of a round tower in the graveyard at Drumbo represent the remains of the earlier site. The present village has expanded along the ridge away from the church and graveyard, with much of the built form developing in the late twentieth century. The settlement is partly within the Lagan Valley AONB and adjacent to an area of high scenic value.



View along Front Road looking towards Drumbo Presb. Church

The settlement limit takes account of the role of the village whilst protecting its natural setting. The limit excludes important landscapes, including Drumbo Glen to the north east of the settlement and takes account of the village's location within the Lagan Valley AONB and Castleraugh Slopes Area of High Scenic Value. The limit is also drawn to protect the setting of Drumbo Presbyterian Church, a listed building and Drumbo Round Tower, a scheduled monument. It takes into account land with extant planning permission and prevents ribbon development along the Pinehill Road, Drumbo Road, Back Road and Front Road.

<p>Resource Test (Low)</p>	<p>Population 375, Households 157 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within the existing settlement limit other than a Presbyterian Church, Church Hall, Orange Hall, small engineering works, playing field, playground and bottle bank recycling facility.</p>  <p><i>Sport Playing Field on Front Road</i></p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Drumbeg catchment includes Drumbo, Ballyaughlis, part of Ballycarn & Ballyskeagh. The WwTW's are reaching capacity and there are restrictions on new connections. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>The elevated nature of Drumbo means that future development could be visually intrusive over panoramic views across the Lagan Valley.</p>  <p><i>View from Pinehill Road looking in northern direction</i></p>

Natural Heritage: This settlement benefits from the greater amenity value of the Lagan Valley AONB and the Castlereagh Slopes Area of High Scenic Value. A Site of Local Nature Conservation Importance is designated at Drumbo Glen to the north east of the village. There is also an area considered to be of greater amenity value, landscape quality or local significance, worthy of protection from undesirable or damaging development. This includes areas of local nature conservation interest, a watercourse and associated vegetation and an important tree group near Drumbo Presbyterian Church.

Built Heritage: There is a scheduled archaeological site within the settlement - Drumbo Round Tower. One building is listed as being of special architectural or historic interest – Drumbo Presbyterian Church and surroundings. A water pump at the junction of Front Road, Back Road and Pinehill Roads is also listed.



Round Tower to the rear of Drumbo Presbyterian Church



Water pump feature

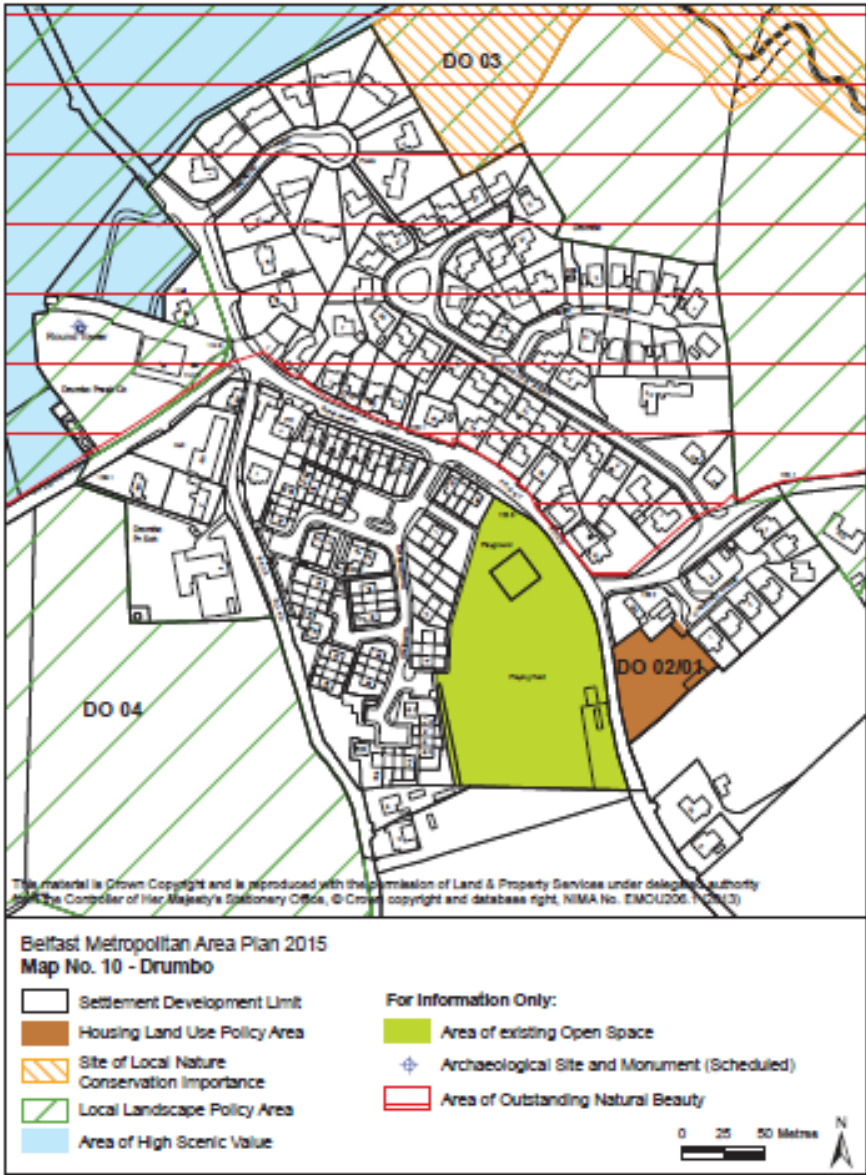
In terms of future development opportunities there is potential for further residential development on zoned land to the south of the village.

Planning permissions S/2012/0138/F and S/2012/0139/F for 2 dwellings are complete on the former Drumbo Primary School site. There is 0.35 hectares of undeveloped land remaining in Drumbo of which most has committed planning permission.

A new community church hall was approved under planning permission S/2013/0237/F.

<p>Transport Test (Low)</p>	<p>Located at a junction of a number of minor roads, Pinehill Road, Drumbo Road, Back Road and Front Road. There is a limited bus service operating from the Drumbo to Lisburn City Centre and Belfast City Centre.</p>
<p>Economic Development Test (Low)</p>	<p>There is a low employment base in the settlement other than Drumbo Smith Engineering works.</p>
<p>Urban & Rural Character Test (High)</p>	<p>Much of the built form was developed in the late twentieth century with high to medium density housing developments. However, the settlement is situated in the countryside and located within the Lagan Valley AONB and an area of high scenic value.</p>
<p>Community Services Test (Medium)</p>	<p>Presbyterian Church and Hall and Orange Hall.</p>

	 <p><i>Drumbo Presbyterian Church</i></p>
<p>Social Equity Test (Low)</p>	<p>Drumbo is located within the ward of Drumbo. The most up to date multiple deprivation measures are 2017 and at that time this ward was ranked 380 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It relatively affluent area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>There is limited potential for further residential development on zoned land to the south of the village and joining up the settlement limit with dwellings currently outside the limit.</p>



GLENAVY

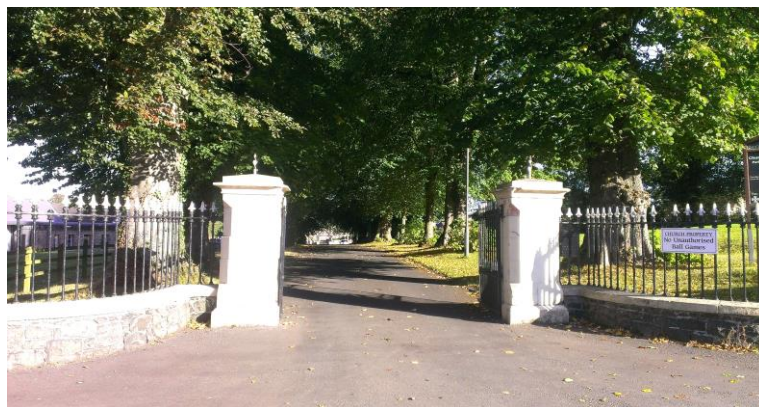
Brief History/Justification for Settlement



War memorial at junction of Belfast Road and Crumlin Road

Glenavy is located approximately 17km north west of Lisburn and 21km south west of Belfast and acts as an important service centre for an extensive rural hinterland. The village is sited on the banks of the Glenavy River. Stone walls, bridges and mature riverside trees provide a variety of approaches to the village, and contribute to its character.

Glenavy was first recorded as a Parish Church site in the 14th Century, but there are strong Patrician associations with this site suggesting a lengthy ecclesiastical history. The present St Aidan's Church is on the site of the earlier foundations, and is located on what was the junction of a number of important route ways. By the early 19th Century some industrial development had taken place, and this contributed to the further development of the village. The present layout, with its broad main street, gives the settlement a strong sense of place.



Entrance to St. Aidan's Church

	<p>The proximity of the village to Lisburn, and good road links north to Antrim and south to the M1 motorway have combined to attract new housing development to the settlement. The A26 Moira Road currently forms the greater part of the eastern development limit.</p>
<p>Resource Test (High)</p>	<p>The population of Glenavy is 1791 and there were 596 households (NISRA Headcount and Household Estimates for Settlements, March 2015). There is a good range of retail / business / services:-</p> <ul style="list-style-type: none"> • 1 supermarket • 1 Orange Hall • 1 pub • 1 beauty salon / hairdressers • 2 hot food takeaways • 1 fruit & veg shop • 1 garden centre • 2 doctor surgeries • 1 petrol station with supermarket & off license • Methodist Church & Hall • Church of Ireland • Glenaidan Community Centre • Approx 1 mile outside the settlement development limits is St. Joseph's RC church, Ballymacricket PS, St. James' GAA pitch & St. Clare's Community Hall. <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's has 15% capacity based on growth. (March 2019)</p>
<p>Environmental Capacity Test (Low)</p>	<p>There are 2 LLPAs that lie within and adjoining the Settlement Development Limit of Glenavy. GY 06 lies along the eastern side of the development and includes a locally significant building, Glebe House (which is now in ruins), mature trees and a locally important feature, Sentry Hill. GY 07, Glenavy River Corridor runs from outside the development limit to the west to the east of the development and beyond into Antrim & Newtownabbey Borough Council area. This designation includes St. Aidan's Church which is a listed building and the river corridor containing mature trees, stone walls and bridges. There are 9 listed features in the settlement including St. Aidan's Church/grounds and Glenavy Mill.</p> <p>In terms of development opportunities, there are 2 fields in the northern portion within the settlement limit which are zoned for industry, but could be reallocated as another use. New development should be resisted</p>

in all directions order to preserve the open countryside.



Development opportunity site at junction of Crumlin Road and Gobraña Road

Notable planning applications in the past 5 years in Glenavy:

LA05/2016/0453: Proposed housing development to include 5 no townhouses, 5 no apartments in 1 block and 3 no pairs of semi-detached units (16 in total) at 52-58 Main Street. (Permission Granted)

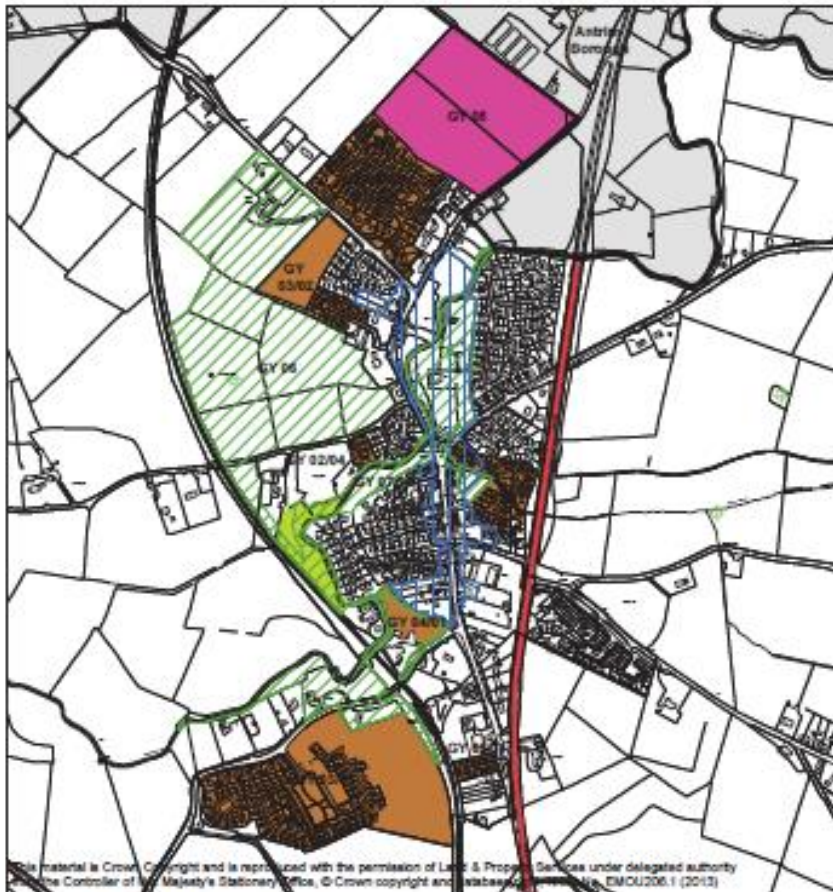
LA05/2018/0489: Proposed 23 no units consisting of 8 no 2 bedroom apartments, 6 no 2 bedroom town houses, 1 no 3 bedroom detached houses, 4no 3 bedroom semi-detached houses and 4no 2 bedroom semi-detached houses together with associated site works and landscaping (amended proposal description and plans). 2-4 Glen Road. (Permission Granted)

LA05/2015/0043/F - Housing Development of 16 No Semi-detached dwellings and associated site works at 77-81 Moira Road (Permission Granted).

S/2013/0030/F - Construction of a riverside trail, complete with fishing platforms at Belfast Road adjacent to St Aidan's Parish Church (Approved)

<p>Transport Test (Medium)</p>	<p>Located on A-class roads (A26) & within close proximity to the M1. Public transport serves the village, with services to Crumlin, Lisburn & Belfast.</p>
<p>Economic Development Test (Medium)</p>	<p>Employment mostly in retail/services with a good range of public services for a village including shops, sales and primary school. However, no manufacturing so limited for skilled workers.</p>


<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement is located in a wider rural area, however, it is accessible with a good road network and within close proximity to Lisburn & Belfast. There is a good range of services for a growing settlement with a number of new housing & longer established housing developments. Density of housing developments range from 19 to 32 dwellings per hectare. Physical character of settlement defined by long Main Street (linear form) with a strong sense of village core, and defined at its eastern side for the most part by the A26.</p>
<p>Community Services Test (High)</p>	<p>Has a strong community function with: churches, school, GAA club, shops & 2 community centres serving the village and surrounding rural population.</p>
<p>Social Equity Test (Medium)</p>	<p>Glenavy ward is a moderately affluent area (based on ranking of 382 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and would appear to be a predominantly Catholic settlement.</p> <p>Catholic (84.19%) Protestant & Other Christian (11.94%) No Religion (3.48%) Other (0.39%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (Medium)</p>	<p>The A26 Moira Road presents a very strong defensible boundary to the east of the village (the housing at Johnston Park is long established and was also included within the development limits to the east.) The village centre and all other development is on the western side of the A26.</p> <p>Land within Glenavy is subject to flooding including land north of Killultagh Park and north of Glen Road, land west of Chestnut Glen and Meadowside housing areas, land south of Riverside Court, land west of Glen River Park and land around St Aidans's Church (C of I).</p>





Belfast Metropolitan Area Plan 2015
Map No. 11 - Glenavy



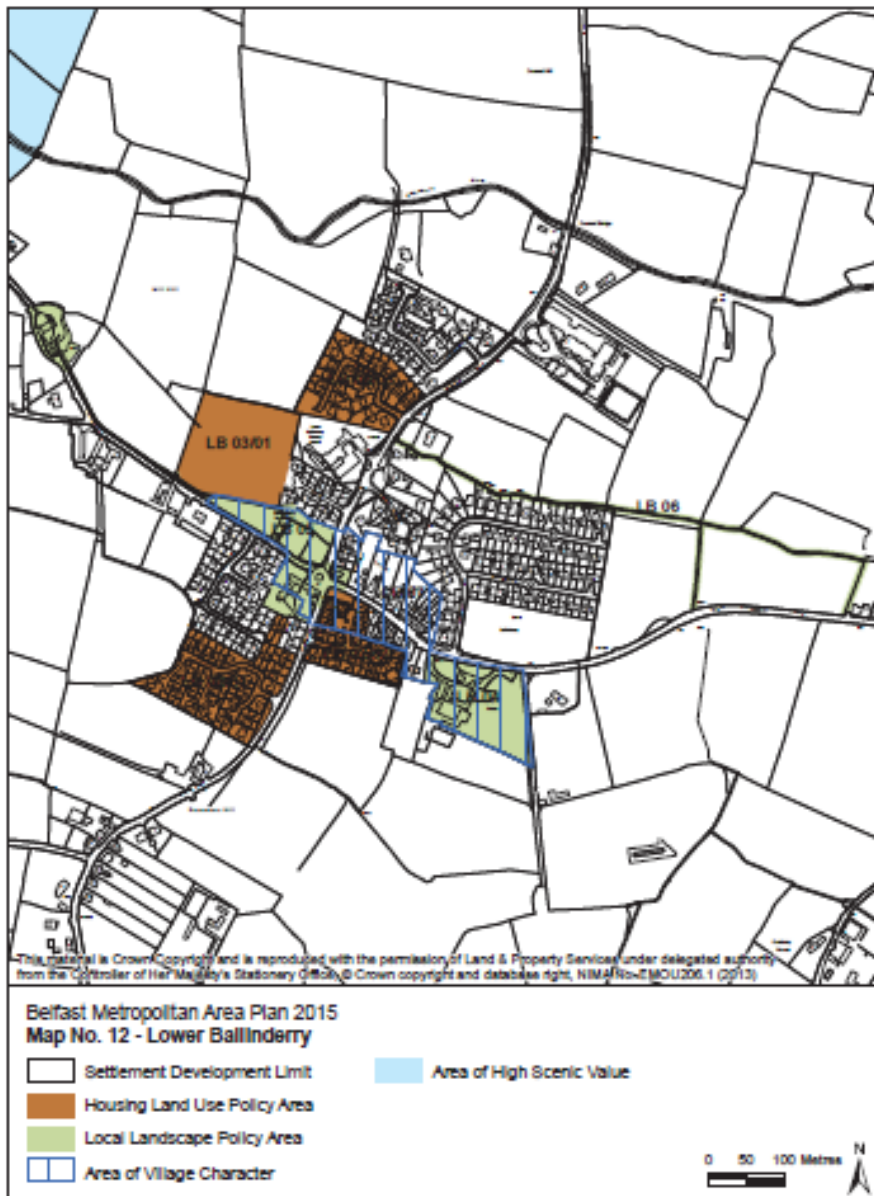
LOWER BALLINDERRY

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Lower Ballinderry (“Baile an Doire” from the Irish, means “townland of the oak wood”) and is located approximately 3.7km west of Upper Ballinderry and 3.2km north of Aghalee.</p>  <p style="text-align: center;"><i>Approach to settlement from Crumlin Road</i></p> <p>The settlement is centred at the meeting of 4 roads – Aghalee Road, Lower Ballinderry Road, Portmore Road and Crumlin Road.</p> <p>Lower Ballinderry contains a mix of housing – detached, semi-detached and terraced. Plot sizes are quite modest, with some exceptions.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 912 & 328 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>The services in the village are limited 1 church, a primary school and an Orange Hall. There are no commercial uses in the settlement.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW’s are at or reaching capacity and there are restrictions on new connections. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there are several fields surrounding the settlement limit. New development should be resisted in all directions order to preserve the open countryside as there remains plenty of undeveloped land within the settlement development limit.</p> <p>There are two designated LLPAs within the settlement. BMAP designation LB 04 is located at 23 Lower Ballinderry Road and takes in a listed dwelling house and its attached outbuildings. LB 05 contains the listed Moravian Church and grounds on Portmore Road, as well as listed buildings across</p>


	<p>the afore-mentioned road.</p> <p>There are a number of listed buildings in Lower Ballinderry, which form the Area of Village Character along Portmore Road/Lower Ballinderry Road. The buildings are the Moravian Church and its outbuildings, 23 Lower Ballinderry Road and some vacant buildings in the centre of the village.</p> <p>Notable planning applications in the past 5 years in Lower Ballinderry:</p> <p>LA05/2017/0476/F: Erection of 23 no. dwellings with associated car parking and landscaping lands at Crumlin Road (Permission Granted)</p> <p>LA05/2015/0264/F – current application for the erection of 4 dwellings at 1a Crumlin Road (S/2014/0472/F previously approved for 5 houses, S/2013/0338/F previously approved for 15 houses)</p>  <p><i>Old Primary school site – Crumlin Road</i></p> <p>S/2012/0573/O - detached dwellings, 6 semi-detached dwellings and 10 townhouses approved at lands adjacent to 23 Lower Ballinderry Road</p> <p>There have also been several applications for single houses in and around the settlement.</p>
<p>Transport Test (Medium)</p>	<p>Settlement located on the road between Antrim/Crumlin and Lurgan. Two Ulsterbus services operate through Aghalee Road/Crumlin Road – 109/B/C (Lisburn – Crumlin – Antrim) which operates twice daily Monday-Friday, and once on a Saturday. Route 53 (Lurgan, Market Street - Aghalee - Gawleys Gate) travels through 4 times a day Monday-Friday, and not at the weekend. The nearest train station - Moira, is located approximately 8.9km away.</p>

<p>Economic Development Test (Medium)</p>	<p>Lower Ballinderry provides limited employment due to the lack of commercial activity in the village. The only employer would be the local primary school.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated around a road junction, with community uses along the roads and a compact urban form in the residential streets running off the main thoroughfares.</p> <p>Although relatively isolated in the countryside, the settlement has an urban character and any new development should be carefully considered on its merits.</p> <p>Density of housing typically for the village is 19 dwellings per hectare. There is some land supply remaining within the current limits to accommodate future development opportunities – BMAP designation LB 03/01, a gap site on Portmore Road and the large field to the south of Ashcroft Close.</p>  <p><i>Site adjacent to Ashcroft Close</i></p>
<p>Community Services Test (Medium)</p>	<p>There is a church, a school, and community halls at the core of the settlement of Lower Ballinderry which form the basis of the community.</p>
<p>Social Equity Test (Medium)</p>	<p>The Ballinderry ward is one of the least-deprived wards in NI (based on ranking of 399 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (65.21%) Catholic (23.99%) No Religion (10.14%) Other (0.65%)</p>

	The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.
Development Constraints Test (High)	Future development is constrained so as to prevent ribbon development along the main roads, and to protect the environmental quality of the area.



MAGHABERRY

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Maghaberry (“Maigh gCabra” from Irish means ‘plain of the poor land’) is a village located approximately 9 km west of Lisburn and 4 km north east of Moira.</p> <p>It is the largest village in Lisburn and Castlereagh City Council Area. The settlement is set on the Upper Ballinderry Plateau, with the steeper escarpment slopes on the southern margin of the plateau delineating the southern boundary of the settlement. These slopes overlook the Lagan Valley and are particularly sensitive to new development.</p>  <p style="text-align: center;"><i>View along Maghaberry Road</i></p> <p>Until the early 20th Century, Maghaberry was a townland with a rural crossroads, on the edge of the plateau area. The economy of the area was primarily agriculture-based, with a number of limestone quarries.</p> <p>The Settlement Development Limit takes account of the role of the settlement whilst protecting its natural setting. The limit excludes the steep escarpment slope to the south of the settlement that provides its distinctive setting. It also excludes sites of archaeological and wildlife interest such as Glen Rath and Spence’s Fort, as well as agricultural land. The limit is drawn to prevent ribbon development on the Hammonds Road, the Glen Road and Maghaberry Road.</p>
<p style="text-align: center;">Resource Test (Medium)</p>	<p>Population 2,468 & 886 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a number of services/facilities within existing settlement limit to include Elim Church, Maghaberry</p>

Methodist Church, Primary School, Mace Shop, Massey Catering Equipment Business, Takeaway, Chinese Takeaway, Hair Studio, Pharmacy, Maghaberry Arms Bar & Restaurant, Maghaberry Community Centre and a range of housing developments.



Maghaberry Arms Bar and Restaurant (Demolished and now Petrol Filling Station)

NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's has 20% capacity based on growth. PC15 Scheme to upgrade WwTW's due for completion by June 2018. Beneficial use date is January 2018. (March 2019)

Environmental Capacity Test (Medium)

There is one LLPA designated to the south and west of the settlement limit to include an area of local amenity importance which includes the escarpment providing a distinctive landscape setting, several watercourses with associated vegetation, a thatched house at Trummery Lane and the Church of the Blessed Virgin Mary and St. Brigid and the former Quaker Meeting House which are Listed Buildings, archaeological sites and monuments and their surroundings to include Spence's Fort (designated a Site of Local Nature Conservation Importance), a scheduled monument that consists of the remains of a raised rath, and Trummery Graveyard, together with the remains of a church, Trummery Round Tower and a cross-carved stone.

There are approximately 3 hectares of land remaining for development in Maghaberry, including land with development on-going adjacent to the Community Centre with planning approval for 23 dwellings, planning reference S/2014/0209/F.

	<p>A Planning Application has been approved for housing S/2014/0910/F Interim development proposal: Development of 123 dwellings and amendment to 3 dwellings on sites 1, 125 and 126 (being dwellings approved under S/2014/0209/F and S/2004/1466/F respectively) to give a total of 126 dwellings on lands south of the HMP Prison. This site is currently outside the current settlement limit.</p> <p>S/2015/0002/F: Demolition of existing public house and off sales and development of petrol filling station, two retail units, parking and associated development at 23 Maghaberry Road. (Permission Granted).</p> <p>There are no areas of village character designated in Maghaberry.</p>
<p>Transport Test (Medium)</p>	<p>Settlement located within close proximity to M1 Motorway and close to the Glenavy/Moira A26 Protected Route with access to Belfast International Airport located approximately 23 km to the north. Ulsterbus service 52 operates between Lisburn and Maghaberry. The nearest train station - Moira, is located under 2km south west of the settlement.</p>
<p>Economic Development Test (Medium)</p>	<p>Maghaberry provides limited employment in the form of the local Primary School, convenience store, petrol filling station/retail, 2 food takeaways, a catering equipment business, hair studio and pharmacy. The HMP Maghaberry Prison located north of the settlement has potential as an employer.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated to take account of the role of the settlement whilst protecting its natural setting.</p> <p>The settlement has an urban character with a significant range of new housing and any new development should be carefully considered on its merits.</p>



New housing at Wellington Park

Density of housing developments range from 13 dwelling per hectare at Ashgrove Park and Drive, 17 dwelling per hectare at Wellington Parks and 21 dwellings per hectare at Edenvue Crescent/Road. There is some/limited land supply remaining within the current limits to accommodate future development opportunities.

Community Services Test (Medium)


There are two churches, a primary school, a playground adjacent Wellington Parks Housing Development and a Community Centre.

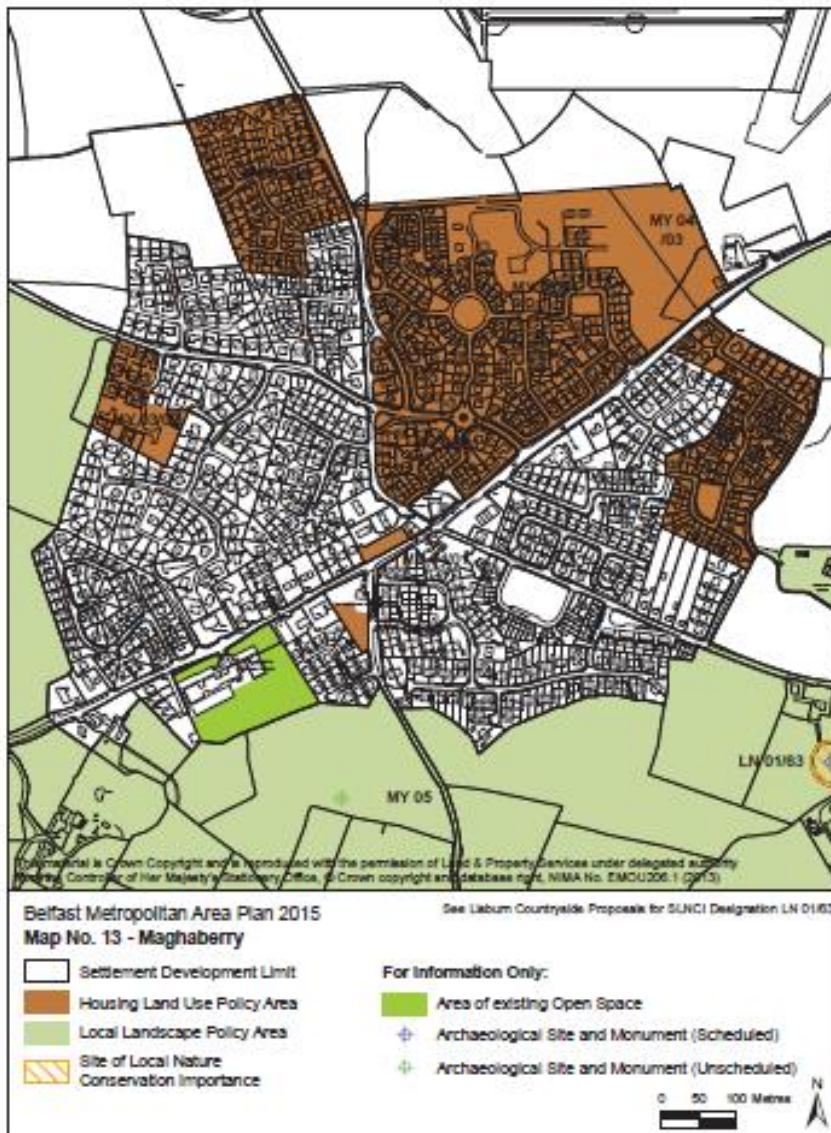


Maghaberry Community Centre


Social Equity Test (Low)

The Maghaberry ward is one of the least-deprived wards in NI (based on ranking of 406 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant


	<p>settlement. A small part of the settlement is also located in Lagan ward (381 score in Multiple Deprivation Measure 2017)</p> <p>Protestant & Other Christian (82.49%) Catholic (7.55%) Other (1.08%) No Religion (0.61%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (Medium)</p>	<p>Future development constrained to the south of the settlement with the landform escarpment. Land to the north of the settlement is possibly confined by the prison. Land to the east and west may be more suitable for any future development opportunities of the settlement.</p>  <p><i>View approaching Maghaberry with steep slopes to south and west of development limit</i></p>

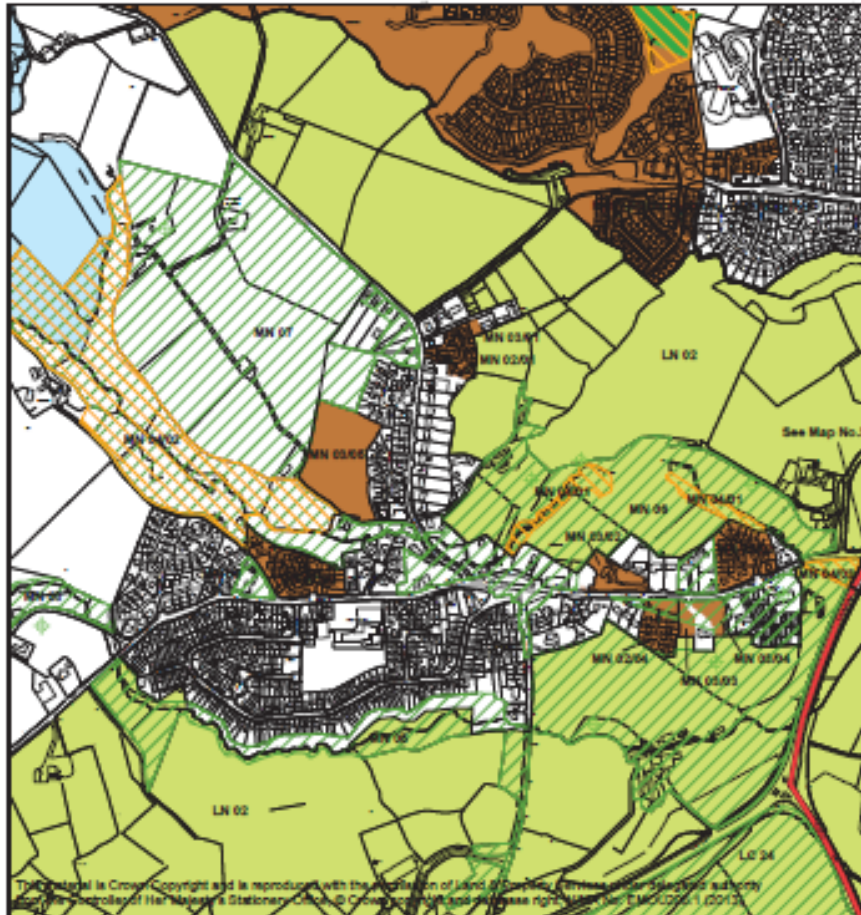


MILLTOWN

<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p style="text-align: center;"><i>View along Derriaghy Road towards Christ Church (C of I)</i></p> <p>Milltown is located in close proximity to Belfast and Lisburn, sitting north of Lisburn and west of Belfast.</p> <p>The settlement is a self-contained village completely surrounded by a landscape wedge as small as 250m in parts, dividing it from the afore-mentioned major settlements.</p> <p>Milltown contains a mix of housing – 2-storey detached, semi-detached and terraced.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 1,499 & 571 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a number of services/facilities within existing settlement limit (from west to east on Derriaghy Road) – gospel hall, commercial units, Masonic Hall, public house, church hall, community hall, church. The Primary School has closed.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Dunmurry catchment includes Milltown, Lambeg & Tullynacross and 20% capacity is remaining based on growth. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>Any proposals should be strongly resisted in order to preserve the green wedge surrounding the settlement.</p> <p>There are several environmental designations in the settlement. LLPAs and a Rural Landscape Wedge surround Milltown on all but the western side. There are</p>

	<p>also 4 Sites of Local Nature Importance along the northern portion of the settlement.</p> <p>There are various listed buildings, a foundry, mills, raths, wells, battle sites and antiquities around the settlement.</p> <p>There is approximately 3.28 hectares of undeveloped land remaining in Milltown for housing. Further to this, there are potential development opportunity sites adjoining the public house to the east and west.</p> <p>Notable planning applications in the past 5 years in Milltown:</p> <p>S/2015/0006/F – Permission granted for Environmental improvement scheme along Derriaghy Road</p> <p>S/2014/0903/F – Permission granted for Erection of Public Art (cast bronze structure 5.2m high) at junction of Derriaghy Road and Milltown Avenue</p> <p>S/2014/0796/F - Proposed residential development of 21 No Dwellings at Land at Nos 47, 49 and 49a Derriaghy Road (Permission Granted)</p> <p>S/2013/0519/F – Permission granted Replacement gospel hall with related site works including new boundary walls and fences at Derriaghy Gospel Hall</p> <p>S/2011/0143/F – Permission granted for Change of use from domestic dwelling to administrative base for community group at 70 Milltown Avenue</p>
<p>Transport Test (Medium)</p>	<p>Settlement located on the road between Belfast and Lisburn. Three Ulsterbus services operate through the settlement - 530/531/532. Combined, the buses travel through 18 times a day Monday-Friday, 13 times on Saturday, and once on a Sunday. The nearest train station - Lisburn, is located approximately 4.2km away.</p>
<p>Economic Development Test (Low)</p>	<p>Milltown does provide some employment through the commercial units and public house.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The eastern portion of the settlement has a rural character with medieval church, and detached dwellings on ample sites. The centre and western portion of the village has an urban character, with largely 1960s/70s housing on the south side of Derriaghy Road, and more modern developments on the north side.</p>

	 <p><i>View towards Milltown on Derriaghy Road</i></p> <p>Density of housing developments range from 4.7 dwellings per hectare at 49 – 51a Derriaghy Road, to 61.5 dwellings per hectare typically in the more densely populated terraced streets such as Milltown Avenue. There is some land supply remaining within the current limits to accommodate future development opportunities – BMAP designations MN 03/04 and 03/05.</p>
<p>Community Services Test (Medium)</p>	<p>There are 2 churches, 2 church/community halls, a Masonic Hall, a row of 4 commercial units, a public house at the core of the settlement of Milltown, which form the basis of the community.</p>
<p>Social Equity Test (Medium)</p>	<p>The Derryaghy ward is a medium-deprived ward (based on ranking of 302 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (53.3%) Catholic (37.69%) No Religion (8.14%) Other (0.87%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained in all directions apart from west, due to the many environmental designations tightly enclosing the settlement.</p>




Belfast Metropolitan Area Plan 2015
 Map No. 14 - Milltown

See Laburn Countryside Proposals for Rural Landscape Wedge Designation LN 02 and Laburn City Proposals for LLPA Designation LC 24

- | | |
|--|--|
|  Settlement Development Limit |  Area of High Scenic Value |
|  Housing Land Use Policy Area | For Information Only: |
|  Site of Local Nature Conservation Importance |  Area of existing Open Space |
|  Local Landscape Policy Area |  Archaeological Site and Monument (Unscheduled) |
|  Rural Landscape Wedge |  Protected Route |



MONEYREAGH

<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p><i>Approach to Moneyreagh from the north (junction of Moneyreagh Road and Church Road)</i></p> <p>Moneyreagh (“Mónaidh Riabhach” from the Irish, means “grey bog or moor”) and is located approximately 5.5km east of Carryduff.</p> <p>The settlement is defined to the south by Hillsborough Road, and to the north by Moneyreagh Road. These 2 roads meet to the east of the village. Church Road is the main thoroughfare, and runs north-south through the village. To the west is open countryside.</p> <p>Moneyreagh contains a mix of housing – 2-storey detached and semi-detached, with some bungalows along Church Road.</p>
<p style="text-align: center;">Resource Test (Medium)</p>	<p>Population 1,379 & 516 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a number of services/facilities within existing settlement limit – (from North to South on Church Road) Orange Hall (junction of Church Road/Moneyreagh Road) public house/restaurant, Moneyrea PS, community centre, playing fields, community hall, Non-Sub Presbyterian Church and hall, convenience store, playground (Hillmount Drive).</p>



Public house on Church Road

NI Water has been consulted in relation to the sewage treatment capacity within this settlement. PC15 Scheme to pump Moneyreagh catchment to Newtownbreda WwTW's via Carryduff subject to receiving the necessary regulatory approvals. NI Water's sewerage network capacity mapping tool has identified capacity issues in parts of the Moneyreagh wastewater network and new connections are refused. (March 2019)

Environmental Capacity Test (High)



In terms of development opportunities, there are 4 large fields east of the village which, if developed, would take the limit to Moneyreagh Road (a Protected Route). Development opportunities to the north and south is constrained due to the roads which define the settlement. New development to the west should be resisted in order to preserve the countryside.

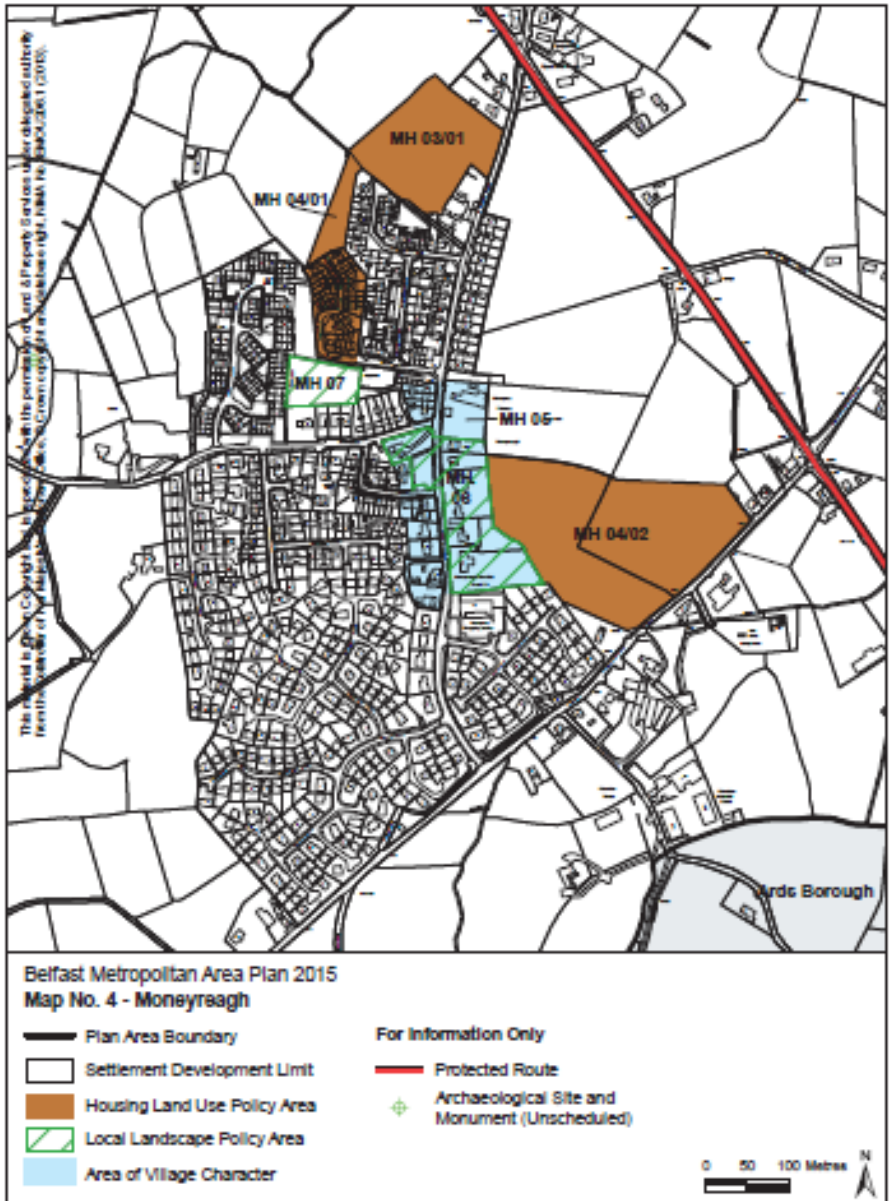
There are two designated LLPAs within the settlement. BMAP designation MH 06 is located in the centre of the settlement and takes in the school/church/hall on Church Road. MH 07 contains a small portion of land adjoining the playground on Hillmount Drive.

The only listed building in Moneyreagh is the church, which forms part of the Area of Village Character – made up from the school/church/halls on Church Street. The only other built heritage of any note is the remains of a fort/enclosure, outside the settlement limit to the north-west.

There is only a few notable planning applications in the past 5 years in Moneyreagh:
 Y/2015/0059/F – Approval granted for the erection of 44 dwellings at lands south of 5 Church Road (BMAP Designation MH 03/01 for Housing).

	<p>LA05/2015/0844: Erection of 71 dwellings with single storey garages, landscaping, car parking, associated site works, access arrangements and highway infrastructure improvements comprising a realignment of Hillsborough Road and new junction arrangement at Moneyreagh Road (Permission Granted)</p> <p>LA05/2017/0420: Erection of 10 no. dwellings (with proposed package treatment plant) and all other associated site works (Amended plans and proposal description). (Permission Granted)</p>
Transport Test (Medium)	Settlement located on the road between Belfast and Ballygowan. Two Ulsterbus services operate through Moneyreagh Road – 12 and 512 (Belfast - Ballygowan – Raffrey). Combined, the buses travel through 20 times a day Monday-Friday, 13 times on Saturday, and 7 times on a Sunday. The nearest train station - Lisburn, is located approximately 18.5km away.
Economic Development Test (Medium)	Moneyreagh provides limited employment in the form of the local convenience store, public house, and teaching at the school.
Urban & Rural Character Test (High)	<p>The settlement development limit is designated around a wedge-like shape of housing to facilitate a compact urban form in a sensitive landscape area.</p> <p>Although relatively isolated in the North Down countryside, the settlement has an urban character and any new development should be carefully considered on its merits.</p> <p>Density of housing developments range from 15.4 dwellings per hectare along the north side of Hillmount Drive, and 67 dwellings per hectare typically in the more densely populated streets such as Mourne Crescent. There is some land supply remaining within the current limits to accommodate future development opportunities – BMAP designations MH 02/01, 03/01, 04/01, 04/02.</p>
Community Services Test (Medium)	There is a church, school, playing fields, playground and community halls at the core of the settlement of Moneyreagh which form the basis of the community.

	 <p><i>Community Hall – Church Road</i></p>
<p>Social Equity Test (Medium)</p>	<p>The Moneyreagh ward is one of the least-deprived wards in NI (based on ranking of 415 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (90.39%) No Religion (6.29%) Catholic (2.24%) Other (1.08%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by the roads enclosing the settlement. Any potential development opportunities would be in the 4 large fields adjoining Moneyreagh to the east.</p>  <p><i>Green fields to east of settlement</i></p>



RAVERNET

Brief History/Justification for Settlement

Ravernet is located on higher ground just over 1km south of the settlement limit of Lisburn and 5km north-east of Hillsborough.

The settlement is centred on the crest of a hill at the junction of Ravernet Road, which runs through the village north-south, Carnbane Road (west) and Legacurry Road (east), which all meet in the centre of the settlement.




Ravernet Road looking south towards village

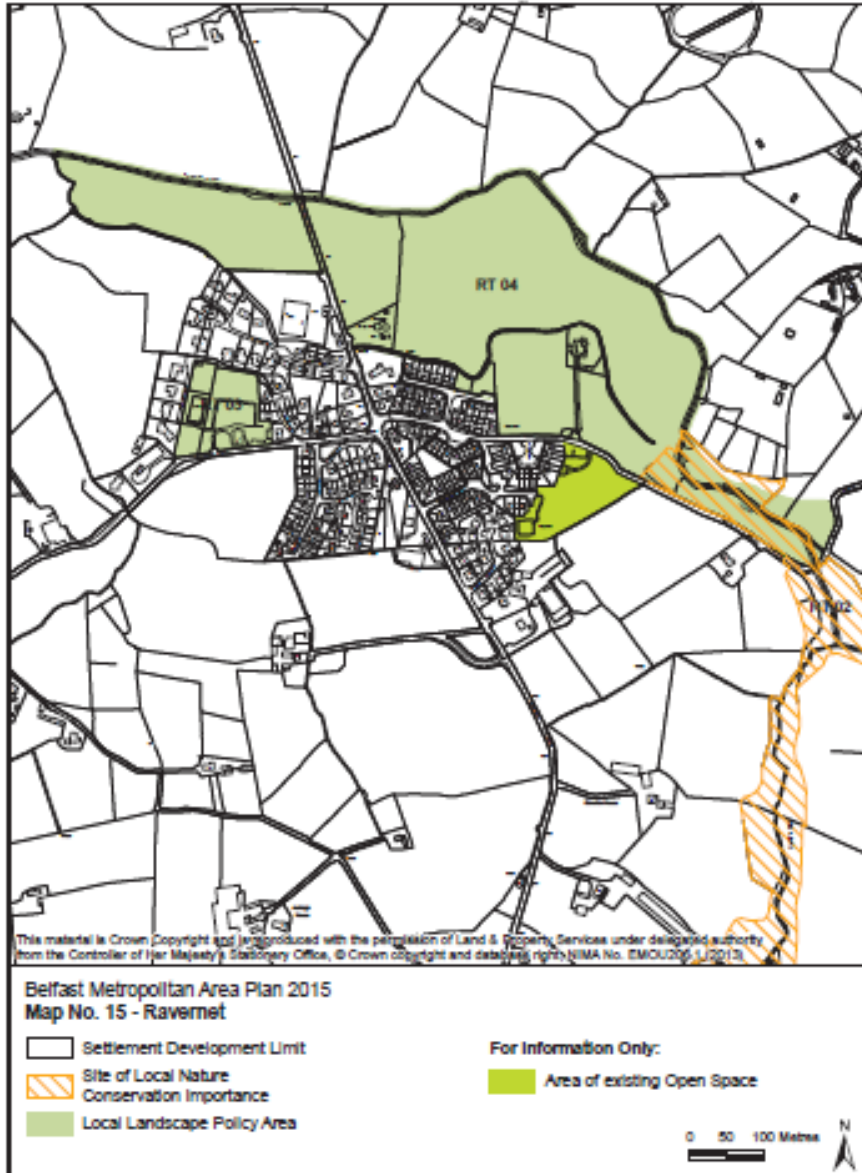


View around Ravernet at crossroads


Ravernet contains a mix of housing – 2-storey detached, semi-detached and terraced.


<p>Resource Test (Low)</p>	<p>Population 564 & 212 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are a small number of services/facilities within existing settlement limit – Mission Hall, playground, paper recycling factory and sewage works. There is a farm shop with outdoor activities which takes up two large fields south of the village, just outside the settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's are reaching capacity and there are restrictions on new connections. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, the farm shop/activity centre would constrain development to the south, the LLPA to the north and the SLNCI to the east. Development opportunities could be possible to the south-west of the village along the Carnbane Road.</p> <p>There are some environmental designations in and around the settlement. An LLPA (RT 03) lies within the settlement at 24 Carnbane Road and its associated grounds, tennis court and allotment. LLPA RT 04 defines the settlement limit of the village to the north. There is also a Site of Local Nature Importance (RT 02) to the east of the settlement. Within the settlement, to the east of Glencairn and the playground, is a designated Area of Existing Open Space.</p> <p>There is a single listed building in the settlement - 24 Carnbane Road. The only other historic use of note, is the former Corn Mills Linen Weaving site (now a factory), at 66 Ravernet Road.</p> <p>Notable planning applications in the past 5 years in Ravernet: LA05/2015/0272 Proposed residential development comprising of 7 No. detached and 2 No. semi-detached dwellings including car parking and landscaping 104 Ravernet Road. (Permission Granted)</p>
<p>Transport Test (Medium)</p>	<p>Settlement located close to the road between Sprucefield and Lisburn. Three Ulsterbus services operate regularly between Sprucefield and Lisburn – 26A/26B/38. The nearest train station - Lisburn, is located directly north, approximately 4km away.</p>
<p>Economic Development Test (Medium)</p>	<p>The village itself provides limited employment in the form of a waste paper and cardboard recycling factory at 66 Ravernet Road. The only other nearby employment is provided in the farm shop south of Ravernet.</p>
<p>Urban & Rural Character Test</p>	<p>The settlement has an urban character, with largely 1960s/70s housing in the streets running off the main roads,</p>

<p>(High)</p>	<p>apart from Carnbane Road/Glen Court where there are more modern developments.</p> <p>Density of housing ranges from 7.7 dwellings per hectare at Shelling Ridge, to a high of 50 dwellings per hectare in the more densely populated terraced streets such as Ravernet Gardens. There is over 2 hectares of land supply remaining within the current limits to accommodate future development opportunities including sites that have redevelopment potential.</p>
<p>Community Services Test (Low)</p>	<p>There is very limited provision for services in Ravernet - a Hall in the centre of the village.</p>  <p><i>View looking towards hall in centre of village</i></p>
<p>Social Equity Test (Low)</p>	<p>The Ravernet ward is one of the least-deprived wards (based on ranking of 395 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (87%) No Religion (7.22%) Catholic (5.6%) Other (0.18%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained to the north by an LLPA, SLNCI to the east, and open countryside to the south and west.</p>




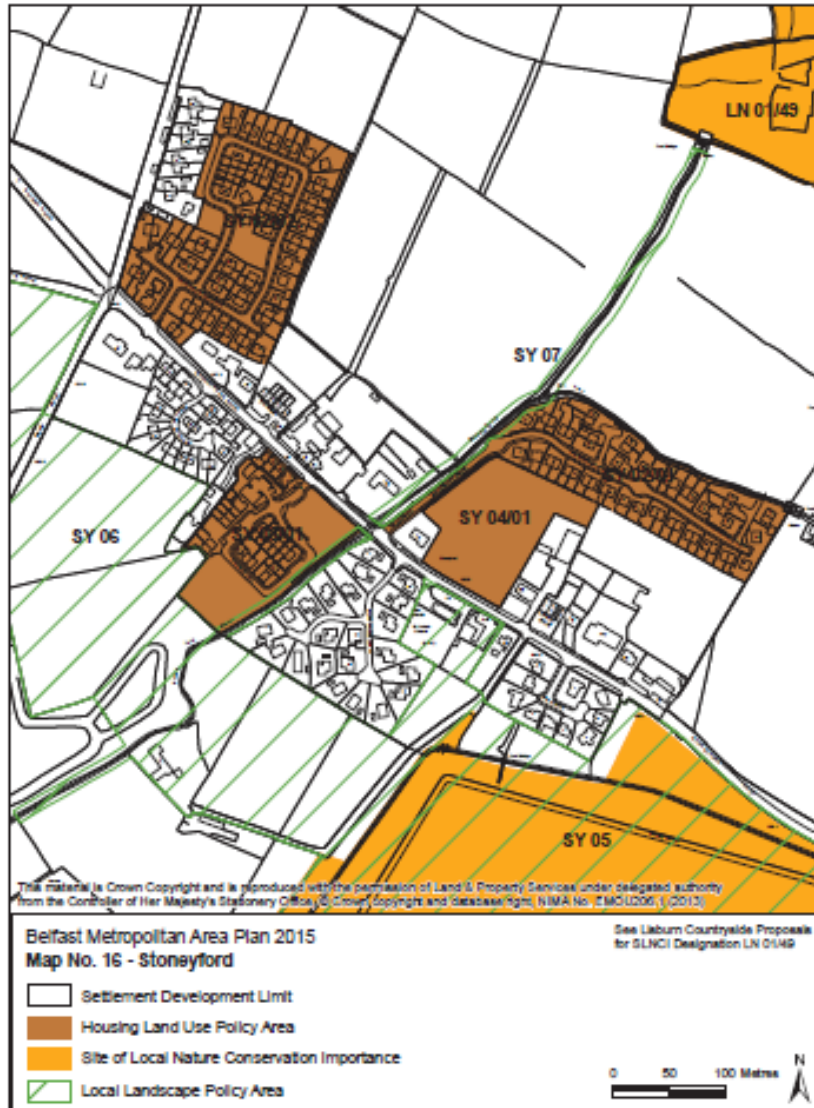
STONEYFORD

<p>Brief History/Justification for Settlement</p>	 <p><i>Eastern entrance to Stoneyford (64 Stoneyford Road pictured)</i></p> <p>Stoneyford (directly translated from the Irish “Áth Stúin”) is located approximately 8.4km north of Lisburn and 6.2km south of Dundrod.</p> <p>The settlement is based around Stoneyford Road, at its junction with the Stonyford river. Stoneyford contains older (some of which listed) buildings and farm outbuildings along the Stoneyford Road frontage, with modern housing scheme in the streets off the main road.</p> <p>Stoneyford contains a mix of housing – detached, semi-detached and terraced.</p>
<p>Resource Test (Low)</p>	<p>Population 605 & 213 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>There are limited services/facilities within existing settlement limit – a church and hall, Orange Hall and playground. The public house is currently demolished. There is a WwTW 200m south-west of the settlement and a reservoir adjoining the settlement limit to the south.</p>

	 <p><i>Former public house site</i></p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's has 20% capacity based on growth. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is provision for housing between 64b and 70b Stoneyford Road, as well as the lands to the rear of the former public house. There is also land available on Moss Road (to the south of 57 Stoneyford Road). New development to the north and east should be resisted in order to preserve the countryside.</p> <p>There is a designated LLPA which takes up the church/hall and form the southern boundary of the settlement. BMAP designation SY 06 contains fields to the south of the settlement and the reservoir.</p> <p>There are 3 listed buildings in Stoneyford – the church and associated hall, and a bungalow at 64 Stoneyford Road.</p> <p>Notable planning applications in the past 5 years in Stoneyford include:</p> <p>S/2013/0458/LDP - Stoneyford WwTW – replacement of existing WwTW facility (Permitted Development)</p> <p>S/2013/0451/F – permission granted for the construction of Integrated Constructed Wetland (ICW) and refurbishment of existing pump house to provide welfare facility at 62 Stoneyford Road</p> <p>S/2011/0590/LDP - Stoneyford WwTW - construction of an inlet pumping station, inlet works, 2 No anoxic and aeration tanks, 2 No final settlement tanks, 1 No disc filter, 1 No storm water holding, 1 No RAS/SAS pumping station, 1 No works liquor pumping station and 1 No sludge pumping station. A containerised</p>


	<p>stand-by generator, picket fence, sludge thickener, sludge holding tank, alkalinity dosing and odour control unit will also be provided (Permitted Development)</p> <p>S/2011/0075/O - Land opposite 64 Stoneyford Road – refused application for 10 dwellings</p>
Transport Test (Medium)	<p>Settlement located on the road between Lisburn and Crumlin. Only one Ulsterbus service operates along Stoneyford Road – 105/105H (Lisburn - Stoneyford – Dundrod). Combined, the buses travel through twice a day Monday-Saturday, and not on a Sunday. The nearest train station - Lisburn, is located approximately 11.1km away.</p>
Economic Development Test (Medium)	<p>Stoneyford provides no employment as there are currently no commercial premises in the settlement.</p>
Urban & Rural Character Test (High)	<p>The settlement development limit is designated around Stoneyford Road, and facilitates a compact urban form in a sensitive landscape area.</p> <p>Although relatively isolated in the South Antrim countryside, the settlement has an urban character and any new development should be carefully considered on its merits.</p> <p>Density of housing developments range from 18 dwellings per hectare at the larger houses on Steedstown Road, and 60 dwellings per hectare typically in the more densely populated terrace on Stonebridge Meadows. There is some land supply remaining within the current limits to accommodate future development opportunities – BMAP designations SY 03/01, 04/01.</p>
Community Services Test (Low)	<p>There is a church, playground and community halls at the core of the settlement of Stoneyford which form the basis of the community.</p>

	 <p><i>Playground and modern housing development (Barrack Hill)</i></p>
<p>Social Equity Test (Medium)</p>	<p>The Stonyford ward is a medium-deprived ward in NI (based on ranking of 312 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and is a predominantly Protestant settlement.</p> <p>Protestant & Other Christian (53.72%) Catholic (35.87%) No Religion (9.59%) Other (0.83%)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by the reservoir and LLPA to the south, and Steedstown Road to the west. To the north and east is open countryside.</p>

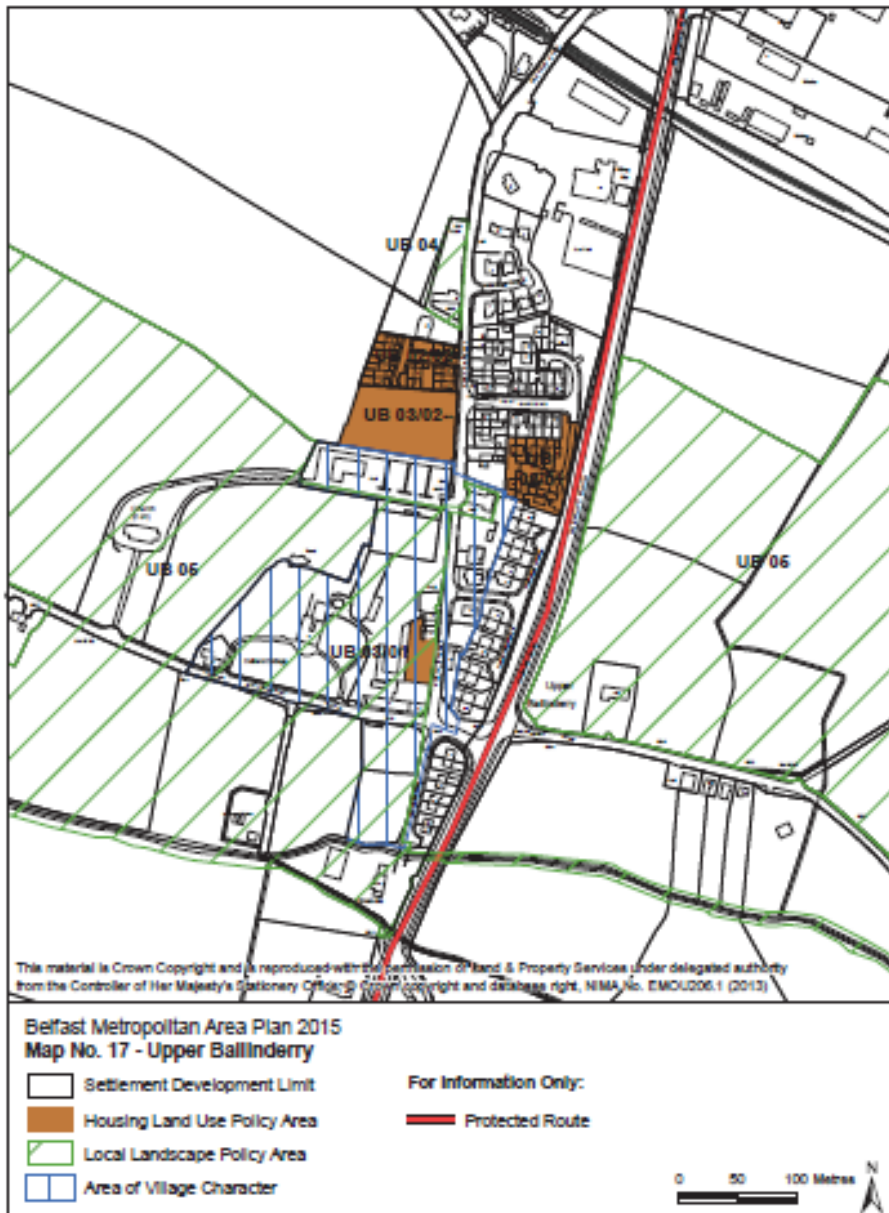


UPPER BALLINDERRY


<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Upper Ballinderry (“Baile an Doire” from the Irish, means “townland of the oak wood”) and is located approximately 5.1km north of Moira and 3.7km east of Lower Ballinderry.</p> <p>The settlement is based along North Street – directly north of the staggered junction of Ballinderry Road and Glenavy Road.</p> <p>Upper Ballinderry contains a mix of housing – detached, semi-detached and terraced. Plot sizes are quite modest, with some exceptions – 9a, 11, 36, 38 North Street.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 226 & 95 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>The services in the village are limited to a filling station, a large business unit, antiques shop, chip shop, a caravan and motorhome sales centre, Ballinderry Parish Church Hall and Ballinderry War Memorial Hall. The local church is outside the settlement limit and is accessed off Lower Ballinderry Road.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW’s has 20% capacity based on growth. (June 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there are some infill sites south of Oak Manor and on the western portion of Old Moira Road. New development should be resisted to the west in order to preserve the open countryside.</p> <p>An LLPA takes up the entire southern portion of the settlement. BMAP designation UB takes in a listed dwelling house and its attached outbuildings. UB 05 contains the listed Moravian Church and grounds on Portmore Road, as well as listed buildings across the afore-mentioned road.</p> <p>There are a number of listed buildings in Upper Ballinderry, which form the Area of Village Character at the junction of Lower Ballinderry Road/North Street. The buildings are the church, antiques shop and Oatland Cottages.</p>


	 <p><i>Ballinderry Antiques – Listed Building</i></p> <p>There are no notable planning applications in the past 5 years in Upper Ballinderry.</p>
<p>Transport Test (Medium)</p>	<p>Settlement located on the road between Antrim/Crumlin and Lurgan. Only one Ulsterbus service operates through, picking up at the antiques shop – 109 (Lisburn – Crumlin – Antrim) operates twice daily Monday-Friday, and once on a Saturday. The nearest train station - Moira, is located approximately 5.1km away.</p>
<p>Economic Development Test (Medium)</p>	<p>Upper Ballinderry provides some employment through the petrol station, commercial unit, caravan sales, beauty salon, fast food takeaway and antiques shop.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated around the already-developed lands within the settlement, with some sites available to build on.</p> <p>The settlement has an urban character and any new development should be carefully considered on its merits.</p> <p>Density of housing for the village varies from a low of 12 dwellings per hectare (Meadow Close and the lands to the north) to 39 dwellings per hectare at Oak Manor. There is some land supply remaining within the current limits to accommodate future development opportunities – BMAP designations UB 03/01 and UB 03/02, a gap site to the north of the antiques shop and the small field to the south of Oak Manor.</p>

	 <p><i>Housing Site UB 03/01 remains undeveloped</i></p>  <p><i>Unzoned & undeveloped site west of housing on Old Moira Road</i></p>
<p>Community Services Test (Low)</p>	<p>There is a church and community halls at the core of the settlement of Upper Ballinderry which form the basis of the community. The petrol station (also a shop unit) would also act as a meeting place for locals.</p>
<p>Social Equity Test (Medium)</p>	<p>The Ballinderry ward is one of the least-deprived wards in NI (based on ranking of 399 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived). No religious breakdown is available for the settlement.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>The Area of Townscape Character comprising the listed buildings is a constraint on development. Any new development would need to be sensitive to the setting of the listed buildings. The Glenavy Road constrains development to the east and the LLPA/countryside to the west.</p>

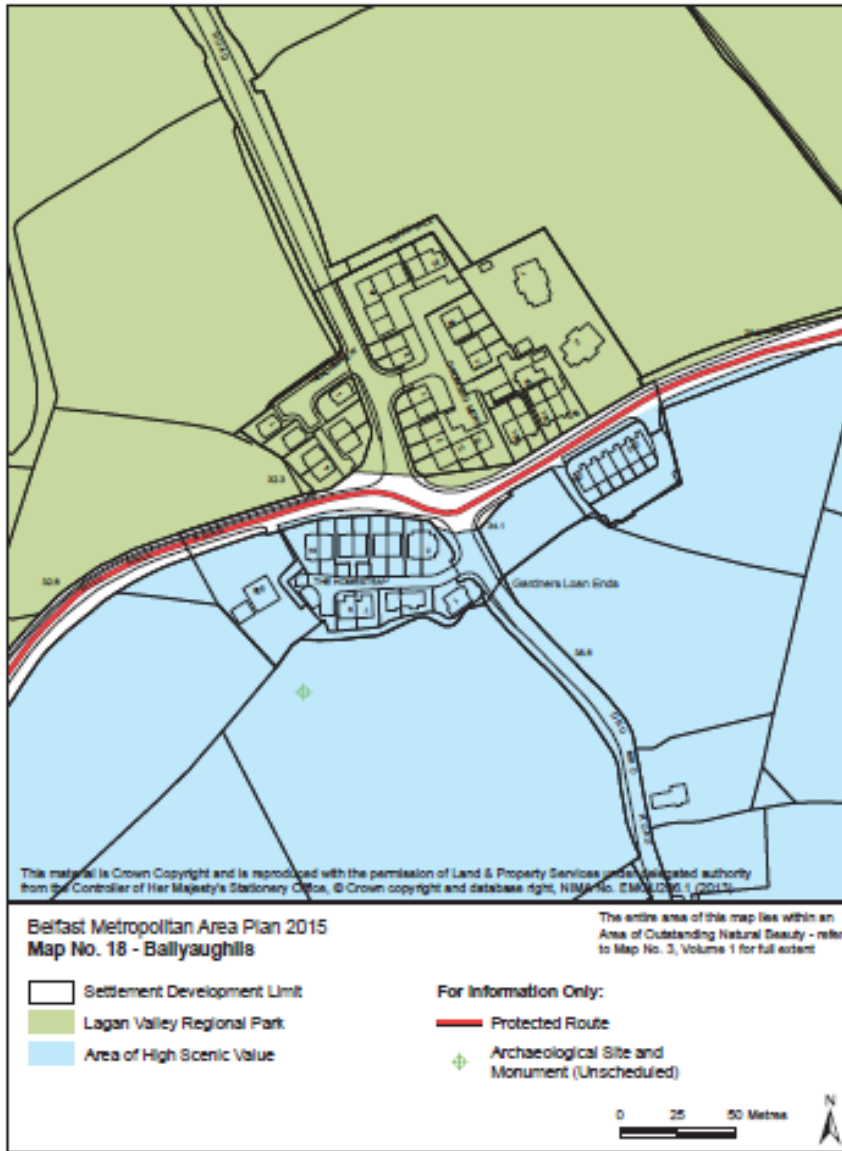


BALLYAUGHLIS


<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Ballyaughlis is a very small settlement located between Drumbo and Drumbeg, 4km east of Lisburn and approximately 5km south of Belfast City Centre. It is clustered around the crossroads at the junction of Drumbo Road/Hillhall Road/Ballylesson Road. The settlement is within the Lagan Valley Regional Park/AONB and an Area of High Scenic Value.</p> <p>The settlement limit is designated to prevent ribbon development and encroachment into the surrounding countryside and protect the landscape and visual amenity of the Lagan Valley Regional Park, the Lagan Valley AONB and Castlereagh Slopes Area of High Scenic value.</p> <div data-bbox="587 768 1345 1328" style="text-align: center;">  </div> <p style="text-align: center;"><i>Eastern approach to settlement (Ballylesson Road)</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 99, Households 44 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Drumbeg catchment includes Drumbo, Ballyaughlis, part of Ballycarn & Ballyskeagh. Works are at or reaching capacity. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>Natural Heritage: This settlement benefits from being located within 3 designated high amenity areas; Lagan Valley Regional Park AONB and Castlereagh Slopes Area of High Scenic Value.</p> <p>Built Heritage: The settlement is bisected by the Hillhall Road (B23) which is a protected route. There is one unscheduled monument located to the south</p>

	<p>west of the settlement limit. There is 1 listed building in the locality of the settlement – Ballyaughlis Lodge. No potential for any ATC in this settlement as there is no significant core.</p> <p>In terms of future development opportunities there is limited potential for further development.</p> <p>Outline permission has been granted for the erection of a single dwelling at 248 Ballylesson Road under application reference S/2014/0768/O. this is the only undeveloped land remaining in Ballyaughlis.</p>
<p>Transport Test (Low)</p>	<p>Located on the Hillhall Road/Ballylesson Road (B23) protected route. There is a limited bus service along the Hillhall Road.</p>
<p>Economic Development Test (Low)</p>	<p>There is no employment base in the settlement. Currently no manufacturing and the settlement has a low skills base. Ballyaughlis is identified as a suitable location for the provision of service facilities for visitors to Lagan valley Regional Park.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>Recently there has been intensive residential development within the settlement limit which possesses an urban character. However, the settlement is situated in the countryside and located within the Lagan Valley Regional Park, Lagan Valley AONB and an area of high scenic value.</p>  <p><i>Northern approach to settlement (Drumbeg Road)</i></p>
<p>Community Services Test (Low)</p>	<p>No evidence of any community facilities.</p>

Social Equity Test (Medium)	<p>Ballyaughlis is located within the ward of Drumbo. The most up to date multiple deprivation measures are 2017 and at that time Drumbo ward was ranked 380 in Multiple Deprivation Measure 2010 – with 1 being the most deprived and 462 Least Deprived. It is a relatively affluent area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
Development Constraints Test (Medium)	<p>There is limited potential for further development within the settlement limit, however, Ballyaughlis is identified as a suitable location for the provision of service facilities for visitors to Lagan valley Regional Park.</p>

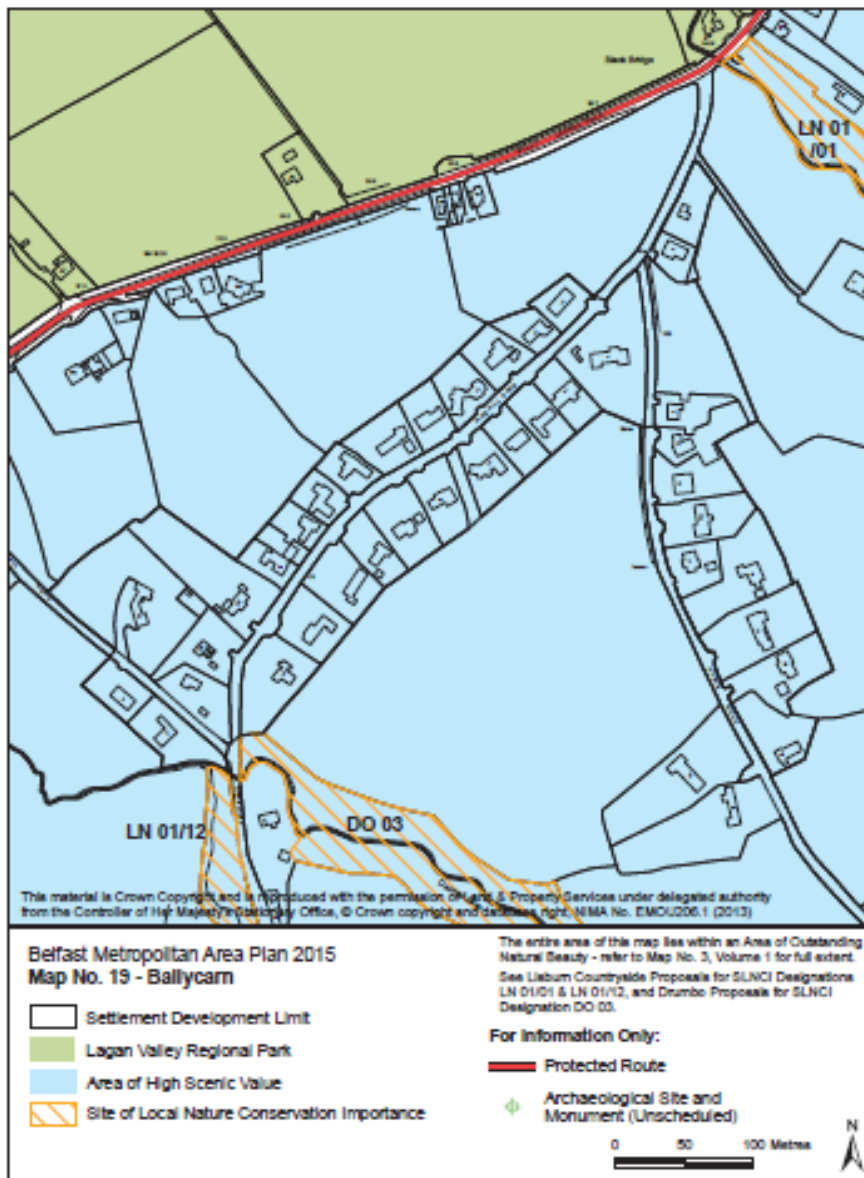


BALLYCARN



<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Ballycarn (from Irish: Baile Cairn meaning townland of the cairn) is a small settlement, located approximately 6 km east of Lisburn and located just off the Hillhall Road Protected Route (B23) and developed along a number of minor roads including the Pinehill Road, Mill Road and Dows Road. It is a one-node settlement located in close proximity to the Lagan Valley Regional Park. The area is characterised by the natural, rural environment and part of the settlement is designated as an Area of High Scenic Value. All the area lies within an Area of Outstanding Natural Beauty.</p>  <p style="text-align: center;"><i>Pinehill Road and Mill Road Junction</i></p> <p>The settlement development limit is designated to provide development opportunities in line with the scale, character and role of the settlement while preventing urban sprawl and ribbon development into the surrounding countryside. There are two small streams at the northern and southern approach to the settlement.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 105 & 38 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Drumbeg catchment includes Drumbo, Ballyaughlis, part of Ballycarn & Ballyskeagh. Works is at or reaching capacity. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test</p>	<p>Entire area lies within an Area of Outstanding Natural Beauty and it is also located in an Area of High Scenic</p>


<p>(High)</p>	<p>Value.</p> <p>The landscape is undulating with attractive tree planting along the minor roads between single dwellings.</p> <p>There are 3 designated Sites of Local Conservation Importance on the edge of the settlement. SLNCIs are identified on the basis of their flora, fauna or earth science interest.</p> <p>No potential for any ATC in this settlement as no significant core.</p> <p>In terms of development opportunities this will be limited due to the need to protect the landscape of the Lagan Valley Area of Outstanding Natural Beauty, the Area of High Scenic Value and the Lagan Valley Regional Park. The settlement is defined with single dwellings along the minor roads and future development will be more suited to small scale rounding off.</p> <p>There is limited land supply for new housing other than rounding off and infilling. There is 0.42 hectares of land remaining for development as an unimplemented planning permission - S/2010/0936/F, approval for 3 dwellings at 2-4 Dows Road.</p>
<p>Transport Test (Low)</p>	<p>Settlement located on minor roads in close proximity to the B23 Hillhall Protected Route between Lisburn and Belfast. A bus service operates along the Ballylesson/Hillhall Road and to Drumbo which is close to Ballycarn. Ulsterbus Service 13D/513 Belfast to Drumbo. Nearest train station located approximately 7 km at Balmoral (Belfast), or 7 km in Lisburn City.</p>
<p>Economic Development Test (Low)</p>	<p>Low employment base in the settlement as it is all single dwellings. Currently no manufacturing and the settlement has a low skills base.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement development limit is designated along minor roads in a treed setting on undulating landscape and Area of High Scenic Value.</p> <p>The settlement is rural and nature and will not be able to accommodate large scale development without having an impact on the rural setting.</p> <p>New development should be of an appropriate scale and in keeping with the Area of Outstanding Natural Beauty and the rural character of this settlement.</p>

	There are no small scale housing developments in the settlement and are all single dwellings on generous plots.
Community Services Test (Low)	No community services
Social Equity Test (Low)	<p>Ballycarn is located in the Drumbo ward and is not a deprived area (ranked 380 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religion breakdown for the settlement is available.</p>
Development Constraints Test (High)	Future development constrained by the nature of the settlement which is located in an Area of High Scenic Value within the Area Of Outstanding Natural Beauty. The settlement is all single dwellings and small scale development will be more suitable in order to protect the character of the area. Any future development opportunities of the settlement may also be more suited to rounding off and infilling with possible development opportunities along the west side of the Dow's Road.

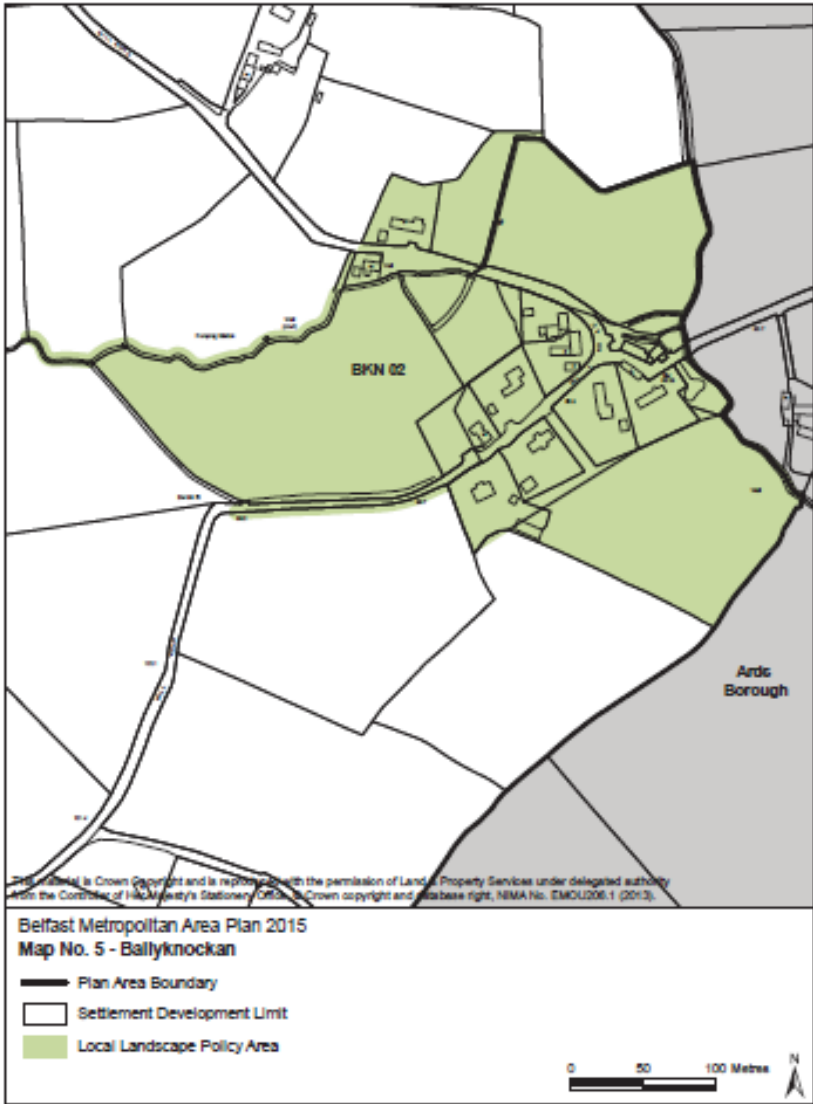


BALLYKNOCKAN


<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p style="text-align: center;"><i>Junction of Mill Road and Tullygarvan Road</i></p> <p>Ballyknockan (from the Irish Baile na gCnocán - ‘townland of the little hills’) is located approximately 4.5km south of Moneyreagh and 2.7km west of Ballygowan.</p> <p>The settlement consists of a group of large detached houses in and around the junction of Mill Road and Tullygarvan Road.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population under 50 & under 20 households (NISRA Headcount and Household Estimates for Settlements, March 2015). This small settlement is totally residential. There is an Orange Hall just outside the settlement to the north-west.</p>  <p style="text-align: center;"><i>14 Mill Road</i></p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is very limited scope for infill development. The settlement lies entirely within an LLPA - BMAP Designation BKN</p>

	<p>02.</p> <p>There are no scheduled monuments in and around the settlement, no listed buildings, but with potential for an Area of Village Character. The settlement has no major focal point.</p> <p>There have been several planning applications approved for single houses in the last 10 years in Ballyknockan.</p> <p>Notably, permission Y/2007/0400/F, which gained approval on 24/9/2012, for the conversion and extension of existing mill to provide 1 No. family house and construction of 1 No. additional dwelling on adjacent mill yard at site adjacent 14 Mill Road, has not been enacted.</p>  <p><i>Development site adjacent 14 Mill Road</i></p>
<p>Transport Test (Medium)</p>	<p>The settlement is not located on any bus route. The nearest train station, Belfast Central, is located approximately 13.7km away.</p>
<p>Economic Development Test (Medium)</p>	<p>The settlement does not provide any employment as it is entirely residential.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated tightly around the housing development</p> <p>The settlement has a rural character.</p> <p>The density of housing for the entire settlement is 4.8 dwellings per hectare.</p> <p>There is no land supply remaining within the current limits to accommodate future development opportunities.</p>

<p>Community Services Test (Low)</p>	<p>There are no community services within the settlement of Ballyknockan. The settlement is isolated and cut off from any non-residential uses.</p>
<p>Social Equity Test (Medium)</p>	<p>Ballyknockan is located in the Carryduff East ward and is one of the least-deprived wards in NI (based on ranking of 420 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived). No religious breakdown for the settlement is available.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained somewhat by the LLPA and the requirement to maintain the rural nature of the settlement.</p>



BALLYLESSON

<p>Brief History/Justification for Settlement</p>	 <p><i>View along the B23 Protected Route at Ballylesson</i></p> <p>Ballylesson (from Irish: <i>Baile na Leasán</i>, meaning "townland of the small ringforts") is a small settlement, located approximately 2 km south of Belfast on the Hillhall Road (B23 Protected Route) and approximately 6 km north east of Lisburn. It is a one-node settlement located partly within the Lagan Valley Regional Park and located within an Area of Outstanding Natural Beauty. The area is characterised by the natural, rural environment, and built heritage and part of the settlement is designated as an Area of High Scenic Value.</p> <p>The settlement has a linear layout that radiates along the Ballylesson Road with a southeast limb of development on the Purdysburn Hill/Fort Road axis.</p> <p>The settlement limit is designated to provide development opportunities in line with the scale, character and role of the settlement while preventing urban sprawl and ribbon development into the countryside. The limit is drawn to exclude lands of high environmental quality and wildlife value and historically and archaeologically important features.</p>
<p>Resource Test (Low)</p>	<p>Population 111 & 44 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than a Church of Ireland and Hall. A garden centre is located outside the settlement limit along the Hillhall Road.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Newtownbreda catchment includes flows from</p>

Ballylesson & Purdysburn. It has 10% capacity remaining. Newtownbreda Drainage Area Plan (DAP) has identified significant deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to local environment. (March 2019)



Garden Centre close to Ballylesson

Environmental Capacity Test (High)


Entire area lies within an Area of Outstanding Natural Beauty and it is also located in an Area of High Scenic Value.


The landscape is undulating with attractive setting along the Ballylesson Road adjacent the church.

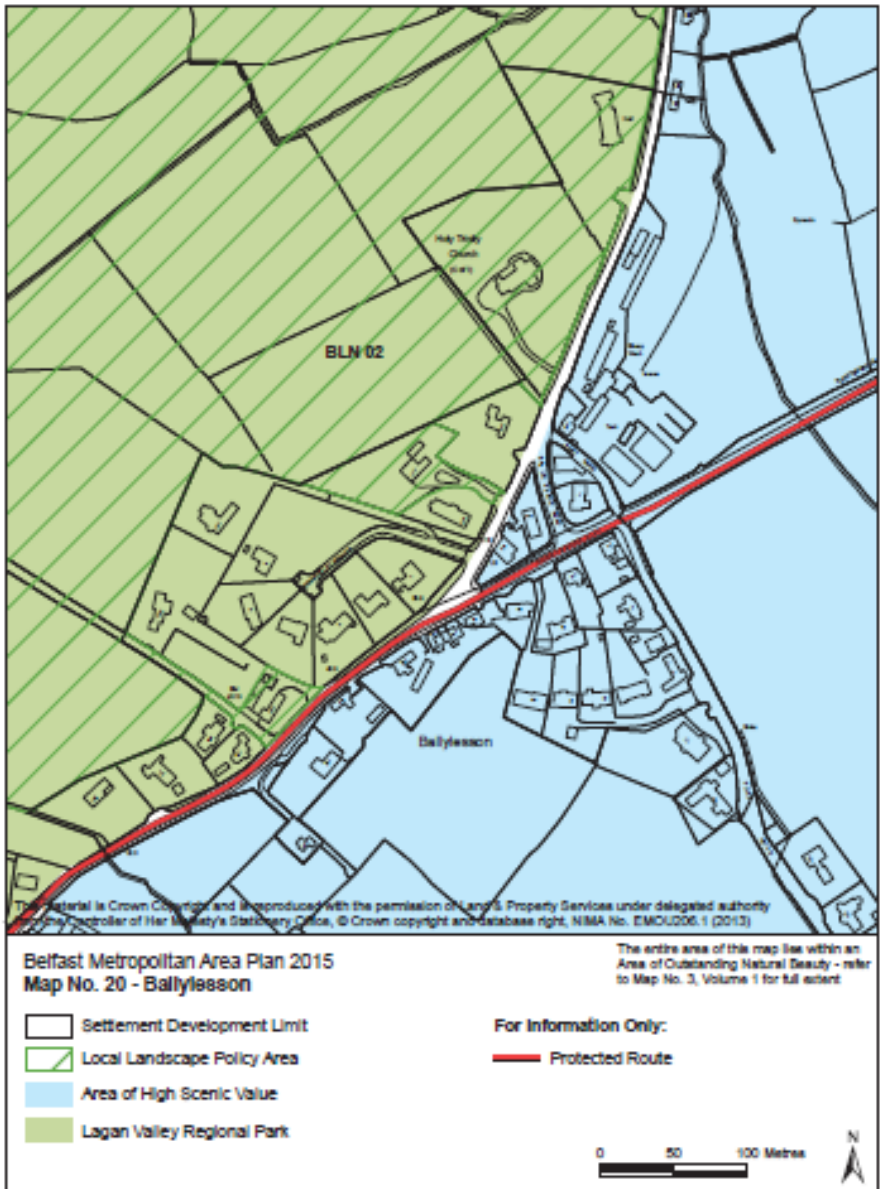
Holy Trinity Church in Ballylesson is a listed building. It was built in 1788. It has a square tower at the west end with pinnacles at the corners of the tower. Other buildings of local significance are the former school at Ballylesson Road that has been converted to a dwelling.




	<p><i>Grounds of Holy Trinity Church (C of I)</i></p> <p>One designated LLPA in and adjacent the settlement to include the Giant's Ring, a state care henge monument situated between Edenderry and Ballylesson. Also included is a scheduled motte overlooking the river Lagan.</p> <p>No potential for any ATC in this settlement as no significant core. Focal point around the church.</p> <p>In terms of development opportunities this will be limited due to the need to protect the landscape of the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty.</p> <p>There is limited land supply for housing development within the existing settlement limit at 0.22 hectares. Part of this land has an existing bungalow on it with a lapsed planning permission (S/2008/0406/F) to demolish and construct 3 new dwellings.</p> <p>LA05/2016/0001/F: single dwelling house (Permission Granted)</p>
<p>Transport Test (Low)</p>	<p>Settlement located on the B23 and B205-Class Roads between Lisburn and Belfast. Located in close proximity to river Lagan and M1 Motorway. A bus service operates along the Ballylesson Road. Ulsterbus run services from Belfast to Lisburn Service 22A only once a day Mon-Fri with no service on Saturday or Sunday. Service 13D & 513 Belfast to Drumbo runs 5 times a day Mon-Fri and twice on Saturday. This passes Ballylesson. Nearest train station located approximately 6.4 km at Balmoral (Belfast), 7.2 km at Lambeg or 8 km in Lisburn City.</p>
<p>Economic Development Test (Medium)</p>	<p>Potential for tourism as situated beside the Lagan Valley Regional Park. Potential for woodland walks and cycling with provision of sports and recreation facilities. In close proximity to River Lagan and Canal to the west of the settlement nearer Edenderry. The Giant's Ring also has potential for tourism and is just located in the Belfast Council Area.</p>

	 <p><i>Giant's Ring Monument (located in Belfast Council Area)</i></p> <p>Low employment base in the settlement. Currently no manufacturing and the settlement has a low skills base.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated along both sides of the Hillhall Road which is a designated Protected Route. This road divides the settlement and is a very busy road particularly at certain times of the day with fast moving traffic.</p> <p>The settlement is difficult to define when viewed travelling along the Hillhall Road other than the cross-roads location and brief views of the church.</p> <p>The settlement is a mix of older traditional buildings and newer modern suburban style such as Church Close set off the Ballylesson Road.</p> <p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the Area of Outstanding Natural Beauty and the rural character of this settlement. Potential for small scale services to provide for people using the Regional Park and towpath eg. Café and car parking, small shop.</p> <p>Density of housing development is very low and ranges from 4 to 7 dwellings per hectare. There is limited land supply remaining of approximately 0.22 hectares in the existing settlement to accommodate future development opportunities.</p>
<p>Community Services Test (Medium)</p>	<p>Church of Ireland and Hall</p>



	 <p style="text-align: center;"><i>Holy Trinity Church (C of I)</i> <i>Community Hall</i></p>
<p style="text-align: center;">Social Equity Test (Medium)</p>	<p>Ballylesson is located in the Drumbo ward and is not a deprived area (ranked 380 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p style="text-align: center;">Development Constraints Test (Medium)</p>	<p>Future development constrained by Lagan Valley Regional Park to the west. Also LLPA designation around the listed Church and lands including Giants Ring. Any future development opportunities of the settlement may be more suited to the south and east of the settlement.</p>

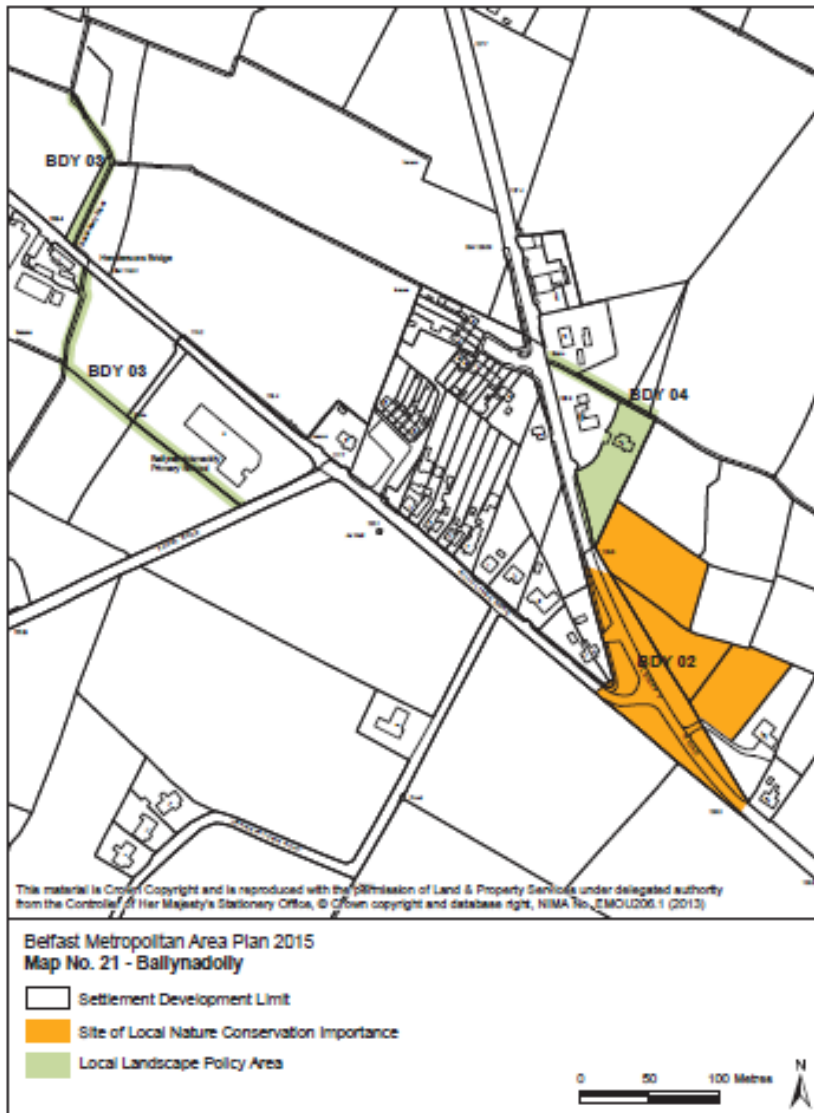


BALLYNADOLLY


<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Ballynadolly (from Irish: Baile na dTealach "town of the hills") is a small settlement, located approximately 6 km north west of Lisburn City Centre on the A30 Glenavy Road and situated approximately 3 km south west of Stoneyford. It is a one-node settlement with an irregular form and has mainly developed between the Glenavy Road and the Killultagh Road.</p> <p>The settlement limit is designated to consolidate the existing settlement form, to prevent further development along the Glenavy and Killultagh Road, to prevent encroachment into the open countryside and to include the primary school. There are two small public sector terraced style housing developments and a small number of single/detached dwellings.</p> <div style="text-align: center;">  <p><i>Ballycarrickmaddy Primary School</i></p> </div>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 79 & 32 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than Ballycarrickmaddy primary school. North of settlement lies Forked Bridge Water Treatment Works.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Base maintenance scheme completed. Works now compliant and 20% capacity based on growth remaining. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>Two designated LLPAs: along the Ballinderry River to include visually significant mature beech trees and at No. 108 Glenavy Road which is a two storey farm house dating from 1850, together with associated vegetation and nearby watercourse.</p>

	<p>A site of Local Nature Conservation Importance is designated at Glenavy/Killultagh Road Junction.</p> <p>No potential for any ATC in this settlement as no significant core.</p> <p>In terms of future development opportunities development may be more suited to land to the south of the primary school along the Killultagh Road. Land to the north of the primary school rises and may not be suitable for development.</p> <p>There is 0.84 hectares of undeveloped land remaining in Ballynadolly. There are no applications of note in the last 5 years in the settlement.</p>
Transport Test (Medium)	Settlement located on the A30 Glenavy Road and Killultagh Road. An Ulsterbus service operates along this road 7 times a day during the week between Belfast and Crumlin with limited service at weekends. There are no train services to the settlement.
Economic Development Test (Low)	There is no employment base in the settlement. Currently no manufacturing and the settlement has a low skills base.
Urban & Rural Character Test (Medium)	<p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the area. Potential for small scale services to provide for local people and those travelling along the Main A30 Glenavy Road.</p> <p>Density of the two housing developments in the settlement range from approximately 15 to 21 houses per hectare and the remainder of the settlement have both single and semi-detached dwellings. There is limited land supply remaining of approximately 0.84 hectares in the existing settlement to accommodate future development opportunities.</p>
Community Services Test (Low)	No church or hall within the settlement.


	 <p><i>Vacant petrol station within settlement development limit</i></p>
<p>Social Equity Test (Low)</p>	<p>Ballynadolly is located in the Stonyford Ward. The most up to date multiple deprivation measures are for 2017 with 1 being the most deprived and 462 the least deprived. This settlement has a score of 312. No religious breakdown for the settlement is available. The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>Future development may be constrained by the 2 LLPAs and the Site of Local Conservation Importance and the topography on some of the land to the north. Any future development opportunities of the settlement may be more suited to the south west of the settlement.</p>  <p><i>Site along Killultagh / Tansy Road outside settlement development limit, at south west of settlement</i></p>



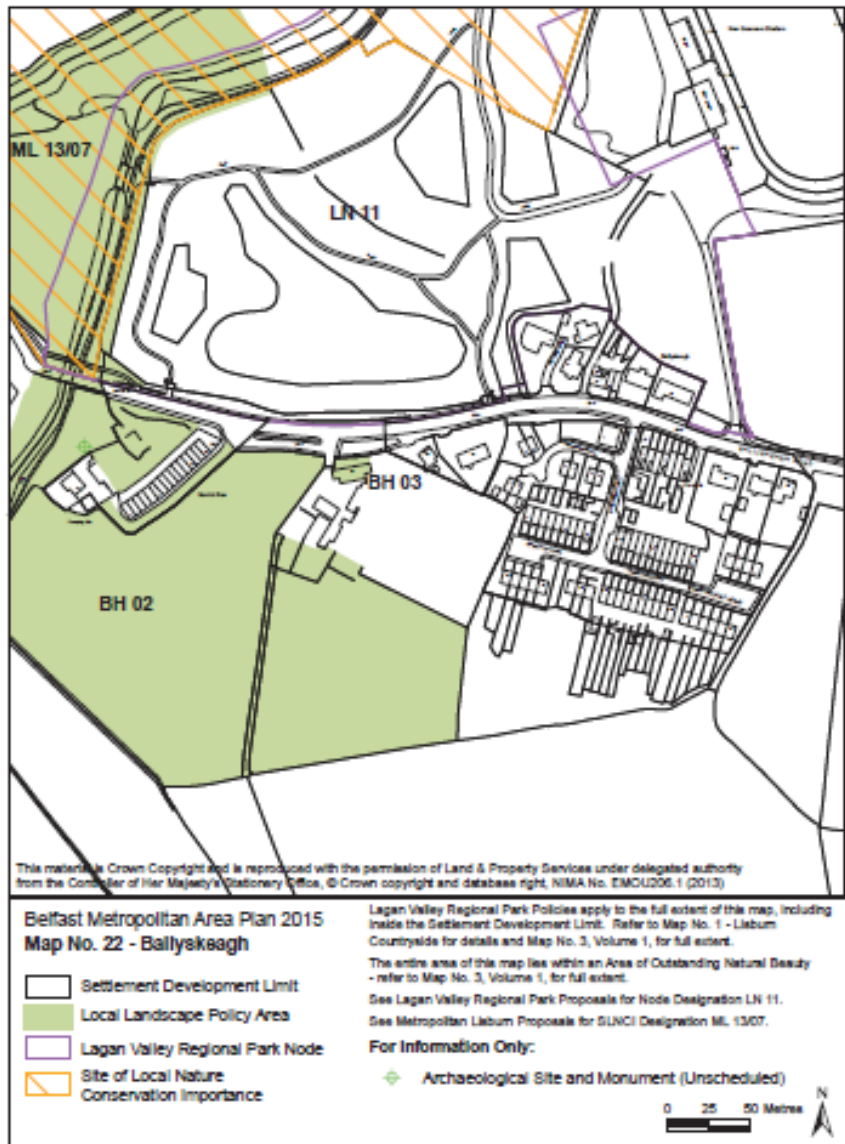
BALLYSKEAGH

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Ballyskeagh (from Irish, means “townland of thorn bushes”) is a two-node settlement located within the Lagan Valley Regional Park. It is located approximately 3km north east of Lisburn City on the Ballyskeagh Road. The area is characterised by the natural, rural environment, and built heritage associated with the Lagan Navigation/canal.</p> <p>The western node contains 16 terraced public sector houses and 2 other dwellings set in an elevated, mature, landscaped area, adjacent to the disused Lagan canal and path.</p> <p>The eastern node is the majority of the settlement and comprising mostly housing including Sandymount Housing Development.</p>  <p><i>Eastern approach to settlement (Ballyskeagh Road). Sandymount is on the left hand side of the road.</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 194 & 101 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit. Grosvenor greyhound track/ stadium and Lisburn Distillery Football Club under name Drumbo Park just outside settlement limit. A golf driving range is also located just outside settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Drumbeg catchment includes Drumbo, Ballyaughlis, part of Ballycarn & Ballyskeagh. The works is at or reaching capacity. (March 2019)</p>


<p>Environmental Capacity Test (High)</p>	<p>Entire area lies within an Area of Outstanding Natural Beauty. Area of high scenic value.</p> <p>In terms of development opportunities, this will be limited due to the need to protect the landscape of the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty. LA 09 states that acceptable uses at this node are recreation, information/interpretative or educational facilities, small scale refreshment facilities or uses associated with outdoor sport and recreation.</p> <p>Two designated LLPAs around a two storey farm house on Ballyskeagh Road, dating from 1830s and another one including the Lock Keeper's House, Ballyskeagh Bridge, the disused canal and an archaeological site/enclosure registered as a fort located to the west of the Lock Keeper's House.</p> <p>There are 2 listed buildings: Ballyskeagh Bridge and the Lock Keeper's House, built around 1760-1779. No potential for any ATC in this settlement. No major focal point.</p> <p>There is 0.05 hectares of undeveloped land remaining in Ballyskeagh. The only planning history of note in the past 5 years have been the erection of 3 individual houses.</p>
<p>Transport Test (Medium)</p>	<p>Settlement located on the B103-Class Road between Lisburn and Belfast. Located in close proximity to river Lagan and M1 Motorway. A bus service operates along the Ballyskeagh Road. Ulsterbus run services to and from Belfast-Lisburn 4 times a day Mon-Fri and 2 times on Saturday. Nearest train station located approximately 2.4km at Lambeg.</p>
<p>Economic Development Test (Medium)</p>	<p>Potential for tourism along the Lagan Corridor/Lagan Navigation. Potential from proximity to Ballyskeagh Bridge, the lock keeper's cottage and the old beetling mill, the adjoining Lisburn Distillery football ground and greyhound track, and pedestrian footbridge leading to Seymour Hill. Potential for woodland walks and cycling with provision of sports and recreation facilities. Potential for small café for Lagan Navigation.</p> <p>Low employment base in the settlement. Currently no manufacturing and the settlement has a low skills base. The greyhound track provides small employment.</p>

<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated around two existing clusters of housing to facilitate a compact urban form in a sensitive landscape area.</p> <p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the Area of Outstanding Natural Beauty and the rural character of this settlement. Potential for small scale services to provide for people using the Regional Park and towpath eg. Café and car parking.</p> <p>Density of housing developments range from 14 to 37 dwellings per hectare. There is limited land supply remaining of approximately 0.2 hectares in the existing settlement to accommodate future development opportunities.</p>  <p><i>Eastern approach to settlement (Ballyskeagh Road)</i></p>
<p>Community Services Test (Low)</p>	<p>No churches, schools or community halls. Drumbo Park including Greyhound Stadium and football field located just outside settlement limit.</p>
<p>Social Equity Test (Medium)</p>	<p>Ballyskeagh is located in Lambeg ward and is a moderately deprived area (based on ranking of 181 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 Least Deprived). No religious breakdown for the settlement is available.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development</p>	<p>Future development constrained by Lagan Valley</p>

<p>Constraints Test (High)</p>	<p>Regional Park Node Designation to north of the settlement and Lagan Canal to west. Also LLPA designations including Listed Buildings at Lock Keeper's House and Ballyskeagh Bridge. Archaeological site and surroundings registered as fort, situated to the west of the House. Any future development opportunities of the settlement may be more suited to the south and east of the most eastern node.</p>
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BOARDMILLS

<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p style="text-align: center;"><i>View of Windmill Stump into settlement along Creevy Road</i></p> <p>Boardmills is a small settlement, located to the south of Saintfield Road B6 approximately 10km south-east of Lisburn City Centre and 6km south of Carryduff. Minor roads located within the settlement include Creevy Road, Church Road and Drennan Road. It has a “T” shaped form around the junction of Creevy Road/Church Road and a limb of the Drennan Road. A stream bisects the small settlement.</p> <p>The Settlement Development Limit is designated to consolidate the existing development and provide opportunities for further growth in line with the scale, character and role of the settlement. The limit also takes account of the need to protect the setting of the Rath and the Windmill Stump to the north and prevent further development along the 3 roads.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population under 50 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than Dog Kennels. The Second Presbyterian Church has been demolished. Only single dwellings are located around the minor roads within the settlement.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>Natural Heritage: Four designated LLPAs within or adjacent to the settlement, considered to be of greater amenity value, landscape quality or local significance and worthy of protection from undesirable or damaging development.</p>

Built Heritage: A number of unscheduled archaeological sites surround the settlement including the remains of a Rath and the Windmill Stump to the North of the settlement.

No Protected Route

No potential for any ATC in this settlement as there is no significant core.

In terms of future development opportunities there is limited potential for further development at the southern end of the settlement.

There is 0.72 hectares of undeveloped land remaining in Boardmills, 0.5 hectares of which is unimplemented permissions.

Planning History

LA05/2015/0641/F - Improvements to existing vehicular access and former church car park, to form graveyard parking facility and memorial garden with associated landscaping at Former Second Boardmills Presbyterian Church (Permission Granted)



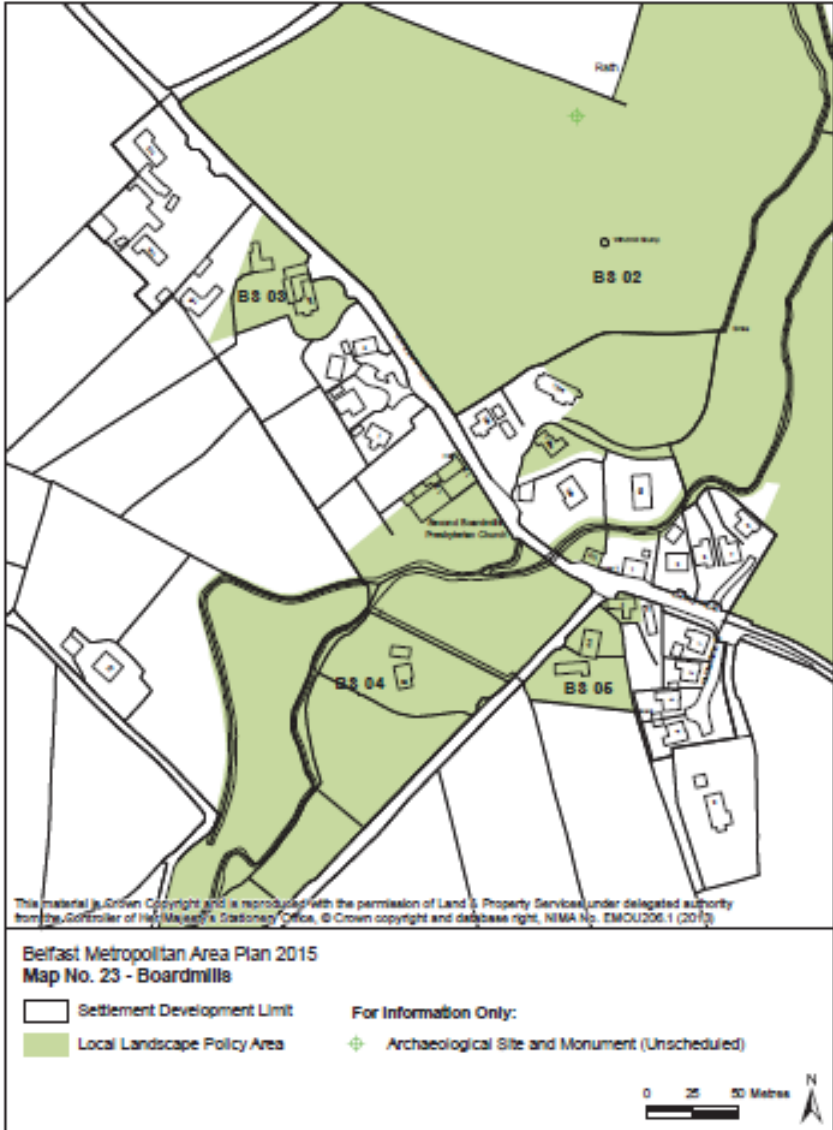
Former Second Boardmills Presbyterian Church site

LA05/2017/0145/RM - Proposed 2 no. dwellings and garages opposite No.125 Creevy Road (Permission Granted)

LA05/2017/0199/F - Demolition of existing dwelling and outbuilding and erection of four dwellings comprising 2 no. detached and 2 no. semi-detached, garages, access, landscaping and associated site works, 90 Drennan Road (Permission Granted)

LA05/2015/0639/O - 2 No detached dwellings and garages, access and associated landscaping at Former Second Boardmills Presbyterian Church (Permission Granted)

	S/2010/0600/RM - Proposed housing development for three dwellings each with detached garages at lands to rear of 125A-131 Creevy Road (Permission Granted)
Transport Test (Low)	Settlement located around the junction of Creevy Road/Church Road and a limb of the Drennan Road. There are no public transport services to the settlement.
Economic Development Test (Low)	There is no employment base in the settlement. Currently no manufacturing and the settlement has a low skills base.
Urban & Rural Character Test (Low)	<p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the area.</p> <p>The settlement has single dwellings only. No large scale housing developments are located in the settlement.</p>
Community Services Test (Medium)	No community services currently.
Social Equity Test (Medium)	<p>Boardmills is located in the Ballymacbrennan Ward. The most up to date multiple deprivation measures are 2017 and this ward is ranked 393 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is a relatively affluent area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
Development Constraints Test (Medium)	Future development may be constrained as the development limit restricts development to the north to protect the setting of the Rath and Windmill Stump. Any future development opportunities of the settlement may be more suited at the southern end of Boardmills.

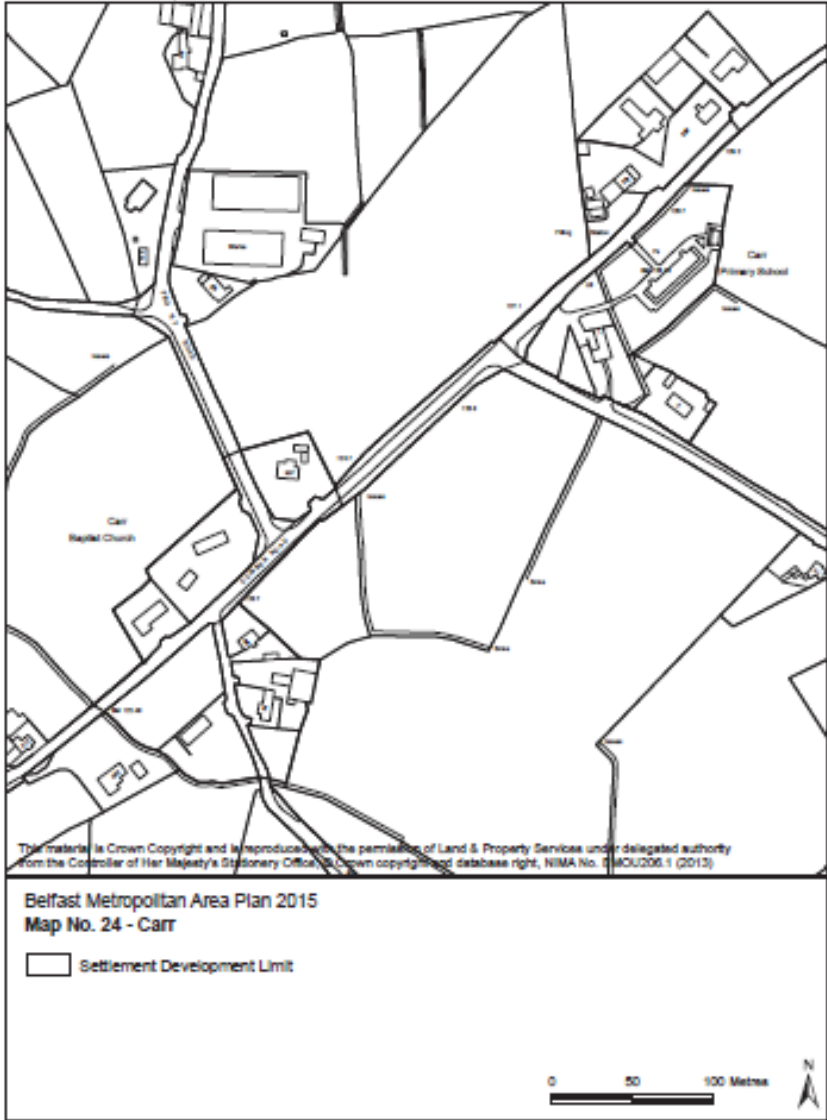


CARR

<p align="center">Brief History/Justification for Settlement</p>	<p>Carr is a small settlement, located mostly along the Comber Road (B178) approximately 8 km south-east of Lisburn City Centre. Other minor roads are located within the settlement including Ballycarngannon Road, Front Road and Carr Road. It is a two-node settlement.</p>  <p align="center"><i>View along Front Road to Comber Road with Carr Baptist Church</i></p> <p>The Settlement Development Limit is designated to consolidate the existing built form in the two clusters, mostly around Carr Baptist Church and Carr Primary School and allow limited opportunities for development, which will prevent the spread of development into prominent and open countryside.</p>
<p align="center">Resource Test (Low)</p>	<p>Population under 50 and households under 20 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than the primary school and a church. Only single dwellings are located around the minor roads.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)</p>
<p align="center">Environmental Capacity Test (Low)</p>	<p>No designated LLPAs No Protected Route No potential for any ATC in this settlement as no significant core.</p> <p>In terms of future development of the settlement there is a 0.25 hectare adjacent to No. 320 Comber Road that could be developed subject to planning. If</p>

	<p>additional land is required for development opportunities land could be included to the north along Front Road and the field adjacent the Baptist Church, however the land is rather open and exposed when viewed from the Comber Road. Rounding off is also possible around the dwellings opposite Carr Primary School to the north east. New dwellings that are built around this area could possibly be included in any new settlement limit. There is also a planning approval for 2 new dwellings (S/2010/0613/F & S/2014/0158/F to the rear of No. 327 Comber Road which could be included within a new settlement limit extending along the Front Road.</p>
<p>Transport Test (Low)</p>	<p>Settlement located on the B178 Comber Road. An Ulsterbus service operates along this road once daily Mon-Fri and once on Saturday. There are no train services to the settlement.</p>
<p>Economic Development Test (Low)</p>	<p>There is no employment base in the settlement. Currently no manufacturing and the settlement has a low skills base. There is an engineering works along the Front Road called Edgar just outside the settlement limit.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the area.</p> <p>The settlement has single dwellings only. No housing developments are located in the settlement.</p>
<p>Community Services Test (Medium)</p>	<p>One Church, Hall and Primary School</p>
<p>Social Equity Test (Medium)</p>	<p>Carr is located in the Ballymacbrennan Ward. The most up to date multiple deprivation measures are 2017 and this ward is ranked 393 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived. It is a relatively affluent area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religion breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>The settlement is more suited to small scale rounding off and infilling. The field currently within the existing limit of development adjacent to 320 Comber Road is a</p>

possibility for development and land along the Front Road could possibly be included in a new settlement limit, however it is quite open to views.



CROSSNACREEVY

**Brief
History/Justification
for Settlement**



View South along Ballygowan Road

Crossnacreevy (from the Irish *Cros na Craobhaí* - “cross of the branchy place”) is located approximately 1km south-east of Ryan Park (directly south of Roselawn cemetery) and 9km south-east of Belfast City Centre.

The settlement consists of a row of houses/commercial uses which address the Ballygowan Road on its north-east side. On the south-west of the road is a 1960s housing estate.




Junction of Ballygowan Road and Houston Road


In terms of housing, Crossnacreevy has a mix of detached and semi-detached, on small plots.

Houston Road is the only access into the housing estate from Ballygowan Road. Houston Road continues further south, beyond the settlement limit, where there are 4 detached houses.

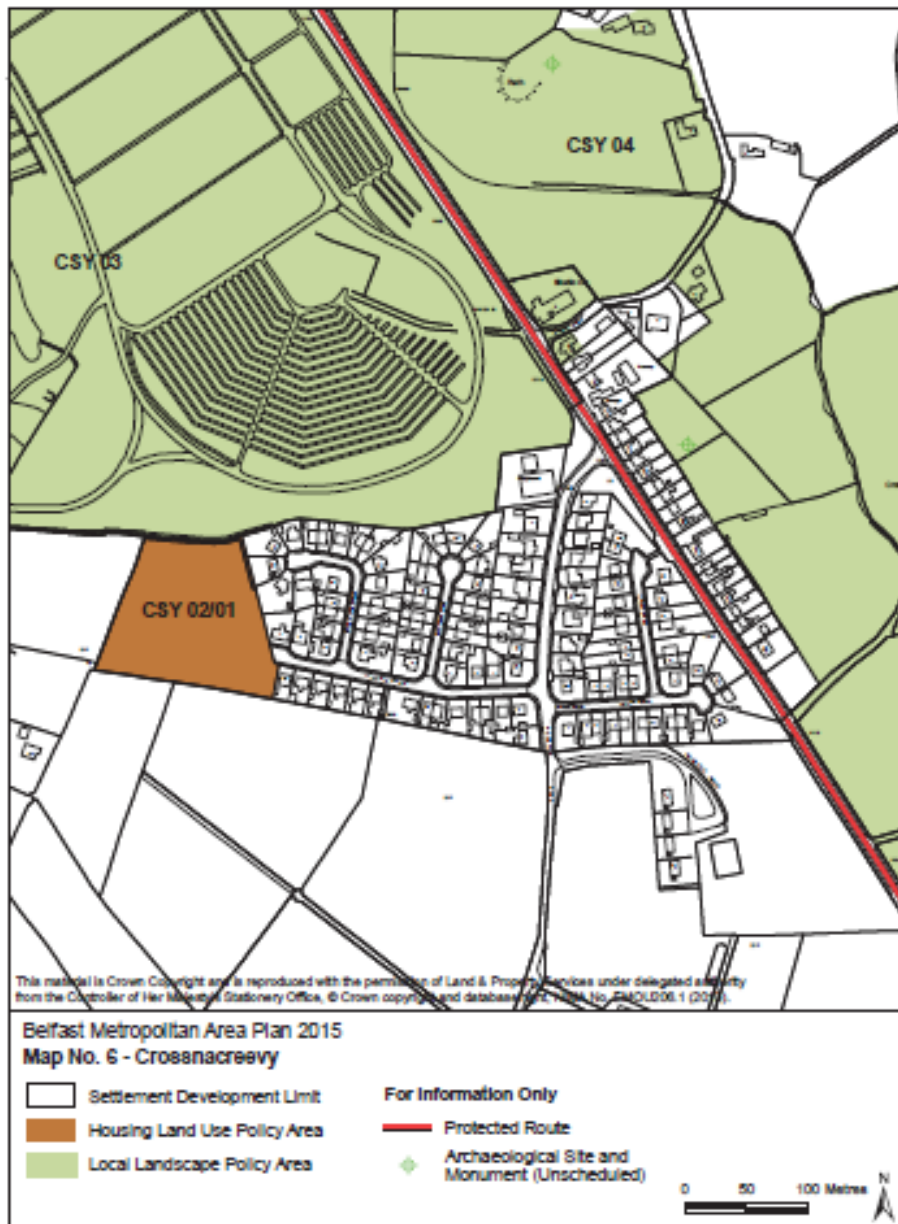
**Resource
Test
(Low)**

Population 317 & 133 households (NISRA Headcount and Household Estimates for Settlements, March 2015). The non-residential uses within the


	<p>development limit are as follows: (vacant) business unit on junction of School Road, used car sales – Ballygowan Road, playground – Houston Road.</p>  <p><i>Vacant business unit at junction of Ballygowan Road and School Road</i></p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Kinnegar (located within Ards & North Down Council Area) includes flows from Castlereagh/Dundonald area, Crossnacreevy & Ryan Park. The works has 20% capacity based on growth remaining. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is very limited scope for infill development (Ballygowan Road only). The settlement boundary is formed to the north and east by an LLPA, meaning that development opportunities is possible to the west and south.</p> <p>There is a designated LLPA which takes up the entire northern and eastern boundaries of Crossnacreevy (BMAP designation CSY 04). The designation also takes in the business premises (converted school) and a single house, both at the junction of Ballygowan Road/School Road.</p> <p>There are the remains of 2 scheduled monuments to the north and east of the settlement.</p> <p>There are no listed buildings in the settlement, and no potential for any Area of Village Character. The settlement has no major focal point.</p> <p>Notable planning applications within the last 5 years in Crossnacreevy: Y/2014/0290/F – 2 dwellings approved at lands to the west of 28 & 7 Ilford Park</p>
<p>Transport Test</p>	<p>Settlement located on the bus route between Belfast and Ballygowan. Ulsterbus services 12 and 512</p>

<p>(Medium)</p>	<p>(Belfast – Ballygowan - Raffrey) travel through 18 times a day Mon-Fri, 13 times on a Saturday and 7 times on a Sunday. Nearest train station, Belfast Central, is located approximately 9.5km away.</p>
<p>Economic Development Test (Medium)</p>	<p>Limited employment is provided in the settlement at the business unit at the former school and the used car sales yard. There is a government testing facility to the south of the settlement.</p>  <p><i>Entrance to government facility on Houston Road</i></p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated around a small 1960s/70s housing development located off Ballygowan Road, and a row of properties on the road itself.</p> <p>Although surrounded by fields, the settlement has an urban character/layout.</p> <p>The density of housing for the entire settlement is typically 25 dwellings per hectare. There is some land supply remaining within the current limits to accommodate future development opportunities – BMAP Housing Designation CSY 02/01.</p>
<p>Community Services Test (Low)</p>	<p>There are no community services within the settlement of Ryan Park. The nearest community uses of note are Castlereagh Presbyterian Church and Lough View Integrated Primary School, which are 2.5km away on Church Road.</p>
<p>Social Equity Test (Medium)</p>	<p>Moneyreagh ward is one of the least-deprived wards in NI (based on ranking of 415 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because</p>

	of the nature & function of the settlement. No religious breakdown for the settlement is available.
Development Constraints Test (High)	Future development constrained somewhat as the settlement is enclosed to the north and east by the environmental designations. There is some scope for development to the south and west.



DRUMLOUGH

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<div style="text-align: center;">  </div> <p style="text-align: center;"><i>View along Dromara Road toward Rockview Park</i></p> <p>Drumlough is a small settlement located between Annahilt and Hillsborough, approximately 13 km south of Lisburn City Centre. It has a mainly linear form along the Dromara Road but has developed east and west of the crossroads along Rafferty's Hill and Drumaknockan Road. The Rockview Park public housing estate and play area is located to the south of the settlement.</p> <p>The settlement limit is designated to reflect the existing built form and allow limited opportunities for development, which will have minimal impact on the visual amenity of the surrounding rural area and exclude lands of the environmental quality and wildlife value.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 74, Households 24 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than Drumlough Presbyterian Church and hall, an Orange Hall and a playground.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Rural Wastewater Improvement Programme upgrade scheme completed Feb 2017 with 20% capacity based on growth remaining. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>Natural Heritage: This settlement benefits from being located within or adjacent to 3 designated areas of greater amenity value, landscape quality or local significance, worthy of protection from undesirable or damaging development (LLPAs) These designated areas contain a number of watercourses and associated</p>

vegetation. There is also a Site of Local Nature Conservation Importance located immediately to the north of the settlement.



Tree setting around the Manse at Rafferty's Hill



The Manse at Rafferty's Hill

Built Heritage: There are a number of locally significant buildings and their surroundings – Drumlough Presbyterian Church and Manse, Rose Cottage (pre-1830), an Orange Hall built in 1907 and a group of quality farm buildings dating from 1830s. The associated vegetation and surroundings of these buildings contribute to the setting of the settlement.



Farm Buildings dating from 1830s on Drumaknockan Road

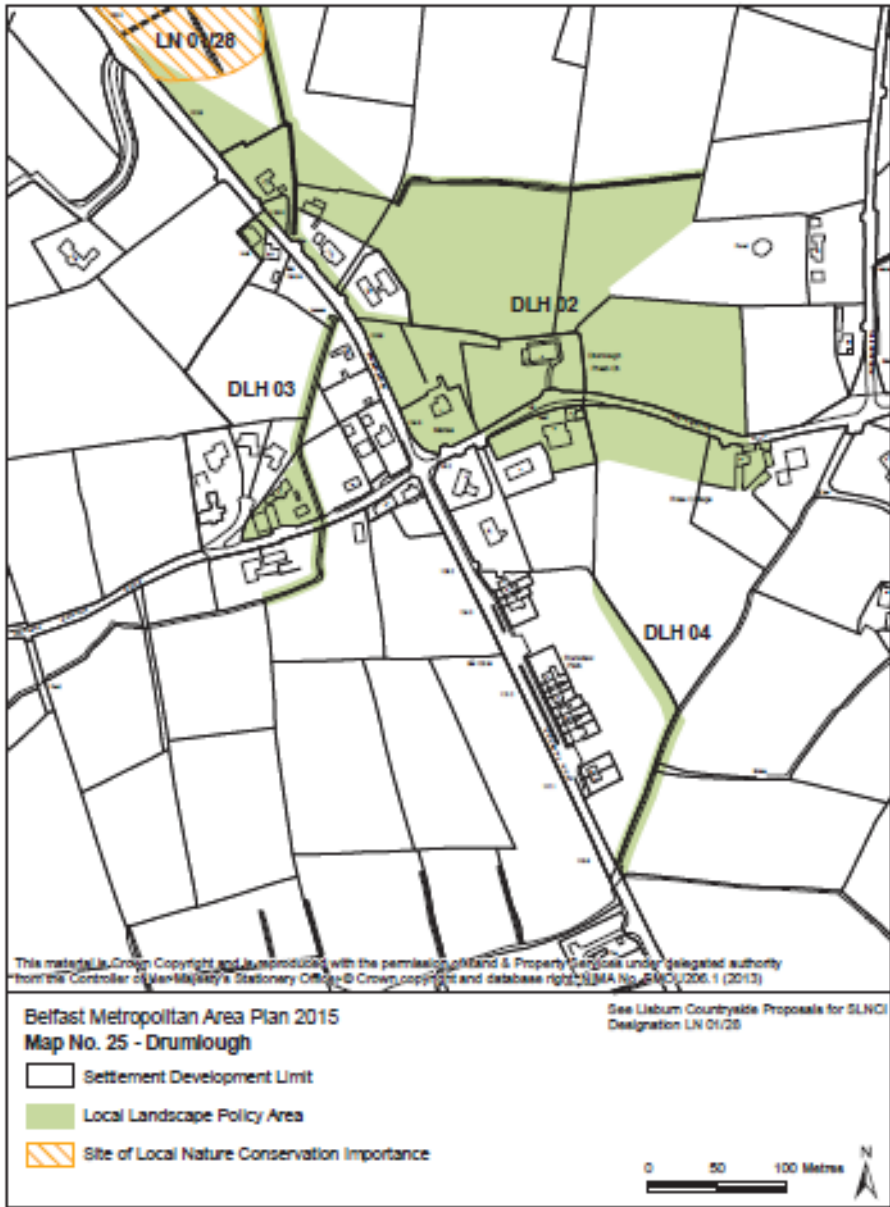
No potential for any ATC in this settlement as there is no significant core. In terms of future development opportunities there is limited potential for further development to the west of the settlement.

There is currently 0.21 hectares of undeveloped land remaining in Drumlough for Housing with planning permission or lapsed planning permission. There is also a large area of land with planning approval reference S/2014/0354/O and LA05/2018/0760/RM (No Decision) for 29 dwellings. This site is approximately 3.25 hectares in size, located off the Dromara and Drumaknockan Roads.


There is currently an approved planning permission References S/2008/1080/O & S/2012/0315/RM for a church hall and car parking to the rear of the Presbyterian Church.

<p>Transport Test (Medium)</p>	<p>Located on a public transport route. A regular bus service operates between Drumlough and Lisburn City Centre.</p>
<p>Economic Development Test (Low)</p>	<p>There is no employment base in the settlement. Currently no manufacturing and the settlement has a low skills base.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the area.</p>

<p>Community Services Test (Low)</p>	<p>Presbyterian Church, hall and Orange Hall.</p>  <p><i>Presbyterian Church</i></p>  <p><i>Community Hall</i></p>
<p>Social Equity Test (Medium)</p>	<p>Drumlough is located partly within the ward of Dromara and partly with the ward of Hillsborough. The most up to date multiple deprivation measures are 2017 and at that time Dromara ward was ranked 352 and Hillsborough was ranked 431 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is a relatively affluent area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religion breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>There is limited potential for further development to the south west of the settlement.</p>




DRUMLOUGH ROAD

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<div style="text-align: center;">  </div> <p style="text-align: center;"><i>View along the Drumlough Road</i></p> <p>Drumlough Road (from Irish, means Droim Locha ‘ridge of the lake’) is a one-node small settlement located approximately 5 km south east of Hillsborough and under 5 km west of Annahilt. The settlement has a linear form along the Drumlough Road and the minor Clogher Road intersecting at a right angle to create a junction. Most of the dwellings are located on the northern side of the Drumlough Road. There are extensive views of the surrounding countryside as the settlement is located on a ridge top location.</p> <p>The Settlement Development Limit is designated to provide development opportunities in line with the scale, character and role of settlement and to prevent further ribbon development along the Drumlough and Clogher Roads, and urban encroachment into the surrounding countryside.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population under 50 and under 20 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>There are no listed buildings, designated LLPAs or registered monuments in the settlement, however, the landscape is attractive with views over the wider countryside area from the ridge top settlement.</p> <p>In terms of development opportunities this will be limited due</p>


	<p>to the need to prevent further ribbon development and encroachment into the countryside.</p> <p>There is limited land remaining for development in Drumlough Road.</p>
Transport Test (Low)	<p>Settlement located on Minor Roads. Ulsterbus Service 26 and 526 passes Drumlough Cross Roads at Drumlough approximately 2km from Drumlough Road Settlement.</p>
Economic Development Test (Low)	<p>Low employment base in the settlement. Currently no manufacturing and the settlement has a low skills base.</p>
Urban & Rural Character Test (Medium)	<p>The settlement development limit is designated around a number of single dwellings along the road. This is a rural area and will only be able to accommodate single dwellings with infill or rounding off development. The delicate and sensitive rural balance would be damaged with larger style development.</p> <p>The settlement has a rural character and new development should be of an appropriate scale and in keeping with the area.</p>
Community Services Test (Low)	<p>There are no churches, schools or community halls.</p>
Social Equity Test (Medium)	<p>Drumlough Road is located in Hillsborough ward and is an affluent area (based on ranking of 431 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the least Deprived) & is a predominantly Protestant settlement.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religion breakdown for the settlement is available.</p>
Development Constraints Test (Medium)	<p>The settlement is an elevated ribbon of development and there are limited opportunities for further development which is more suitable for infill or rounding off to avoid further ribbon development along the road. The settlement limit could be extended on the southern side of the road to capture the dwellings already with planning permission (S/2010/0038/F & S/2009/0247/F) and S/2011/0942/O – infill dwelling.</p>

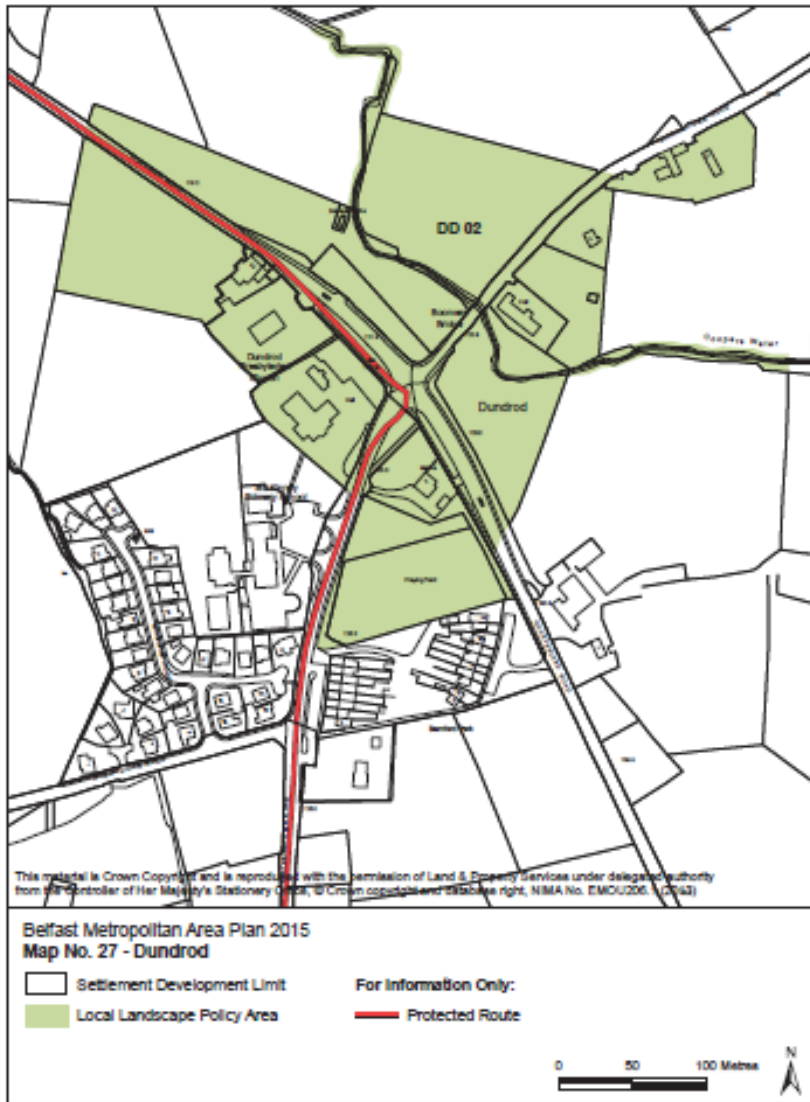


DUNDROD


<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p><i>Approach to Dundrod from the south (junction of Leathemstown Road and Knockcairn Road)</i></p> <p>Dundrod is a small settlement, located to the northern limit of LCCC District approximately 13 km north west of Lisburn City Centre and 6 km north of Stoneyford. The settlement has formed around the junction of 2 protected routes Leathemstown Road (B101) and Dundrod Road (A26)/Quarterlands Road (A26).</p> <p>The Settlement Development Limit is designated to consolidate the existing development, include existing commitments and prevent ribboning along the Dundrod Road/Quarterlands Road and Leathemstown Road, which are both protected routes. It will also prevent urban encroachment into the surrounding countryside, and excludes lands of high environmental quality and wildlife value.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 193, Households 55 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than the Presbyterian Church, Hall and McKinney Primary School.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Upgrade of Dundrod is currently under construction and is due for completion February 2019 with 20% capacity based on growth remaining. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>Natural Heritage: There is a designated LLPA within or adjacent to the north-eastern boundary of the settlement, considered to be of greater amenity value, landscape quality or local significance and worthy of protection from undesirable or damaging development. The LLPA contains an area of local nature conservation interest – Cooper’s Water and associated vegetation.</p> <p>Built Heritage: The settlement contains 2 listed</p>

	<p>buildings – Dundrod Presbyterian Church and the former Dundrod National School (now used as a church hall), together with settings, views and associated vegetation. Locally significant buildings and their surroundings include a manse built in 1850 and an Orange hall built in 1937, together with their settings and associated vegetation.</p> <p>No potential for any ATC in this settlement as there is no significant core.</p> <p>In terms of future development opportunities there is very limited potential for further development possibly at the southern end of the settlement.</p> <p>There are no areas of undeveloped land remaining in Dundrod, with the exception of redevelopment sites or infill developments.</p> <p>Planning History</p> <p>Other than some single houses, the only other approved application of note in the past 5 years is:</p> <p>S/2012/0171/F - Soft surface play area and 2 no. tennis courts with 3.0m high perimeter fence, associated landscaping and pedestrian access from existing church car park at Lands approximately 60m SW of Dundrod Presbyterian Church</p> <p>LA05/2016/0227/F - Change of use of an old disused schoolhouse into tea-rooms within the ground of the Dundrod Presbyterian Church (Permission Granted)</p>
<p>Transport Test (Low)</p>	<p>Settlement located around the junction of 2 protected routes Leathemstown Road (B101) and Dundrod Road (A26) Other minor roads adjacent to the settlement include Knockcairn Road and Carnaghliiss Road.</p> <p>There are limited public transport services through the settlement to/from Lisburn City consisting of infrequent Ulsterbus journeys and no rail service.</p>
<p>Economic Development Test (Low)</p>	<p>There is no employment base in the settlement. Currently no manufacturing and the settlement has a low skills base.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement has a rural character with the exception of the Bamford Park public housing to the south and one large scale housing development (Knockcairn Lodge) east of McKinney primary School within the settlement containing 35 dwellings.</p>

<p>Community Services Test (Medium)</p>	<p>One Church and Church Hall.</p>
<p>Social Equity Test (Medium)</p>	<p>Dundrod is located in the recently created Stoneyford Ward. The most up to date multiple deprivation measures are 2017 which was ranked 312 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is a relatively affluent area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>Future development may be constrained as the development limit restricts development to the north to prevent ribboning along Leathemstown Road and Quarterlands Road whilst protecting the local landscape setting. Any future development opportunities of the settlement may be more suited at the southern end of Dundrod with access off the Knockcairn Road.</p>  <p><i>Site at Knockcairn / Leathemstown Road, outside settlement development limit, south of Dundrod</i></p>



DUNEIGHT

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Duneight (from Irish, means “Dún Eachdach/ Eochaidh's fort”) and is located approximately 2km directly South of M1 Motorway Junction 6 (Lisburn City Centre) and 1.5km east of Ravernet.</p> <p>The settlement is triangular-shaped, formed by 3 roads - Limehill Road, Ballynahinch Road and The Grove.</p> <p>Duneight contains only detached dwellings, of varying building and plot sizes. The dwellings to the north and western end of the settlement tend to be on smaller sites, with the houses to the south of the settlement on much larger plots.</p>  <p style="text-align: center;"><i>View from junction of Lisnoe Road/Ballynahinch Road toward The Grove</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 88 & 35 households (NISRA Headcount and Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) catchment includes Hillsborough & Culcavy, Duneight, Halftown, Hillhall, Kesh Bridge, Long Kesh, Lower Broomhedge, Lurganure & Morningside. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but the individual works themselves has 10% capacity based on growth. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>In terms of development opportunities, this will be very limited due to the containment of the aforementioned 3 roads. The only possible natural route of extension would be to the north, along Limehill Road.</p>

There are four designated LLPAs within the settlement. BMAP designation DT 02 takes up the western corner of the settlement, and extends out across Ballynahinch Road. DT 03 contains the 4 houses in the extreme north-east of the settlement, DT 04 takes up the large houses in the central portion of the site and DT 05 on slightly encroaches on the southern tip of Duneight and extends for the most part to the south-east.



Junction with Limehill Road and Ballynahinch Road

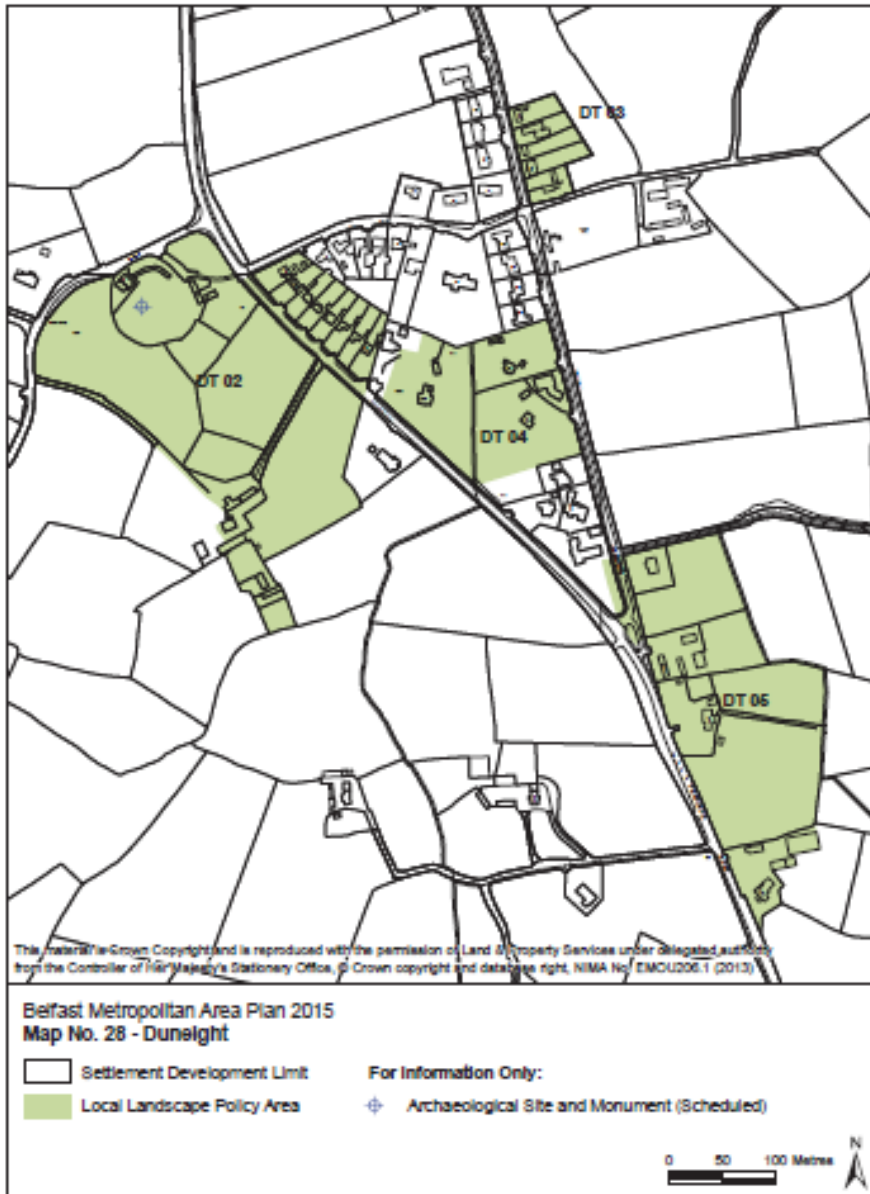


View along the Ballynahinch Road


There are no listed buildings and there is no potential for any ATC in this settlement. The settlement has no major focal point and the only built heritage of any note is a rath (Todd's Grove), an early Christian Rath adapted into a 13th century motte and bailey located 110m west of the most


	<p>western corner of the settlement adjacent Duneight Orange Hall.</p> <p>The only other use of note is a covered reservoir, located along a lane, east of The Grove, and fronting onto Limehill Road.</p> <p>There have been no significant planning applications in the past 5 years in Duneight.</p>
Transport Test (Medium)	<p>Settlement located on the road between Lisburn and Annahilt. Two Ulsterbus services operate along Ballynahinch Road – (26 Lisburn-Dromara and 26A Lisburn-Ballynahinch-Newcastle). Combined, the buses travel through 10 times a day Mon-Fri, 7 times on Saturday, and twice on a Sunday. Nearest train station, Lisburn, is located approximately 4.6km away.</p>
Economic Development Test (Low)	<p>Due to its solely residential nature, Duneight itself provides no employment. There are nearby commercial uses, such as an equestrian centre and farm machinery supplier (Taylor’s Farm Supplies).</p>
Urban & Rural Character Test (High)	<p>The settlement development limit is designated around a wedge-like shape of housing to facilitate a compact urban form in a sensitive landscape area.</p> <p>Although in close proximity to Lisburn and the M1, the settlement has a rural character and new development should be resisted so as to prevent further ribbon development along Limehill Road and into the open countryside.</p> <p>Density of housing developments range from 1.9 to 10.6 dwellings per hectare. There is no land supply remaining within the current limits to accommodate future development opportunities.</p>
Community Services Test (Low)	<p>There are no churches, schools or community halls within the settlement of Duneight. There is a small orange Hall located adjacent to the rath just outside the settlement on the Lisnoe Road.</p>
Social Equity Test (Low)	<p>Duneight is located within the Ravernet ward which was one of the least-deprived wards in NI (based on ranking of 395 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>



<p>Development Constraints Test (High)</p>	<p>Future development constrained by LLPAs and the roads enclosing the settlement.</p>
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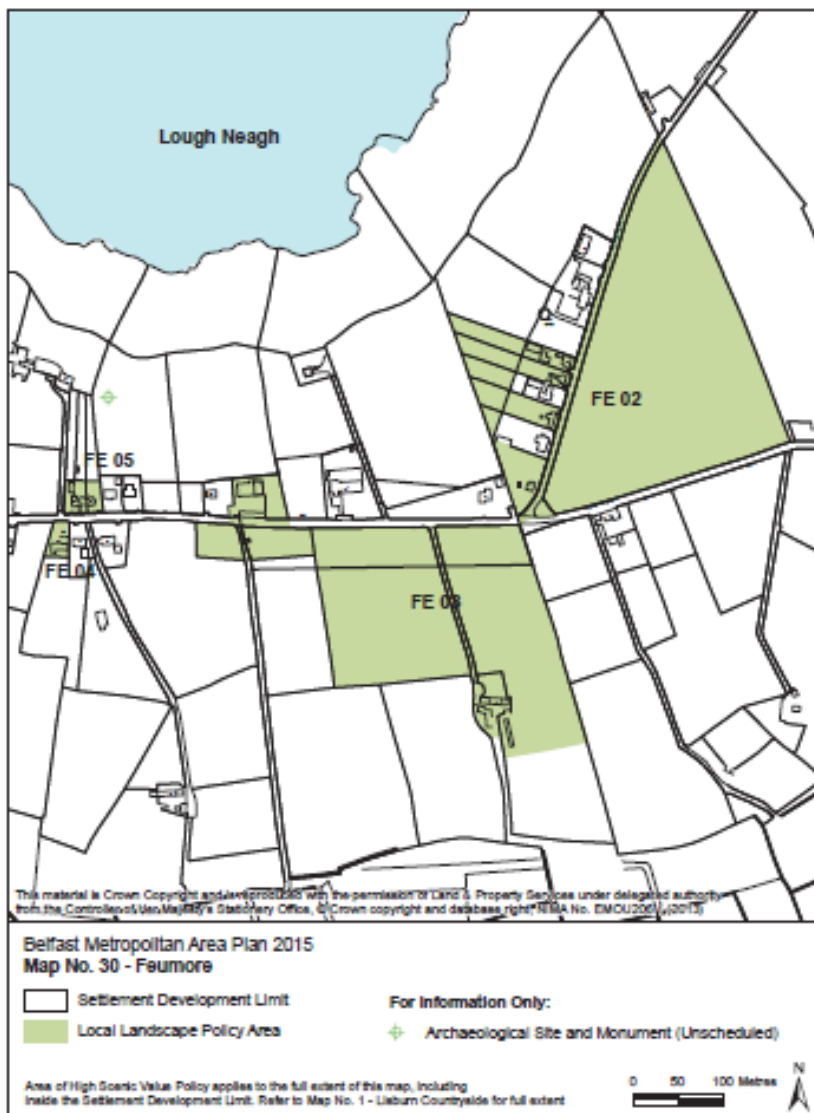
FEUMORE

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Feumore (from Irish, “An Fiodh Mór”, means “the great wood”) and is located in close proximity to Lough Neagh, and North of Lough Beg. In terms of nearby settlements, Feumore is approximately 5km South/South-West of Glenavy.</p> <p>The settlement is based around the junction of 2 roads – Feumore Road and Shore Road.</p> <p>Feumore contains only detached dwellings, two of which have large farm buildings. There are some gap sites along the aforementioned roads.</p>  <p style="text-align: center;"><i>View north along Shore Road</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population of under 50 & less than 20 households (NISRA Headcount and Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW’s are at or reaching capacity. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is scope for development along the afore-mentioned roads, but not to the north, which would encroach on Lough Neagh.</p> <p>Feumore lies within the Lough Neagh/Portmore Lough (Lough Beg) Ramsar Site, Area of Special Scientific Interest and Area of High Scenic Value.</p> <p>There are four designated LLPAs within the</p>

	<p>settlement. BMAP designation FE 02 takes up the eastern corner of the settlement, contains 4 dwellings, and extends across both sides of the Shore Road. FE 03 is situated in the centre of the settlement, and takes in some large fields along the south of Feumore Road, and a single dwelling along the north side of the road. FE 04 and FE 05 are single houses in the western end of the settlement, on the southern and northern sides of Feumore Road respectively.</p> <p>The settlement has no major focal point, and there is no potential for any Area of Village Character in this settlement. The only listed building within the settlement limit has been largely demolished.</p> <p>There have been several planning applications in the past 5 years in Feumore, with permission granted for single houses on the gap sites within the development limit.</p>
<p>Transport Test (Medium)</p>	<p>This remote settlement is located near to the shores of Lough Neagh and the only Ulsterbus service that passes through is the 53 (Lurgan, Market Street – Aghagallon - Aghalee – Ballinderry Lower - Gawleys Gate). The bus does not stop in Feumore. There are no rail services to Feumore.</p>
<p>Economic Development Test (Medium)</p>	<p>Due to the nature of Feumore being very rural, the nearest commercial use can only be found 4km East/North-East, at Glenavy/Moira Road.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated tightly along a 1.5km strip either side of the road junction of Feumore Road/Shore Road to facilitate a compact linear form in a sensitive landscape area.</p>  <p><i>Agricultural buildings on Feumore Road</i></p> <p>The settlement is the most remote in the council area</p>

	<p>and has a rural character. Further development (beyond what has already been approved) should be resisted so as to prevent further detriment to the open countryside and nearby bodies of water.</p> <p>Density of housing developments range from a high of 3.2 dwellings per hectare along Shore Road to 4 houses per hectare along Feumore Road. With the approved housing applications in the area and the tight settlement limit, these densities will be set to increase.</p>
<p>Community Services Test (Low)</p>	<p>There are no churches, schools or community halls within the settlement of Feumore. There is a Mass Centre (small RC Church) just outside the settlement to the west.</p>  <p><i>Disused building at 14a Feumore Road</i></p>  <p><i>Feumore Mass Centre</i></p>
<p>Social</p>	<p>Glenavy ward is one of the least-deprived wards in NI</p>

<p>Equity Test (Medium)</p>	<p>(based on ranking of 382 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived)</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by LLPAs and the loughs to the north and south of the settlement.</p>



HALFPENNY GATE

**Brief
History/Justification
for Settlement**

Halfpenny Gate is located approximately 3.5km south-east of Maghaberry and 6km east of Moira.

The settlement is based around the junction of Halfpenny Gate Road and Derrynahone Road, with some development on Mill Hill Lane.



Cross-roads at Halfpenny Gate with vacant public house




Cross-roads at Halfpenny Gate

Halfpenny Gate contains only detached dwellings, of similar building and plot sizes.

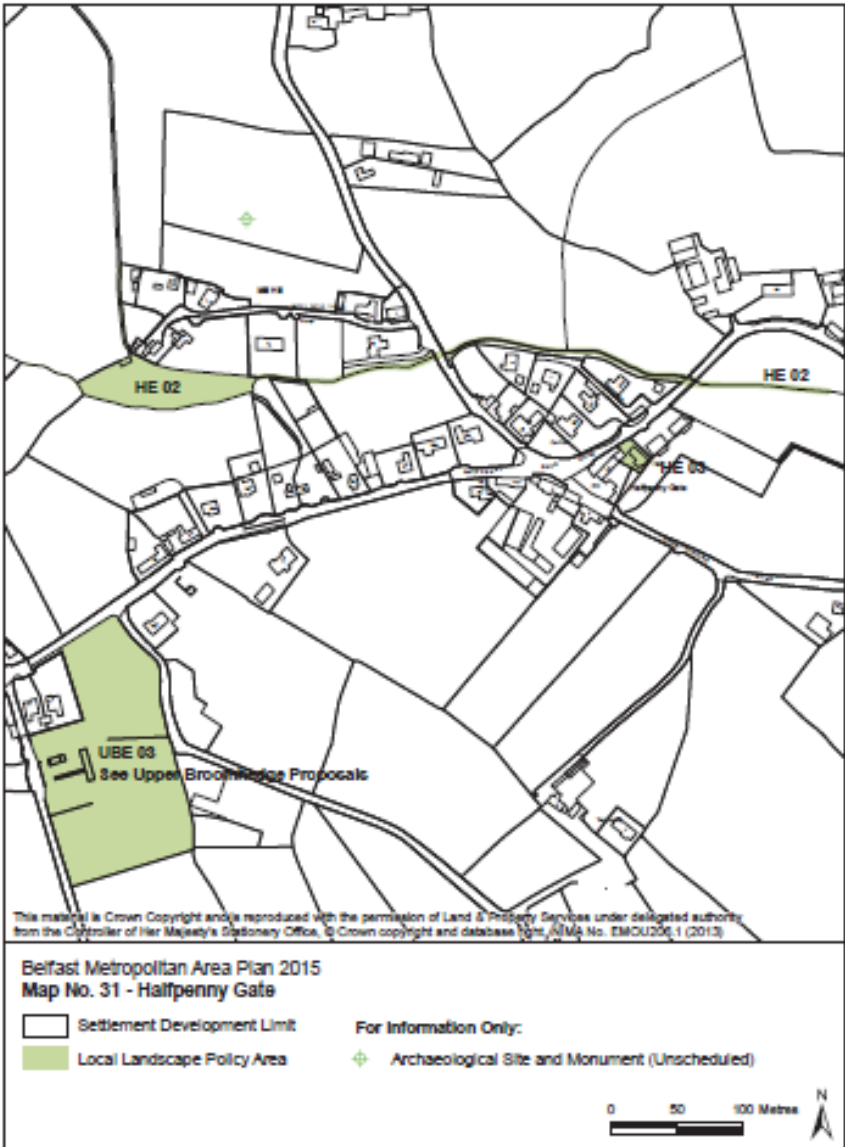
**Resource
Test
(Low)**

Population 80 & 26 households (NISRA Headcount and Household Estimates for Settlements, March 2015). There are no services in the settlement other than an Orange Hall. The public house at the cross-roads has closed and is vacant.


	<p>Outside the settlement, to the south-east, is a football pitch and associated changing facilities. The nearest primary school, Brookfield is located 600m east along Halfpenny Gate Road.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. There is no public sewerage network available in Halfpenny Gate.</p>
Environmental Capacity Test (Medium)	<p>In terms of development opportunities, there is scope for limited infill development. Coalescence with Upper Broomhedge should be resisted. Land of high environmental quality and wildlife value should be excluded from any future development.</p> <p>There are 2 designated LLPAs within the settlement. BMAP designation HE 02 is a field directly south of 13 Mill Hill Lane, in the western portion of the settlement, and was the site of an old corn mill. HE 03 contains the Orange Hall on Halfpenny Gate Road.</p> <p>There are no listed buildings and there is no potential for any Area of Village Character in this settlement. The settlement has no major focal point and the only (former) built heritage of any note the site of an old corn mill (LLPA designation HE 02).</p> <p>Some planning applications in the past 5 years in Halfpenny Gate of note: LA05/2015/0353/F for 3 detached dwellings to the rear of 48 Halfpenny Gate Road (application received)</p> <p>S/2012/0741/F – approved for 2 houses to the rear of 50, 50a, 50b Halfpenny Gate Road</p> <p>LA05/2016/1213/RM - Gospel Hall with off street parking & ancillary facilities, beside 42 Halfpenny Gate Road (Permission Granted)</p>
Transport Test (Low)	<p>Settlement located on the bus route between Lisburn and Maghaberry. Ulsterbus service 48/49 travels through twice a day Mon-Fri, and not at the weekend. Nearest train station, Moira, is located approximately 3.9km away.</p>
Economic Development Test (Low)	<p>The settlement is exclusively of a residential nature and has no employment base.</p>
Urban & Rural Character Test (High)	<p>The settlement development limit is designated around the crossroads of Halfpenny Gate Road and Derrynahone Road. Any future housing should facilitate a compact urban form in a sensitive rural area.</p> <p>Although located equidistant to Lisburn/Moira, and in close proximity to the M1, the settlement has a rural character and</p>

	<p>further new development should be resisted so as to prevent further ribbon development along Halfpenny Gate Road to the west towards Upper Broomhedge.</p>  <p><i>View from Upper Broomhedge to Halfpenny Gate (Tree belt separating two Settlements)</i></p> <p>Density of housing is typically 9 dwellings per hectare. There is some land supply remaining for redevelopment including vacant buildings at the cross-roads within the current limits to accommodate future development opportunities.</p>
<p>Community Services Test (Low)</p>	<p>There are no churches or schools within the settlement of Halfpenny Gate. The only community use of note is the Orange Hall.</p>
<p>Social Equity Test (Medium)</p>	<p>Lagan ward is one of the least-deprived wards in NI (based on ranking of 381 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>Future development may be constrained to the west of the settlement along the Halfpenny Gate Road in order to protect the merging with Upper Broomhedge. These two settlements are in close proximity and are only separated with a strong tree belt. Land to the north of the settlement is open and exposed and may not be suitable for future development opportunities. Land to the south may be more suitable for any future development opportunities and rounding off the settlement limit</p>



	<p>between 45e, 47 and 47b Halfpenny Gate Road, including a gap site between these.</p> <p>Land to the north east of the existing development limit could be subject to flooding.</p>
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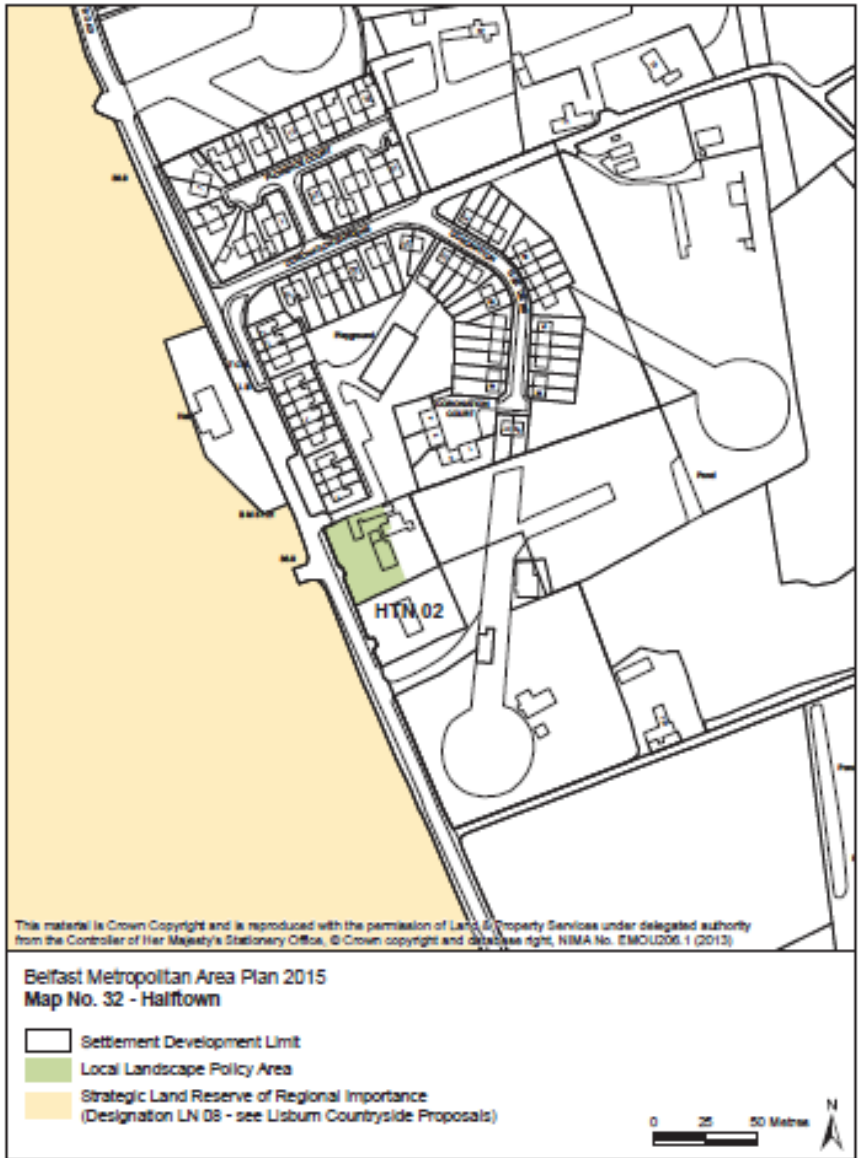
HALFTOWN

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Halftown is a small settlement situated east of the former HMS Maze Prison. The main element of the settlement is the public housing dating from the 1970s and 1980s. It is located on the site of a redundant airstrip used in the Second World War.</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>View into Halftown on the Halftown Road with Coronation Gardens on left</i></p> <p>Halftown is approximately 3km north of Hillsborough town centre and 3-4km south west of Lisburn city centre.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 197 & 83 households (NISRA Headcount and Household Estimates for Settlements, March 2015).</p> <p>No shops, services or facilities other than a community hall within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Halftown. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity remains at the individual WwTW's. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>In terms of development opportunities, this may be limited in order to maintain a compact settlement form. The boundaries are mostly well-defined with mature bands of vegetation to the south and east and the Halftown Road which runs along the west of the settlement.</p> <p>There is one designated LLPA that lies within the settlement development limit of Halftown. Designation HTN 02 includes an 18th Century cottage and its setting.</p>

	<p>There are no listed buildings and there is no potential for any ATC in this settlement. The settlement has no major focal point. There have been no significant planning applications in the past 5 years in Halftown however an approved application for 30 houses expired in September 2013, reference (S/2010/0959/RM) and the site on the Halftown Road remains undeveloped.</p> <p>LA05/2019/0456/LDP - Continuance of housing development in accordance with planning approval S/2010/0959/RM - through the construction of foundations for units 3 & 4 (No Decision)</p>
Transport Test (Medium)	<p>The settlement is located on a road that runs between Lisburn and Hillsborough. Two Ulsterbus services operate along Halftown Road – (49 Lisburn-Moira and 325G Lisburn City Service to Hillsborough). Combined, the buses travel through 8 times a day Mon-Fri, 6 times on Saturday, and 4 times on a Sunday.</p>
Economic Development Test (Low)	<p>Due to its solely residential nature, Halftown itself provides no employment (however there may be extremely limited employment opportunity in the Motorhome & Caravan repair business on the Halftown Road).</p>
Urban & Rural Character Test (Medium)	<p>The settlement development limit is designated around the housing developments at Florence Court, Coronation Gardens and Coronation Court. It is defined to the south by a strongly vegetated laneway and includes land with development potential (this land has been approved for dwellings however this has since expired and the land remains undeveloped). The settlement development limit has been designated to facilitate a compact urban form in the open countryside.</p> <p>In close proximity to Lisburn and the M1, the settlement has high density public housing and new development should be resisted so as to prevent further ribbon development along Halftown Road and into the open countryside.</p>

	 <p><i>Halftown Road. Immediately on left is an entrance to Maze/Longkesh Site of Strategic Regional Importance in the Area Plan</i></p> <p>Density of housing developments range from 6.5 to 28.6 dwellings per hectare. There is approximately 1.48 ha of land supply remaining within the current limits to accommodate future development opportunities.</p>
<p>Community Services Test (Medium)</p>	<p>There is a community hall within the settlement of Halftown.</p>  <p><i>Halftown Community Hall</i></p>
<p>Social Equity Test (Medium)</p>	<p>Blaris ward is one of the least-deprived wards in NI (based on ranking of 329 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p>

	The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.
Development Constraints Test (Medium)	Future development is constrained by its position within the open countryside and Designation LN 08 –Strategic Land Reserve of Regional Importance The Maze Lands, which lie to the west of the settlement. The land to the south of the settlement is still undeveloped and available for housing.



HILLHALL

Brief History/Justification for Settlement

Hillhall is a 2 node settlement located approximately 2 km east of Lisburn City Centre along a Protected Route. The settlement has a linear form with isolated elements on both sides of the Hillhall Road and a limb on Orr's Lane. Hillhall is within the Lagan Valley Regional Park and an Area of High Scenic Value.



Hillhall Road at Orr's Lane



HillHall Road

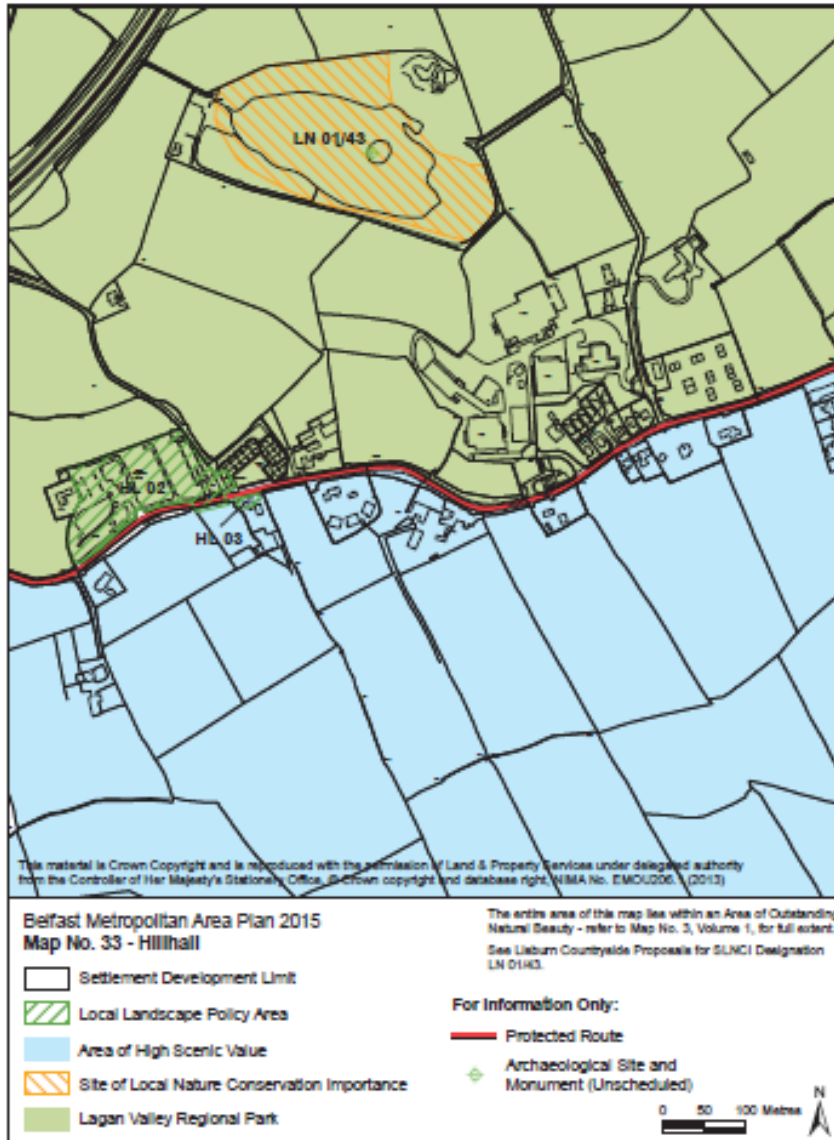
The settlement limit is designated:

- to facilitate a compact form and restrict further development along the Hillhall Road and Orr's Lane; and
- to protect the landscape and visual amenity of the Lagan Valley Regional Park, the Lagan Valley AONB and Castlereagh Slopes Area of High Scenic value.


<p>Resource Test (Medium)</p>	<p>Population 81, Households 36 (NISRA Headcount & Household Estimates for Settlements, March 2015).</p> <p>The facilities include: a Presbyterian Church, Church Hall and an Orange Hall. To the north of the settlement limit there is an existing food service depot – Brakes Food Service.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Hillhall. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity remains at the individual WwTW's. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>Natural Heritage: This settlement benefits from being located within 3 designated high amenity areas; Lagan Valley Regional Park, AONB and Castlereagh Slopes Area of High Scenic Value.</p> <div data-bbox="576 887 1433 1523" data-label="Image"> </div> <p><i>Tree setting along Hillhall Road</i></p> <p>There are 2 designated LLPAs within the settlement which are considered to be of greater amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.</p> <p>One of the LLPAs contains an area of local nature conservation interest - A row of visually significant mature lime trees fronting onto Hillhall Road.</p> <p>Built Heritage: The settlement is divided by the Hillhall Road (B23) which is a protected route. There is 1 listed building within the settlement – Hillhall Presbyterian Church, together with the church grounds and graveyard. There are</p>

	<p>also 2 locally significant buildings within the LLPAs – an Orange Hall and a 2 storey Victorian house with period railings.</p> <p>No potential for any ATC in this settlement as there is no significant core.</p> <p>In terms of future development opportunities there is limited potential for further development. Hillhall has been identified as a suitable location for the provision of service facilities for visitors to Lagan valley Regional Park.</p>
Transport Test (Low)	<p>Located on the Hillhall Road (B23) protected route. There is a limited bus service along the Hillhall Road between Lisburn and Belfast.</p>
Economic Development Test (Medium)	<p>To the north of the settlement limit there is an existing food service depot – Brakes Food Service and Elite Blinds is located to the east of the settlement.</p> <p>There is currently no manufacturing within Hillhall and the settlement has a low skills base.</p> <div data-bbox="603 920 1406 1512" data-label="Image"> </div> <p><i>Orr's Lane with factory/food depot on left</i></p>
Urban & Rural Character Test (Medium)	<p>Recently there has been fairly intensive residential development within the settlement limit which possesses a semi-urban character. However, the settlement is situated in the countryside and located within the Lagan Valley Regional Park, Lagan Valley AONB and an area of high scenic value.</p>
Community Services Test (Medium)	<p>Presbyterian Church, hall and Orange Hall.</p>
Social	<p>Hillhall is located within the ward of Hillhall. The most up to</p>

<p>Equity Test (Low)</p>	<p>date multiple deprivation measures are 2017 and at that time Hillhall ward was ranked 322 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is a moderately deprived area. The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>There is limited potential for further development within the settlement limit, consisting of 2 sites for redevelopment and one potential infill site to the south of Hillhall Road. However, Hillhall is identified as a suitable location for the provision of service facilities for visitors to Lagan valley Regional Park.</p>




KESH BRIDGE

<p>Brief History/Justification for Settlement</p>	<p>Kesh Bridge is a small settlement located approximately 7km south west of Lisburn. The settlement has developed north of the Trench Road, Aghnatrisk Road and Kesh Road junction.</p>  <p style="text-align: center;"><i>Kesh Bridge at Aghnatrisk Road and Trench Road junctions</i></p>
<p>Resource Test (Low)</p>	<p>Population 122 & 46 households (NISRA Headcount and Household Estimates for Settlements, March 2015). There are no shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Keshbridge. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity remains at the individual WwTW's. (March 2019)</p>
<p>Environmental Capacity Test (Low)</p>	<p>In terms of development opportunities, this will be limited due to the linear nature of the settlement within the open countryside and the motorway forming a strong defensible northern boundary. There may be a small opportunity for 'rounding off' which would include the land to the rear of Triskan Dale and 71 Kesh Road although the PAC disagreed with including this land during the BMAP Public Inquiry 'due to its scale we consider that it would neither consolidate the existing settlement nor keep it compact.</p> <p>There is one designated LLPA within the settlement. BMAP designation KE 02 lies completely within the settlement development limit and includes a locally significant building – Priesthill Methodist Church and Hall.</p>

	<p>There are no listed buildings and there is no potential for any ATC in this settlement. The settlement has no major focal point apart from the Church and Church Hall.</p> <p>There has been an approval for 24 houses to the north of the settlement and building has begun. There has also been an approval for 5 further dwellings to the north of the settlement at 58 Kesh Road and this expires in August 2015.</p>
<p>Transport Test (Medium)</p>	<p>The settlement is located on a road that runs between Lisburn and Hillsborough. Two Ulsterbus services operate along Halftown Road – (49 Lisburn-Moira and 325G Lisburn City Service to Hillsborough). Combined, the buses travel through 8 times a day Mon-Fri, 6 times on Saturday, and 4 times on a Sunday.</p>
<p>Economic Development Test (Medium)</p>	<p>Due to its solely residential nature, Kesh Bridge itself provides no employment. There are nearby commercial uses, such as Lagan Valley Steel and further employment opportunities in Lisburn City and Hillsborough.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement development limit is designated around a linear shape housing along the Kesh Road & Aghnatriisk Road to facilitate a compact urban form within the open countryside.</p> <p>Although in close proximity to Lisburn and the M1, the settlement has a rural character and new development should be resisted so as to further prevent further ribbon development along the Trench Road or Aghnatriisk Road and into the open countryside.</p> <div data-bbox="609 1364 1428 1980" data-label="Image"> </div> <p><i>View along Kesh Road</i></p>

	<p>Density of housing developments range from 5.9 to 9.8 dwellings per hectare. There is one site within the settlement development limit with outline planning approval for 5 dwellings however this is due to expire in August 2015. There are also a few dwellings within the settlement that have larger than average gardens and this may offer the opportunity for further limited development.</p>
<p>Community Services Test (High)</p>	<p>There is a church and church hall within the settlement of Kesh Bridge.</p>
<p>Social Equity Test (Medium)</p>	<p>Maze ward is one of the least-deprived wards in NI (based on ranking of 424 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived) and would appear to be a predominantly Protestant settlement.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>Future development constrained by the motorway forming a strong defensible northern boundary and the settlement's position within the open countryside. Land along the Aghnatrisk Road is open and exposed. There is currently ongoing housing development nearing completion on a large site to the north of the settlement.</p> <div data-bbox="632 1218 1407 1805" data-label="Image"> </div> <p><i>M1 Motorway Bridge between Kesh Bridge and Long Kesh</i></p>

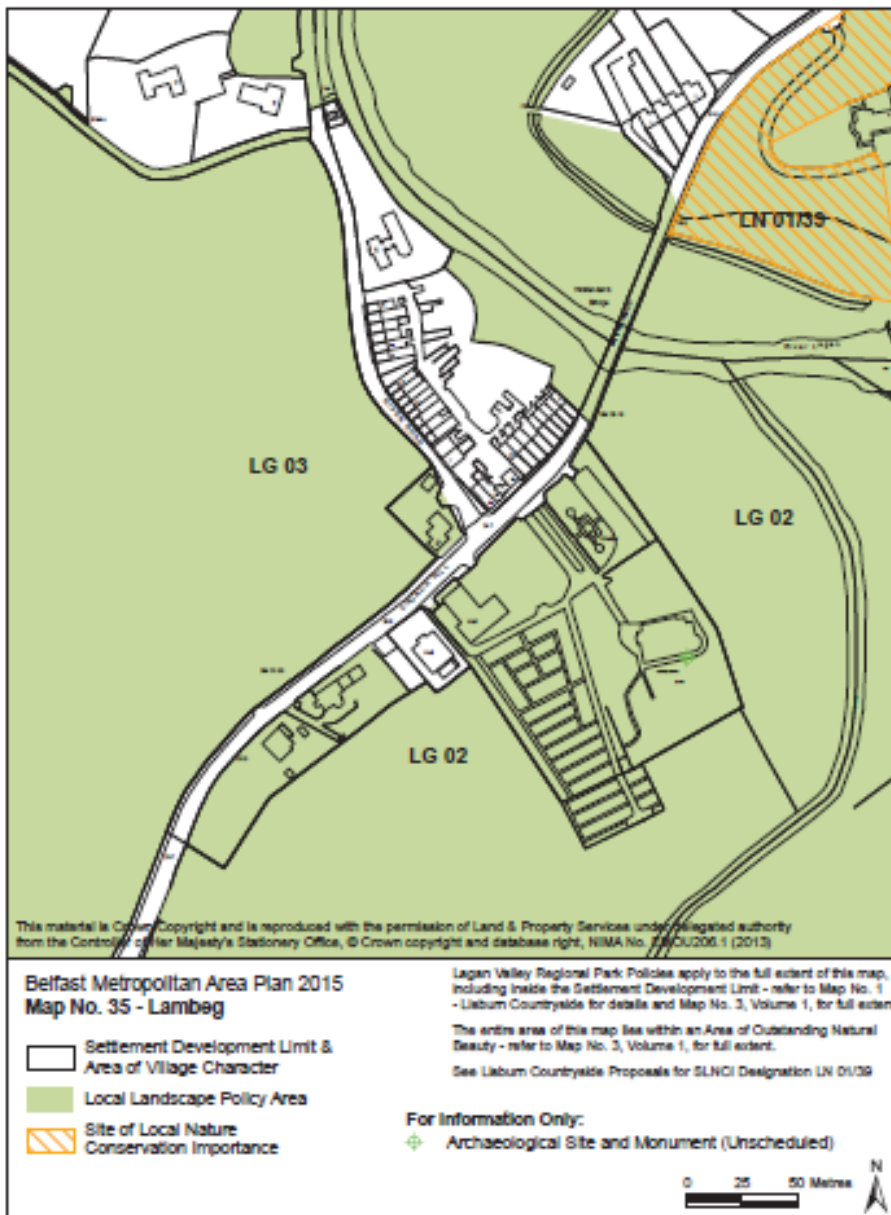
LAMBEG

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Lambeg, originally a centre for the linen industry in the area, is located within the Lagan Valley Regional Park and BMA Green Belt approximately 2km north east of Lisburn town centre.</p> <p>The settlement has a 'T' shaped form along the Lambeg / River Road and is bordered by the River Lagan to the northeast, the Mill Stream to the southwest and Aberdelghy golf course to the west.</p> <p>The settlement has a mix of dwellings set on large plots with mature landscaping and a row of traditional terraced housing at River Road / Church Hill.</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>View across bridge, approaching the Lambeg from the north-east</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>The exact population is unknown as any small settlement with a population of less than 50 or 20 households was not included within the NISRA Headcount and Household Estimates for Settlements, March 2015.</p> <p>No shops, services or facilities within existing settlement limit aside from the church and hall.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Dunmurry catchment includes Milltown, Lambeg & Tullynacross and the works have 20% capacity available based on growth. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, this is very limited due to Lambeg's position within the Lagan Valley Regional Park. Any development along the Church Hill or River Road would only contribute to</p>


	<p>ribbon development whilst development is not possible to the northeast due to the River Lagan.</p> <p>Lambeg is almost completely surrounded by two LLPA's. LG 03 (Aberdelghy Golf Course) lies to the west of the development, extending to the railway line. LG 02 surrounds the eastern side of the development, crossing the River Lagan and including tributaries and associated vegetation and woodland.</p> <p>Lambeg has seven listed buildings and structures listed as of special architectural or historic interest within or adjoining the settlement:-</p> <ul style="list-style-type: none"> • 29 Church Hill • Lambeg Parish Church • Wolfenden Tomb • Lagan Lodge, 27 Church Hill • Wolfenden's Bridge • Barbour Tomb & Railings • Tuck Mill Site <p>There are also several unscheduled archaeological sites located around and within the settlement including Clougolimoc Nuns Garden.</p> <p>The entire village within the settlement development limit is designated as an Area of Village Character.</p>  <p><i>Junction of Ballyskeagh Road, Church Hill and River Road</i></p>
<p>Transport Test (Medium)</p>	<p>The settlement is located approximately 2km north east of Lisburn town centre. There is one bus service a day to Lisburn (Monday to Friday) however Lambeg is approximately a 17 minute walk from Lambeg Train Station which is on the Belfast to Portadown line. It is</p>

	also possible to walk to Queensway or Seymour Hill and get buses to either Belfast or Lisburn.
Economic Development Test (Medium)	Due to its solely residential nature, Lambeg itself provides no employment. There are nearby sources of employment at Lambeg Mills and also further afield in Lisburn and Belfast City Centre
Urban & Rural Character Test (High)	<p>The settlement development limit is designated to provide development opportunities that will not impact on the scale, character and role of this linear settlement. Any new development should be resisted so as to prevent ribbon development, protect the riverside setting of the settlement and protect the landscape and visual amenity of the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty.</p> <p>Density of housing developments range from 5.7 to 80 dwellings per hectare. There may be limited opportunity for development within the current development limit.</p>  <p><i>Approach to the settlement from the west along Lambeg Road</i></p>
Community Services Test (Low)	There is one church, a church hall and an Orange Hall within Lambeg.
Social Equity Test (Medium)	<p>Lambeg is situated within the Lambeg ward which is a moderately deprived ward (based on ranking of 181 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of</p>


	<p>opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by LLPAs and the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty.</p> <p>Land to the north, south and east of the existing development limit could be subject to flooding.</p>

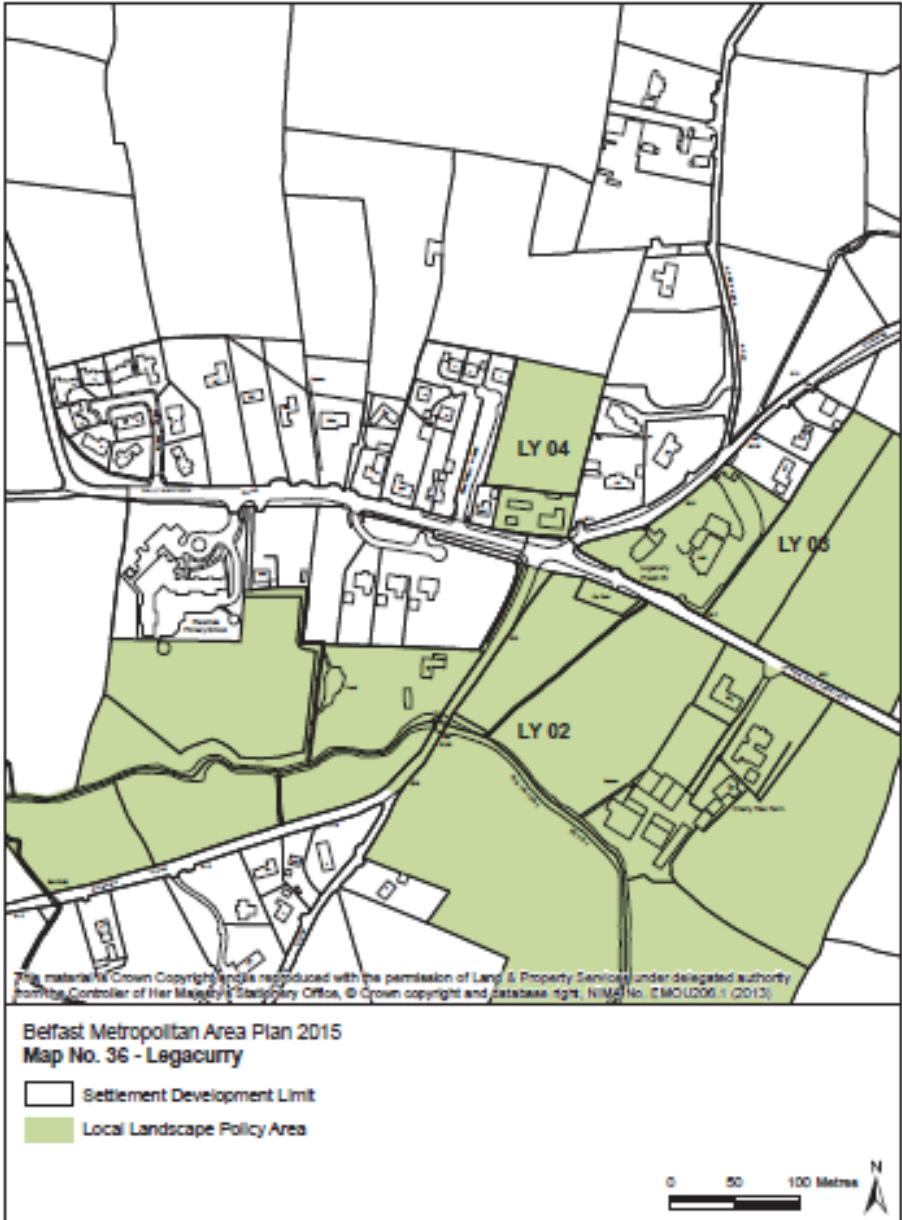


LEGACURRY


<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Legacurry (from Irish, Lag an Choire, meaning "hollow of the cauldron") and is located approximately 0.7km directly South of Duneight and 3.5km South of M1 Motorway Junction 6 (Lisburn City Centre) and 1.5km east of Ravernet.</p>  <p style="text-align: center;"><i>Ballynahinch Road around the centre of Legacurry</i></p> <p>The settlement is centred around Ballynahinch Road and its junction with Upper Ballynahinch Road and Comber Road. The settlement has a small cul-de-sac development of 7 houses, Gracefield Manor. Another cul-de-sac development is ongoing on the lower side of the Ballynahinch Road, Thorndale Halls.</p> <p>The only housing-type in the settlement is detached dwellings, of varying building and plot sizes. There is a Primary School (Riverdale) south of the bend in Ballynahinch Road, and a church (Legacurry Presbyterian) at the junction of the 3 roads – Ballynahinch Road, Upper Ballynahinch Road and Comber Road.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 82 & 31 households (NISRA Headcount and Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The works are at or reaching capacity. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, this will be very limited due to the three designated LLPAs around the settlement. BMAP designation LY 02 takes up the lands all along the southern portion of the settlement. LY 03 contains the church</p>

	<p>and the lands east of the church. LY 04 is a small undeveloped portion of land between Gracefield Manor and the church.</p> <p>There are no listed buildings and there is no potential for any ATC in this settlement. The settlement has no major focal point and there is no built heritage in the locality.</p> <p>Planning applications of note in the past 5 years in Legacurry; S/2014/0486/O – Permission granted for 1 no. detached dwelling and garage at Lands between 320 and 324 Upper Ballynahinch Road. S/2012/0177/F – Permission granted for Overflow car park for church, 10m East of No 303 Ballynahinch Road. S/2011/0932/O – Permission granted for 2 No detached dwellings and garages at Lands between 320 and 324 Upper Ballynahinch Road.</p>
Transport Test (Medium)	<p>Settlement located on the road between Lisburn and Annahilt. Two Ulsterbus services operate along Ballynahinch Road – (26 Lisburn-Dromara, 26A Lisburn-Ballynahinch-Newcastle and Belfast-Lisburn-Dromara). Combined, the buses travel through 10 times a day Mon-Fri, 7 times on Saturday, and twice on a Sunday. Nearest train station - Lisburn, is located approximately 5.6km away.</p>
Economic Development Test (Medium)	<p>Due to its predominantly residential nature, Legacurry itself provides only limited employment in the local Primary School.</p>
Urban & Rural Character Test (High)	<p>The Settlement Development Limit is designated to provide development opportunities in line with the scale, character and role of this linear settlement while preventing ribbon development along the Ballynahinch and Comber Roads and urban sprawl encroaching into the surrounding countryside. It Excludes lands of high environmental quality and wildlife value.</p> <p>Density of housing developments range from 5 houses to the hectare at Thorndale Halls to 10 houses per hectare at Thornbrook. There is limited land supply remaining within the current limits to accommodate future development opportunities other than infilling and a small gap site adjacent to No. 303 Ballynahinch Road. This is currently approved for an overflow car park for the church.</p>
Community Services Test (Medium)	<p>There is one church, a church hall and a primary school within the settlement of Legacurry.</p>

	 <p data-bbox="587 790 1449 824"><i>View of Legacurry Presb. Church along the Ballynahinch and Comber Road</i></p>
<p data-bbox="308 860 480 965">Social Equity Test (Low)</p>	<p data-bbox="576 860 1460 1003">Legacurry is located within the Ravernet ward which was one of the least-deprived wards in NI (based on ranking of 395 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p data-bbox="576 1043 1460 1187">The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religion breakdown for the settlement is available.</p>
<p data-bbox="268 1234 523 1339">Development Constraints Test (High)</p>	<p data-bbox="576 1234 1460 1408">Future development constrained by LLPAs and the roads enclosing the settlement. Land to the south and east of the existing development limit is quite steep and exposed for any proposed future extension. It is also designated Local Landscape Policy Area.</p>



LONG KESH

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Long Kesh is located between the M1 Motorway and A3, approximately 1.5km directly south-west of the development limit of Lisburn and 400m south of the settlement of Lurganure.</p> <p>The settlement is L-shaped, formed by 2 roads - Kesh Road and Gravelhill Road.</p> <p>The buildings in Long Kesh are based along both sides of Kesh Road, and along the south-east side of Gravelhill Road. There are some small housing developments/cul-de-sacs (Royal Hill, Chancery Chase, Kings Chase, Stable Lane, Ashfield Hall) running off the main roads.</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>Kesh Road with Maze Presb. Church on left</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 358 & 117 households (NISRA Headcount and Household Estimates for Settlements, March 2015). The settlement contains a public house/restaurant, Orange Hall, and is in close proximity to Down Royal Racecourse.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Longkesh. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity remains at the individual WwTW's. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, this will be limited due to the containment of the racecourse to the north, motorway to the south, the Maze Prison site to the east, and countryside to the west. There are approximately 2.5 hectares of land remaining for housing in the settlement. Most of this land is redevelopment land and infill.</p>

Down Royal racecourse is a designated LLPA (LH 02) and borders the entire north of the settlement. BMAP designation LH 03 includes the Maze Presbyterian Church and manse (which have now been demolished & new church approved) and surrounding lands to the south. LH 04 consists of a masonic hall between 5 and 7a Kesh Road.



View along Gravelhill Road toward Maze Horse Racing Course

There are no listed buildings and there is no potential for any Area of Townscape Character in this settlement. The settlement has no major focal point.

The former Maze Prison site (BMAP Designation LN 08), borders the settlement to the north-east and is home to many listed buildings and defence heritage features.

Recent planning applications include:-



LA05/2017/0605/F - 13 no. dwellings, 3 no. detached and 10 no. semi-detached. Part demolition of existing building and proposed alteration to access road and reconfiguration of existing car park layout (Amended plans and additional information) Lands to rear of Gowdys Bar/ restaurant at 60 Gravelhill Road (No Decision).


S/2015/0026/O – Rear of 17 Kesh Rd 2 dwellings

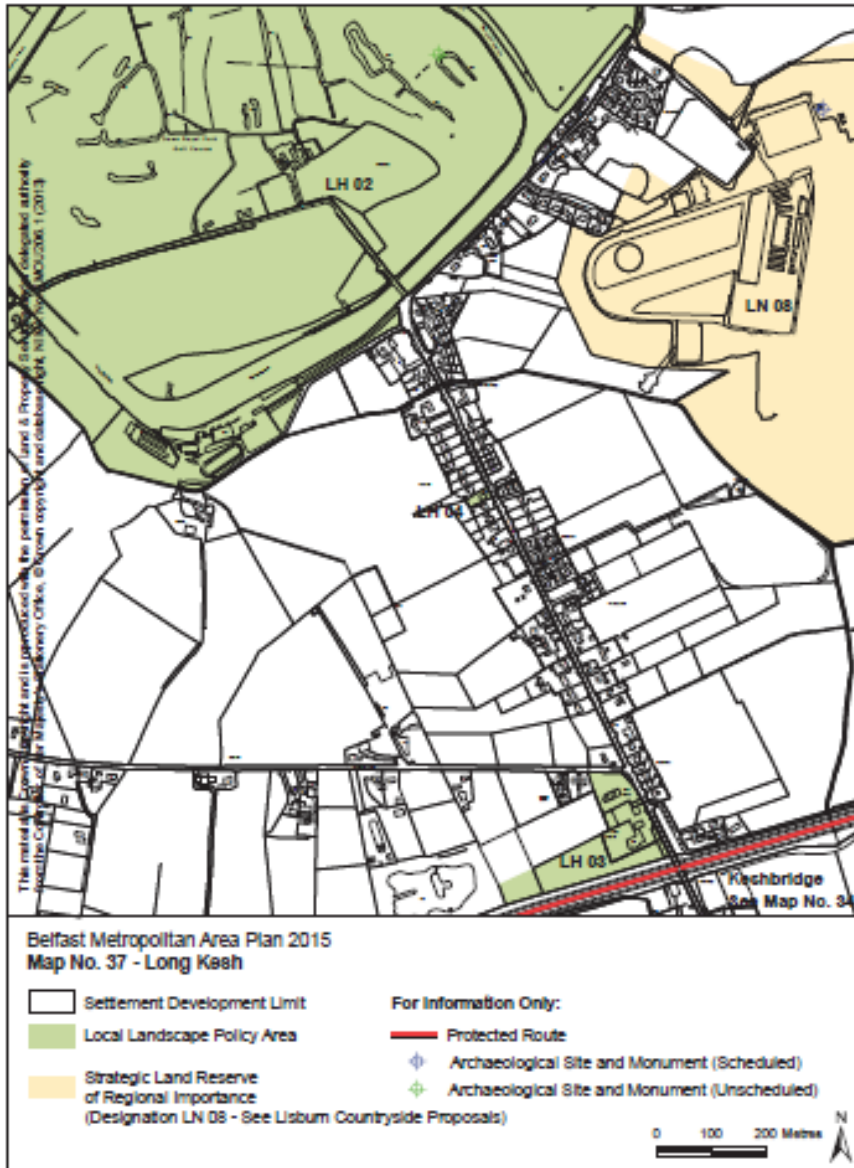
S/2014/0888/F – 10 Kesh Road, 6 dwellings

S/2012/0457/F – 19 Kesh Road, 8 dwellings (approved)

S/2007/0179/F – 14-18 Kesh Road, 15 dwellings (approved & expired May 2014)

<p>Transport Test (Medium)</p>	<p>The settlement has 2 bus services Monday to Friday that provide links to Lisburn centre. There is no public transport provision at the weekend.</p>
<p>Economic Development Test (Medium)</p>	<p>The only employment Long Kesh itself provides would be in the public house on the Gravelhill Road. The racecourse would provide further economic benefits and lies just outside the settlement.</p>  <p><i>Gowdy's Bar and Restaurant</i></p>  <p><i>Maze Horse Racing Course</i></p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit as designated in BMAP provides infill opportunities in line with the scale, character and role of this linear settlement, while preventing further ribbon development along the Gravelhill Road and coalescence between Long Kesh and Lurganure to the north</p>

	<p>and Kesh Bridge to the south.</p> <p>Density of housing is typically 11.1 dwellings per hectare. There are limited infill opportunities within the current settlement development limits to accommodate future development opportunities.</p>
<p>Community Services Test (Medium)</p>	<p>There is a church, church hall, Orange Hall, masonic hall and public house within the settlement development limits of Long Kesh.</p>  <p><i>Maze Presb. Church and Hall</i></p>
<p>Social Equity Test (Medium)</p>	<p>Maze ward is one of the least-deprived wards in NI (based on ranking of 424 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained due to the settlement's location within the open countryside and the need to prevent coalescence with Lurganure to the north and Kesh Bridge to the south. The Racecourse also prevents housing development to the north of the settlement. Future development opportunities may be more suitable to the east and west and along the Cockhill Road.</p>



LOWER BROOMHEDGE

Brief History/Justification for Settlement

Lower Broomhedge is located approximately 4.7km east of Maghaberry and 800m west of the settlement of Lurganure.

The settlement is spread along an 800m stretch of Lurganure Road, with development on some of the smaller roads (Down View, Lurganure Mews, The Gallops) running off the main road.




View toward Lower Broomhedge on Lurganure Road with the Gallop's Housing Development on right




View along the Lurganure Road with St. Matthew's (C of I) in background

In terms of housing, Lower Broomhedge contains detached and semi-detached dwellings, of similar building and plot sizes. The detached houses on Down View have large plots.

<p>Resource Test (Low)</p>	<p>Population 239 & 80 households (NISRA Headcount and Household Estimates for Settlements, March 2015). Services within existing settlement limit include a church, associated rectory and hall and an Orange Hall. The only other non-residential use within the settlement limit is an engineering/joinery business, a windows business and MOT Services business. Outside the settlement and across the road from the engineering/joinery business is a commercial vehicle service centre.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Lower Broomhedge. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity remains at the individual WWTW's. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is limited scope for infill development. Coalescence with Halfpenny Gate to the south-west and Lurganure to the east should be resisted. Land of high environmental quality and wildlife value should be excluded from any future development.</p> <p>There are 2 designated LLPAs around the settlement. BMAP designation LH 02 forms the entire southern boundary of Lower Broomhedge. Designation LBE 02 forms the northern boundary for the most part, but takes in the church and rectory.</p> <p>There is one listed building in the settlement – St. Matthew's Church. There is no potential for any Area of Village Character. The settlement has no major focal.</p> <div data-bbox="614 1361 1385 1921" data-label="Image"> </div> <p><i>St. Matthew's Church (C of I) and its attractive tree setting</i></p> <p>There are no notable planning applications within the last 5</p>

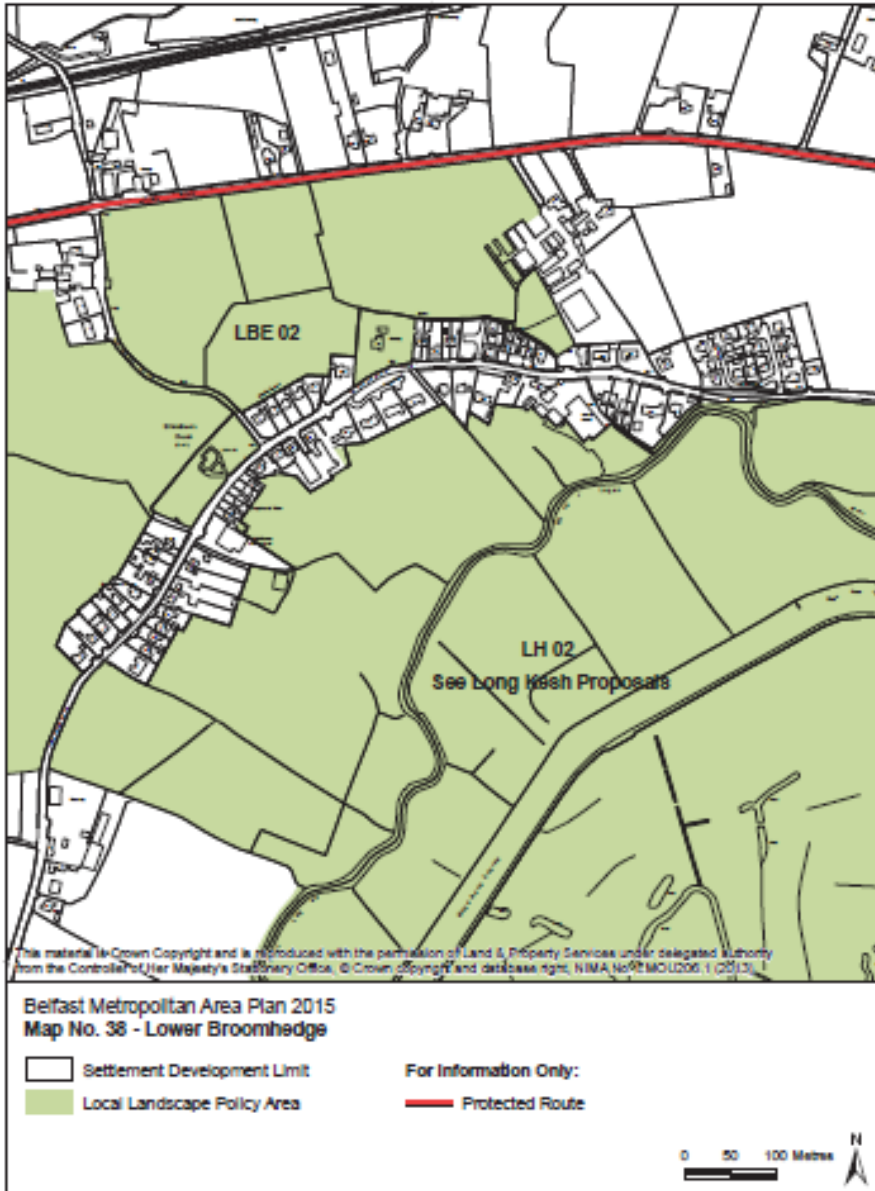
	years in Lower Broomhedge.
Transport Test (Medium)	Settlement located on the bus route between Lisburn and Maghaberry. Ulsterbus service 51 (Belfast – Portadown) travels through twice a day Mon-Fri, and not at the weekend. Nearest train station, Lisburn, is located approximately 6.8km away.
Economic Development Test (Medium)	Due to its mainly residential nature, the only employment that Lower Broomhedge would provide would be in the tyre centre and joinery works in the centre of the settlement.
Urban & Rural Character Test (High)	<p>The settlement development limit is designated in linear form along the Lurganure Road. Any future housing should respect the rural character of the settlement.</p> <p>Although located equidistant to Lisburn/Moira, and in close proximity to the M1, the settlement has a rural character and further new development should be resisted so as to prevent further ribbon development along the Lurganure Road to the south-west towards Halfpenny Gate and east towards Lurganure.</p>  <p><i>View around the centre of Lower Broomhedge with new housing on right</i></p> <p>Density of housing ranges from a low of 6.8 dwellings per hectare at Down View, to 19 dwellings per hectare at its highest density in The Gallops. There is no land supply remaining within the current limits to accommodate future development opportunities other than infilling or redevelopment of existing sites.</p>

<p>Community Services Test (Low)</p>	<p>There is one church/rectory/hall within the settlement of Halfpenny Gate. The only other community use of note is the Orange Hall. The nearest primary school is 800m to the south, along Halfpenny Gate Road.</p>  <p><i>Community Hall</i></p>
<p>Social Equity Test (Low)</p>	<p>Maghaberry ward is one of the least-deprived wards in NI (based on ranking of 406 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived). The settlement is also located in the Maze Ward ranked 424 in the Multiple Deprivation Measure 2017. This area is reasonably affluent.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained as the settlement is surrounded on all sides (apart from the north-east portion) by LLPAs.</p>





Attractive tree line adjacent to St. Matthews Church (C of I)


Land to the south east on the edge of the existing development limit could be subject to flooding.

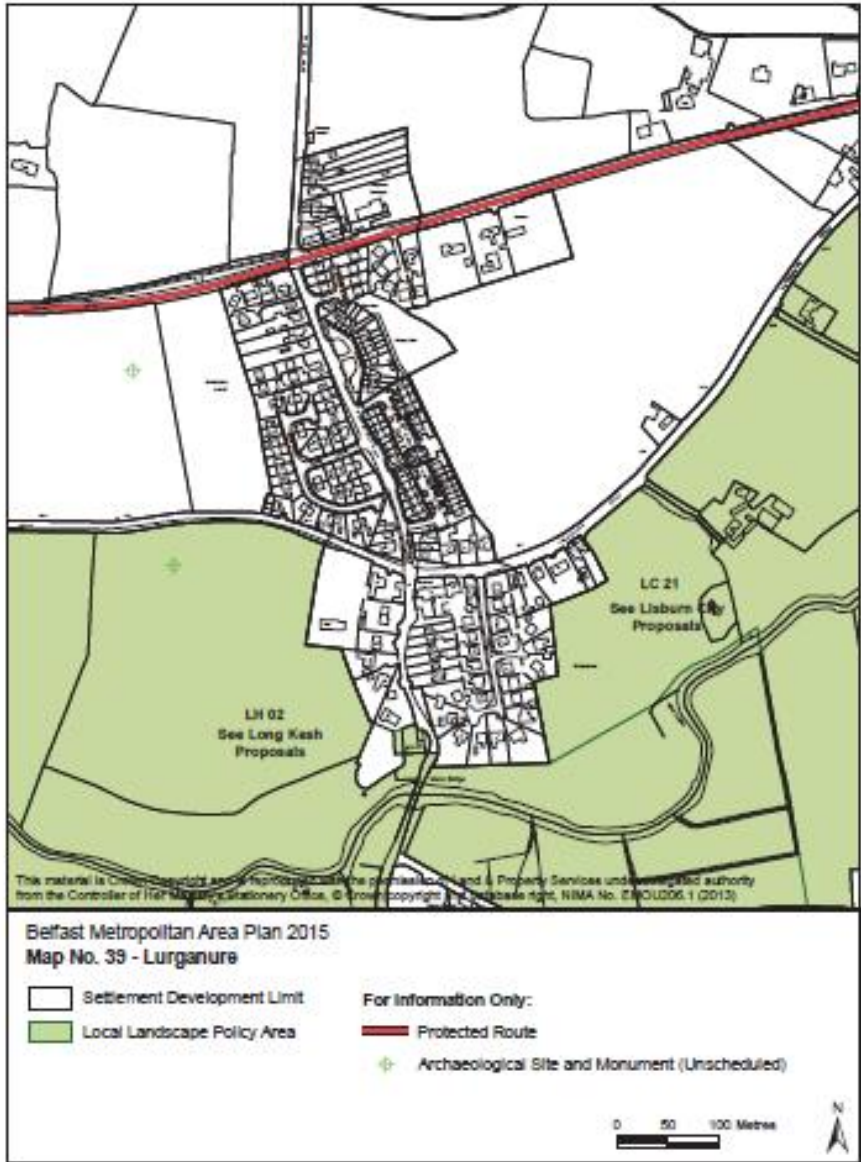


LURGANURE


<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Lurganure, from the Irish “Lurga an Iubhair” (“long hill of the yew”) is located in close proximity to the south-western settlement limit of Lisburn, approximately 500m east of the settlement of Lower Broomhedge and directly north of Long Kesh.</p> <div style="text-align: center;">  <p><i>Gravel Hill Road and Lurganure cross-roads</i></p> </div> <p>The settlement is based around 2 crossroads – the junctions of Lurganure Road and Gravelhill Road, and that of Moira Road and Dagger Road.</p> <p>In terms of housing, Lurganure contains a housing mix of detached, semi-detached and terraced dwellings, in a range of plot sizes.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 467 & 181 households (NISRA Headcount and Household Estimates for Settlements, March 2015). Services within existing settlement limit include a telephone exchange and a garden nursery (both on Moira Road) and play area to rear of Campbell Terrace.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) includes Lurganure. NI Water's sewerage network capacity mapping tool which has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity remains at the individual WwTW's. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is very limited scope for infill development (on plots adjacent 21 Lurganure Road which could be a possible redevelopment site and 227b Moira Road). Coalescence with Lisburn to the north-east, Lower</p>

	<p>Broomhedge to the west and Long Kesh to the south should be resisted.</p> <p>There are 2 designated LLPAs which surround the southern portion of the settlement. BMAP designation LH 02 forms the entire southern boundary and part of the western boundary of Lurganure. Designation LC 21 forms the south-eastern boundary.</p> <p>There are no listed buildings in the settlement and no potential for any Area of Village Character. The settlement has no major focal point. The only industrial heritage feature of note is the Maze Bridge, located just outside the settlement to the south.</p>  <p><i>Attractive setting at Maze Bridge looking toward Lurganure</i></p> <p>There are no notable planning applications within the last 5 years in Lurganure.</p>
<p>Transport Test (Medium)</p>	<p>Settlement located on the bus route between Lisburn and Moira. Ulsterbus service 51 (Belfast – Portadown) travels through twice a day Mon-Fri, and not at the weekend. Nearest train station, Lisburn, is located approximately 5.6km away.</p>
<p>Economic Development Test (Low)</p>	<p>Due to its mainly residential nature, the only employment that Lurganure would provide is in the agriculture farm supply business called Riddell, located to the north of the settlement outside the existing settlement limit.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated around small cul-de-sacs running off the main roads.</p> <p>The settlement has an urban character and further new development should be resisted so as to prevent further ribbon</p>


	<p>development along Moira Road.</p>  <p><i>View along Dagger Road toward Lurganure and Moira Road in background</i></p> <p>Density of housing ranges from a low of 5.1 dwellings per hectare at western corner of junction of Lurganure Road/Gravelhill Road and 70 dwellings per hectare at its highest density in Campbell Court.</p> <p>There is no land supply remaining within the current limits to accommodate future development opportunities other than redevelopment or infilling of existing sites.</p>
<p>Community Services Test (Low)</p>	<p>There are no community uses within the settlement of Lurganure.</p>
<p>Social Equity Test (Medium)</p>	<p>Maze ward is one of the least-deprived wards in NI (based on ranking of 424 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained as the settlement is surrounded to the south by LLPAs. The northern portion of the settlement must be contained in order to prevent coalescence with nearby settlements. The Moira Road is also a Protected Route which intersects the settlement. Possible development opportunities could be along the northern section of the Lurganure Road. Land to the north and south of the existing development limit could be subject to flooding.</p>

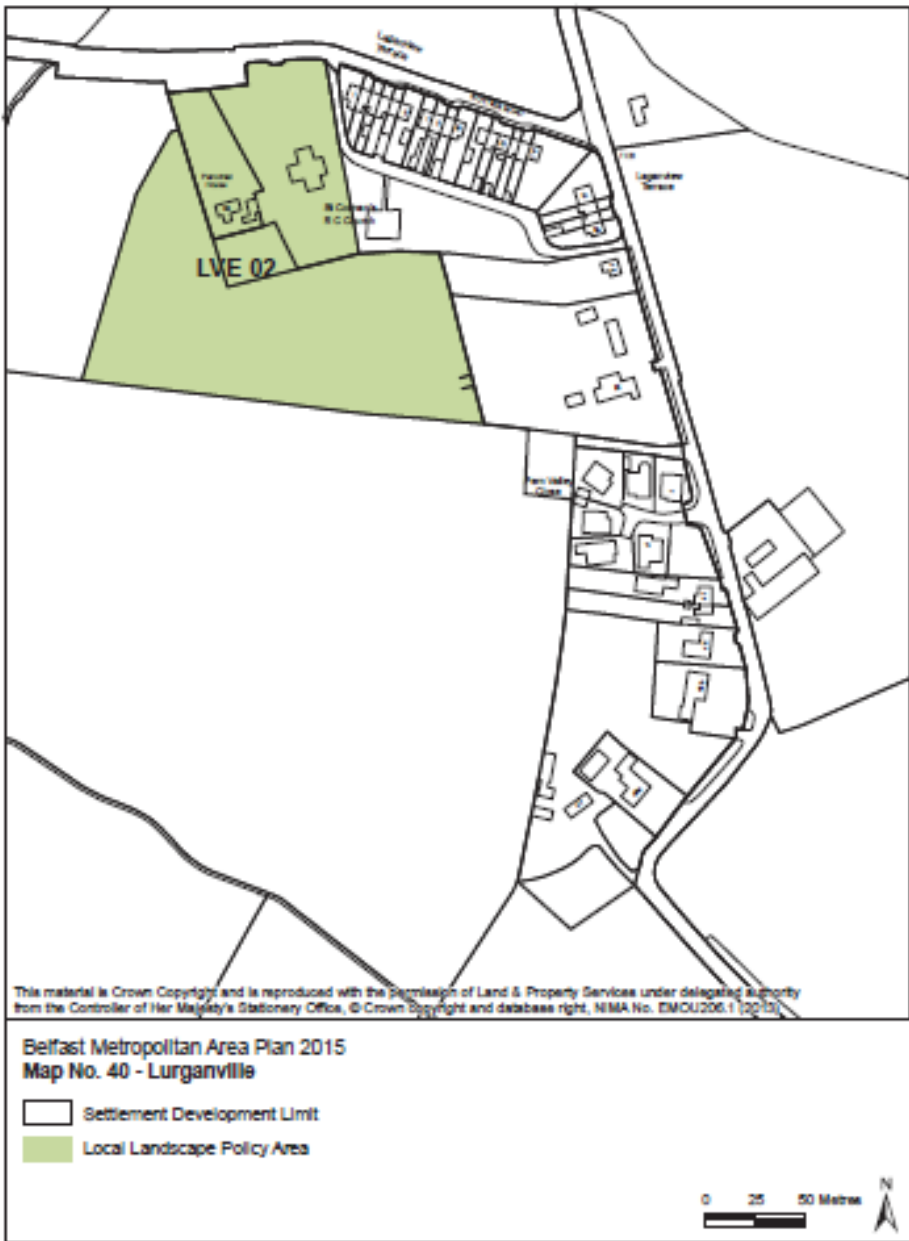


LURGANVILLE


<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Lurganville is approximately 3 km south east of Moira and 11 km south west of Lisburn City Centre. (From Irish means Lorgain an Mhíl ‘ridge of the hare’).</p> <p>It is a one-node linear formed settlement developed along the Bottier and Bridge Roads.</p>  <p style="text-align: center;"><i>View along Bottier Road with St. Colman's (RC) church and Laganview Terrace in background</i></p> <p>The settlement development limit is designated to consolidate the existing settlement form and provide limited infill opportunities appropriate to the scale, character and role of the settlement. The need to prevent urban sprawl encroaching into the surrounding countryside has also been taken into account.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 87 & 32 households (NISRA Headcount & Household Estimates for Settlements, March 2015).</p> <p>The settlement has limited services to include Laganview Terrace a small housing development (20 terrace dwellings) and associated Play Park, Fern Valley Close Housing Development (6 dwellings) and an RC Church. The St Colman's Primary School is now closed and vacated.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The works are at or reaching capacity. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>A Local Landscape Policy Area adjoins the Settlement Development Limit to include St. Colman's Church and its setting which is a Listed Building and the Parochial House which is a locally significant building and forms part of the setting to the church and graveyard.</p> <p>In terms of development opportunities the settlement will</p>

	<p>be more suitable for infill development due to the open /flat landscape with long views and limited tree cover.</p> <p>The settlement has two housing developments at a density of 21 dwellings per hectare and 16 dwelling per hectare.</p> <p>There is approximately 0.38 hectares of land remaining in Lurganville for housing. The vacated primary school site within the existing development limits of 0.65 hectares has also potential for future development.</p>
<p>Transport Test (Low)</p>	<p>A limited bus service operates (Service 49 Moira -Lisburn). Nearest train station located at Moira located approximately 4.5km north west of Lurganville. The settlement is in close proximity to the M1 Motorway.</p>
<p>Economic Development Test (Low)</p>	<p>Low employment base in the settlement as it is all dwellings. The primary school has closed. Currently no manufacturing and the settlement has a low skills base.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement is rural and nature and will not be able to accommodate large scale development without having an impact on the rural setting. New development should be of an appropriate scale.</p> <div data-bbox="619 1070 1380 1637" data-label="Image"> </div> <p><i>View along Bridge Road with Laganview Terrace on right</i></p>

	 <p><i>View along Bridge Road with vacant primary school site on left</i></p>
<p>Community Services Test (Low)</p>	<p>The local St. Colman’s Primary School is closed. The only other community service is the RC Church.</p>
<p>Social Equity Test (Low)</p>	<p>Lurganville is located in the Lagan ward which is a newly named ward. The settlement was previously located in Maghaberry ward and is not a deprived area (ranked 381 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>Small scale development and infilling will be more suitable in order to protect the character of the area.</p>

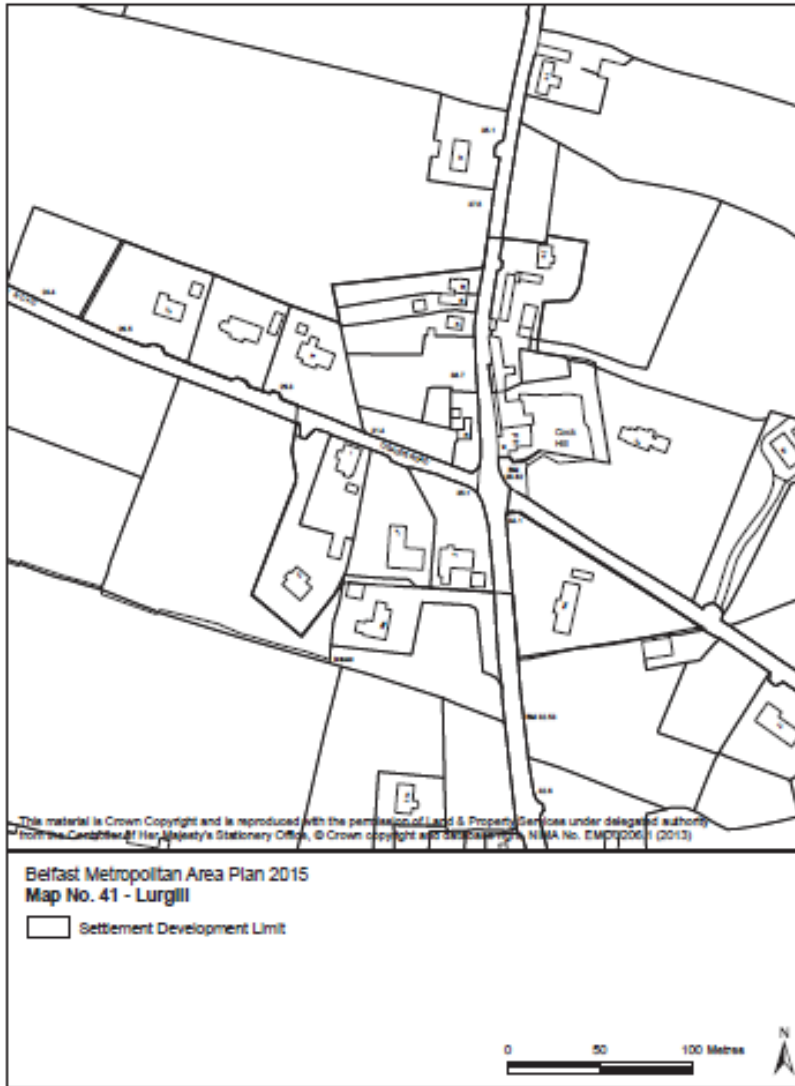


LURGILL


<p>Brief History/Justification for Settlement</p>	 <p><i>View of road junction travelling south on Crumlin Road</i></p> <p>Lurgill is located in close 800m east of Portmore Lough/Lough Beg. In terms of nearby settlements, Feumore is approximately 1km to the north-west, and Lower Ballinderry is 1km directly to the south.</p> <p>This small settlement is based around the junction of 3 roads – Crumlin Road, Station Road and Oagles Road.</p> <p>Lurgill contains only detached dwellings. There are two gap sites currently within the settlement limits.</p>
<p>Resource Test (Low)</p>	<p>Population of under 50 & less than 20 households (NISRA Headcount and Household Estimates for Settlements, March 2015). The only non-residential use in the settlement is a used car sales yard, situated north-east of the junction of Crumlin Road/Station Road. There is a public house (closed) at the crossroads also.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, there is scope for extending to the east in order to take in No 34 Station Road and No 29a Crumlin Road.</p> <p>There are no environmental designations in the settlement limits, however Portmore Lough/Lough Beg and Lough Neagh is a Ramsar site, Area of Special Scientific Interest and an Area of High Scenic Value.</p> <p>The settlement has no major focal point, and there is no potential for any Area of Village Character in this</p>


	<p>settlement. There are no listed buildings within the settlement limit.</p> <p>There have been several planning applications in the past 5 years in Lurgill, with permission granted for single houses on the gap sites in and around the development limit.</p> <p>S/2015/0210/F - Replace existing public house with a new 1 1/2 storey dwelling, 24 Crumlin Road (Permission Granted)</p> <p>S/2014/0153/F – Permission granted for a single dwelling adjacent to 34 Station Road</p> <p>S/2013/0025/O - Permission refused for a single dwelling adjacent to 34 Station Road</p> <p>S/2011/0491/O - Permission granted for a single dwelling adjacent Between No 30 and 32 Crumlin Road</p> <p>S/2011/0178/O - Permission granted New infill dwelling outline adjacent to 34 Station Road</p> <p>S/2010/0547/RM - Permission granted for replacement dwelling and garage at 30a Crumlin Road</p>
<p>Transport Test (Medium)</p>	<p>This remote settlement is located near to the shores of Lough Beg and the only Ulsterbus services that passes through are the 53 (Lurgan, Market Street - Aghalee – Gawleys Gate), which runs 6 times Mon-Fri and 4 times on a Saturday. The 109 (Lisburn – Crumlin – Antrim) runs twice a day Mon-Fri and once at the weekend. There are no rail services to Lurgill. The nearest train station – Moira, is 10km away.</p>
<p>Economic Development Test (Medium)</p>	<p>The settlement has a commercial use in the form of the used car sales, which would provide little employment. The public house closed around 2011.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated tightly along the afore-mentioned road junction.</p> <p>The settlement has a rural character. Further development (beyond what has already been approved) should be resisted so as to prevent further detriment to the open countryside and nearby bodies of water.</p> <p>Density of housing developments range from a high of 10 dwellings per hectare at 31-35 Crumlin Road to a low 4 houses per hectare at 2a-b Oagles Road.</p>

<p>Community Services Test (Low)</p>	<p>There are no churches, schools or community halls within the settlement of Lurgill.</p>
<p>Social Equity Test (Medium)</p>	<p>Glenavy ward is one of the least-deprived wards in NI (based on ranking of 382 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (High)</p>	<p>Future development constrained by the environmental designations of the loughs to the west of the settlement.</p>

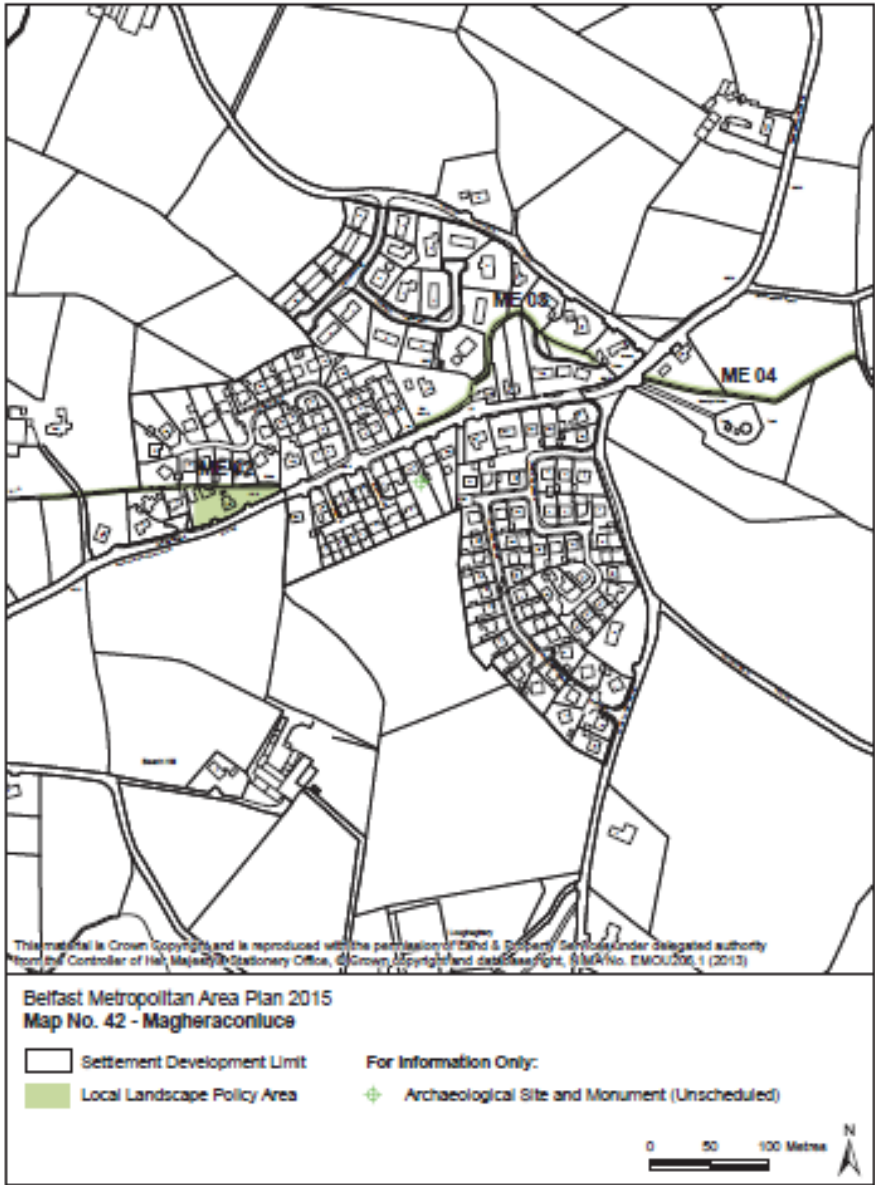


MAGHERACONLUCE


<p>Brief History/Justification for Settlement</p>	<p>Magheraconluce in Irish it means ‘plain of the water-meadow of the fort’. It is a small settlement approximately 1 km south west of Annahilt, 7 km south east of Hillsborough and 11 km south of Lisburn City Centre. It is a one-node settlement, irregular in shape along the Magheraconluce, Ballylintagh, and Lakeland Roads. The landform is undulating in the surrounding area.</p>  <p style="text-align: center;"><i>View along Magheraconluce Road around centre of settlement</i></p> <p>The settlement development limit is designated to provide infill opportunities in line with the scale, character and role of the settlement. The need to prevent urban sprawl from encroaching into the open countryside has also been taken into account.</p>
<p>Resource Test (Low)</p>	<p>Population 459 & 144 households (NISRA Headcount & Household Estimates for Settlements, March 2015).</p> <p>The settlement has no services or facilities and is all housing including a mix of semi-detached bungalows, detached two-storey dwellings and individual dwellings.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Annahilt catchment includes Magheraconluce and 20% capacity is available based on growth. (March 2019)</p>
<p>Environmental Capacity Test (Medium)</p>	<p>There are three designated Local Landscape Policy Areas within an adjoining the Settlement Development Limit to include a Mid- 20th century rural cottage with outbuildings, adjacent watercourse and associated vegetation. The second LLPA is a watercourse with a visually significant line of trees</p>


	<p>and the third LLPA is a watercourse with associated vegetation.</p> <p>An unscheduled site/monument is located within the settlement. There are no records and it is recorded as destroyed.</p> <p>The density of housing in the settlement ranges from 10 houses to the hectare at Lintagh Crescent/Park to 17/18 houses to the hectare at Lake Land Manor and Glenview.</p>  <p><i>View along Lakeland Road and Lakeland Housing Development on left</i></p> <p>There is no significant land remaining in Magheraconluce for housing.</p>
<p>Transport Test (Low)</p>	<p>Ulsterbus service operates along the Magheraconluce Road. No train station. Nearest train located at Lisburn City Centre approx. 11 km away.</p>
<p>Economic Development Test (Low)</p>	<p>Low employment base in the settlement as it is all dwellings. Currently no manufacturing and the settlement has a low skills base.</p> <p>Lough Aghery is located south of the settlement along the Lakeland Road and is used for fishing and water skiing.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>The settlement is in a rural area with a good range of housing developments which gives it a suburban feel. Its character could be affected by more housing developments. New development should be of an appropriate scale for the settlement.</p>

<p>Community Services Test (Low)</p>	<p>No community halls, schools or churches</p>
<p>Social Equity Test (Low)</p>	<p>Magheraconluce is located in the Dromara ward and is not a deprived area (ranked 352 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
<p>Development Constraints Test (Medium)</p>	<p>Small scale development and infilling will be more suitable in order to protect the character of the area. There is no land remaining in the settlement with the exception of infilling. Any additional development opportunities of the settlement limit may be more suited to the north west of the settlement on land adjacent to Glenview and Lintagh Park.</p>

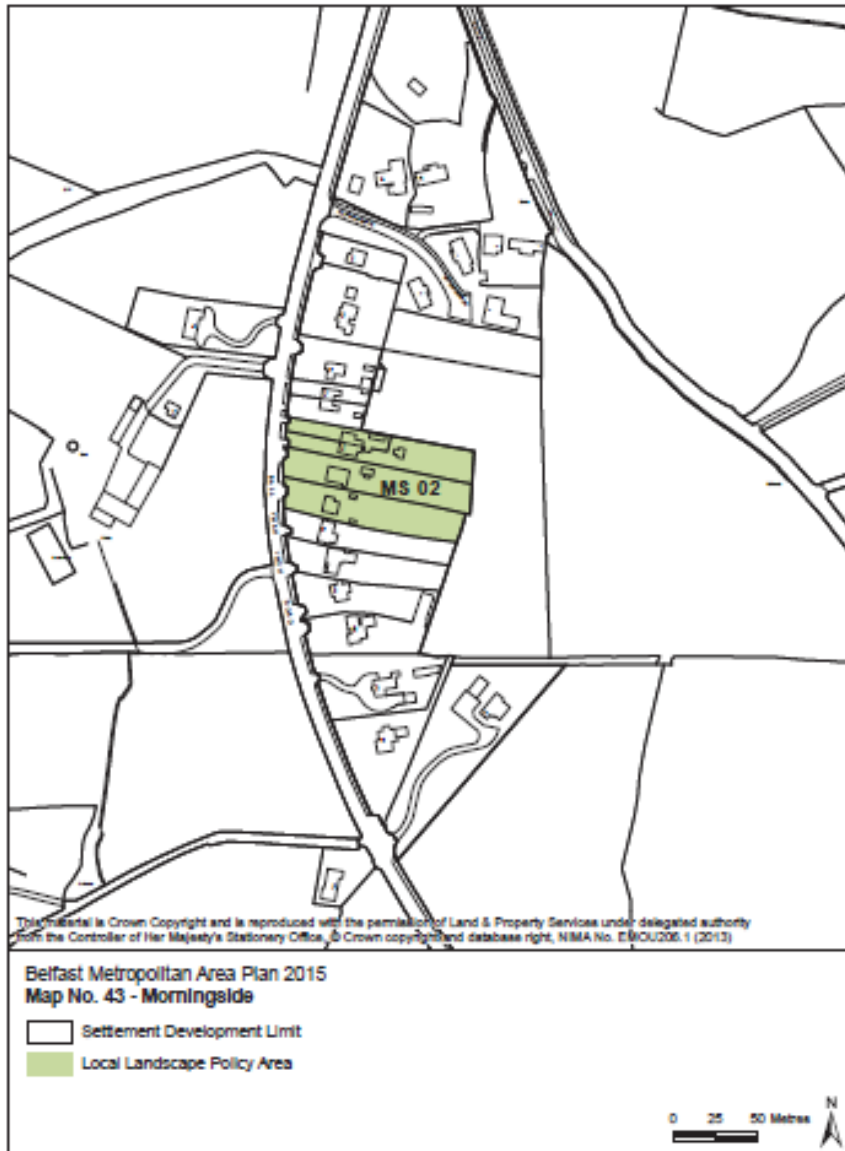


MORNINGSIDE

<p>Brief History/Justification for Settlement</p>	<p>Morningside is located approximately 2 km south east of Lisburn City Centre. It is located along the Ballynahinch Road and Limehill Road in close proximity to the M1 Motorway. It is a one-node settlement.</p> <p>The settlement development limit is designated to consolidate the existing development. The need to prevent further development along the Ballynahinch Road and Limehill Road has also been taken into account.</p>  <p style="text-align: center;"><i>View along the Ballynahinch Road</i></p>
<p>Resource Test (Low)</p>	<p>Population 55 and 24 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Lisburn (New Holland) takes flows from Morningside. NI Water's sewerage network capacity mapping tool has identified capacity issues in parts of the Lisburn wastewater network but 10% capacity is available at the individual works. (March 2019)</p>
<p>Environmental Capacity Test (Low)</p>	<p>A Local Landscape Policy Area is designated to include locally significant buildings and their surroundings – several 1930s/1940s houses situated in distinctive long plots of land.</p> <p>The settlement is defined with all dwellings. Future development will be more suited to small scale rounding off.</p> <p>There is approximately 0.45 hectares of land remaining for development in Morningside.</p>

<p>Transport Test (Medium)</p>	<p>The settlement is located in close proximity to Lisburn and the M1 Motorway. The settlement is located on Bus Routes 26 – Lisburn to Dromora, 526 – Lisburn to Dromora and 26A Lisburn to Ballynahinch. Nearest train station located approximately 2km away at Lisburn City Centre.</p>
<p>Economic Development Test (Low)</p>	<p>Low employment base in the settlement as it is completely made up from residential dwellings. Currently no manufacturing and the settlement has a low skills base. Lisburn City Centre is in close proximity to the settlement.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement is rural and nature and will not be able to accommodate large scale development without having an impact on the rural setting.</p>  <p><i>View along the Ballynahinch Road</i></p> <p>New development should be of an appropriate scale and in keeping with the size of the settlement.</p>
<p>Community Services Test (Low)</p>	<p>No community services in the settlement. Lisburn City is located approximately 2 km from Morningside.</p>
<p>Social Equity Test (Low)</p>	<p>Morningside is located in the Blaris ward and is leaning towards least-deprived area (ranked 329 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>

<p>Development Constraints Test (Medium)</p>	<p>The settlement is made up of all dwellings. Small scale development will be more suitable in order to protect the character of the area and maintain a compact form.</p>
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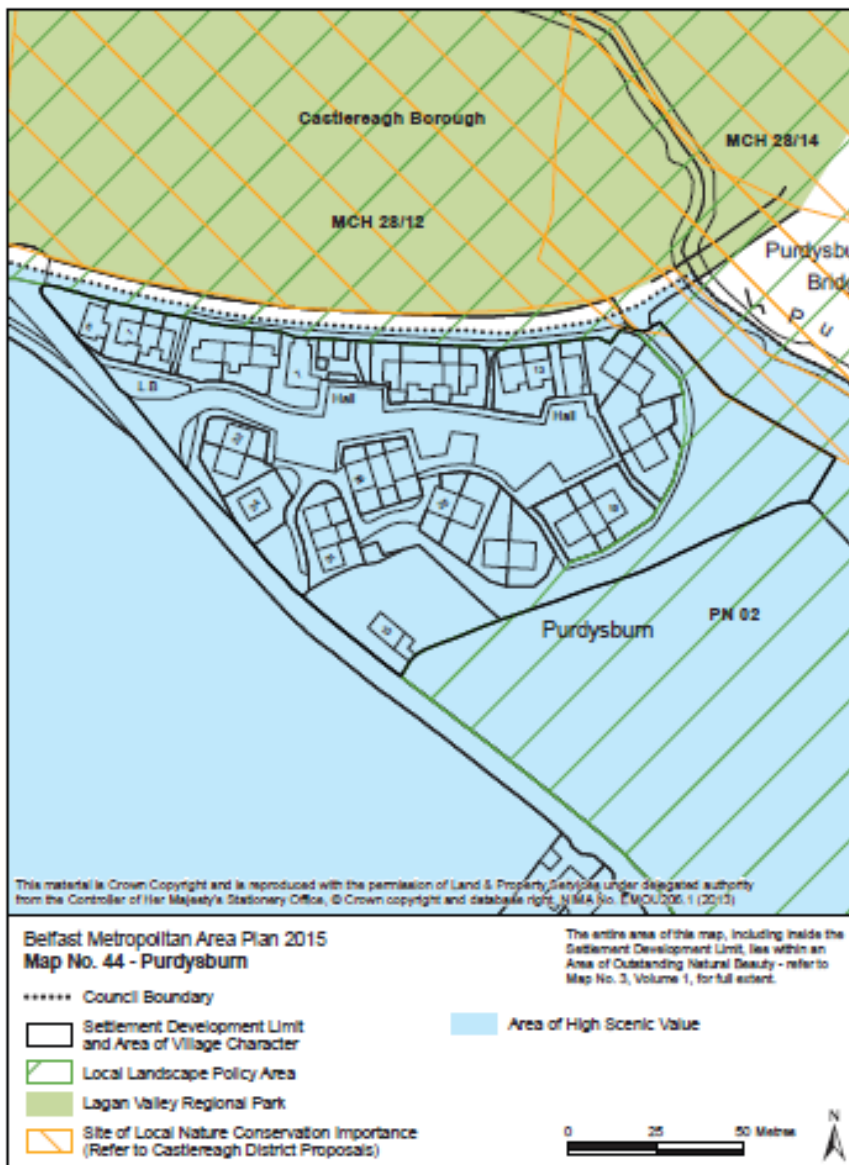
PURDYSBURN

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Purdysburn is approximately 7km south of Belfast City Centre and 9km north east of Lisburn City Centre. It stands on the south bank of the stream known as Purdys Burn which flows into the River Lagan a short distance south of Shaw’s Bridge. The settlement is located on the edge of Metropolitan Castlereagh in close proximity to the A55 Outer Ring Road, Hydebank Wood Prison and Knockbracken Health Care Park. The settlement is accessed from the Purdysburn Hill/Hospital Road Protected Route (B205) and is also situated off the Ballycoan minor Road.</p>  <p style="text-align: center;"><i>Purdysburn viewed from Ballycoan Road</i></p> <p>It is a one-node settlement with a compact form located in an Area of Outstanding Natural Beauty in close proximity to the Lagan Valley Regional Park and also in a designated Area of High Scenic Value.</p> <p>The settlement development limit is designated to retain the settlement’s compact form, and to protect the settings of listed buildings. The limit also reflects the need to protect the landscape and visual amenity of the Lagan Valley Regional Park, the Lagan Valley Area of Outstanding Natural Beauty and the Castlereagh Slopes Area of High Scenic Value.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population less than 50 & less than 20 households (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit. There are two halls and some housing within a cul-de-sac.</p>


	<p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Newtownbreda catchment includes flows from Purdysburn. Newtownbreda Drainage Area Plan (DAP) has identified significant deficiencies within the existing sewerage network. Parts of the sewerage network are operating significantly above design capacity, increasing the risk of out of sewer flooding and pollution to local environment. Currently the works have 10% capacity. (March 2019)</p>
<p>Environmental Capacity Test (High)</p>	<p>The settlement lies within an Area of Outstanding Natural Beauty and Area of High Scenic Value.</p> <p>All of the settlement is designated an Area of Village Character. There are a number of listed buildings/houses.</p> <p>A Local Landscape Policy Area adjoins the Settlement/ Development Limit to include an Area of local amenity importance which includes Purdysburn Demesne Historic Park and Garden, Hydebank Wood, Purdy's Burn River Corridor and associated vegetation, the former school house in a treed setting which has Listed Building status and also a group of farm buildings on the Ballycoan Road which are locally significant buildings and their surroundings.</p> <p>A site of Local Conservation Importance (SLNCI) adjoins the Settlement Development Limit on the basis of flora, fauna or earth science.</p> <div data-bbox="584 1218 1382 1783" data-label="Image"> </div> <p><i>Attractive tree setting at Purdysburn viewed from Ballycoan Road</i></p> <p>In terms of development opportunities this will be limited due to the need to protect the landscape of the Lagan Valley Area of Outstanding Natural Beauty, the Area of High Scenic Value and the Lagan Valley Regional Park. The settlement is defined with mostly dwellings within a</p>

	<p>cul-de-sac and future development will be more suited to small scale rounding off or redevelopment.</p> <p>There is no undeveloped land remaining in Purdysburn. However, it should be noted that new housing development is on-going construction on the old Belvoir Park Hospital Site just outside Purdysburn settlement on the Hospital Road. This may offer any housing that may be required for future need in the area.</p>
Transport Test (Low)	<p>Settlement located in close to the A55 Outer Ring Road and B205 Protected Route between Lisburn and Belfast. A limited bus service operates (Service 13D/513 Belfast to Drumbo and Service 25B Belvoir Park-Bus Stop to Lisburn Bus Centre). Nearest train station located approximately 5km at Balmoral (Belfast) 6km at Finaghy (Belfast), or 9km in Lisburn City.</p>
Economic Development Test (Medium)	<p>Low employment base in the settlement as it is all dwellings. Currently no manufacturing and the settlement has a low skills base. Hydebank Wood Prison and Government Offices (Transport NI & Rivers Agency HQ) and Knockbracken Health Care Park are in close proximity to the settlement with potential employment opportunities.</p>
Urban & Rural Character Test (High)	<p>The settlement is small with a rural character with a number of environmental designations on all sides in a treed setting and Area of High Scenic Value.</p> <p>The settlement is rural in nature and will not be able to accommodate large scale development without having an impact on the rural setting.</p> <p>New development should be of an appropriate scale and in keeping with the Area of Outstanding Natural Beauty and the rural character of this settlement.</p>
Community Services Test (Low)	<p>2 Halls in the settlement to include the Gospel Hall and a Community Hall.</p>
Social Equity Test (Low)	<p>Purdysburn is located in the Drumbo ward and is not a deprived area (ranked 380 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religion breakdown for the settlement is available.</p>

<p>Development Constraints Test (High)</p>	<p>Future development constrained by the nature of the settlement which is located in an Area of High Scenic Value within the Area Of Outstanding Natural Beauty. The settlement is mostly made up of dwellings and a number of these are Listed Buildings. Small scale development will be more suitable in order to protect the character of the area and the existing Area of Village Character. Future development opportunities of the settlement is constrained on all sides to include a designated Site of Local Nature Conservation Importance and Local Landscape Policy Area.</p>
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RYAN PARK

<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p style="text-align: center;"><i>Typical housing on approach to Ryan Park</i></p> <p>Ryan Park is located approximately 1km north-west of Crossnacreevy and 7km south-east of Belfast City Centre, and 300m south-east of the junction of Ballygowan Road/Manse Road/Upper Braniel Road.</p> <p>The settlement consists of a small housing estate off Ballygowan Road.</p> <p>In terms of housing, Ryan Park has a mix of semi-detached and terraced housing, on small plots.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 141 & 61 households (NISRA Headcount and Household Estimates for Settlements, March 2015). The only non-residential use within the development limit is a sewage works in the south-east portion of the settlement.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Kinnegar (located within Ards & North Down Council Area) includes flows from Ryan Park and there are 20% capacity remaining. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>In terms of development opportunities, Ryan Park is constrained in all directions. There is some scope for infill development on waste land between the playground and lock-up garages.</p>



Lock-up garages adjacent WwTW



Playground adjacent waste ground

There is a designated LLPA which takes up the entire southern boundary of Ryan Park (BMAP designation CSY 03 – Roselawn). Area of High Scenic Value Designation COU 05/6 borders the settlement to the north and west.

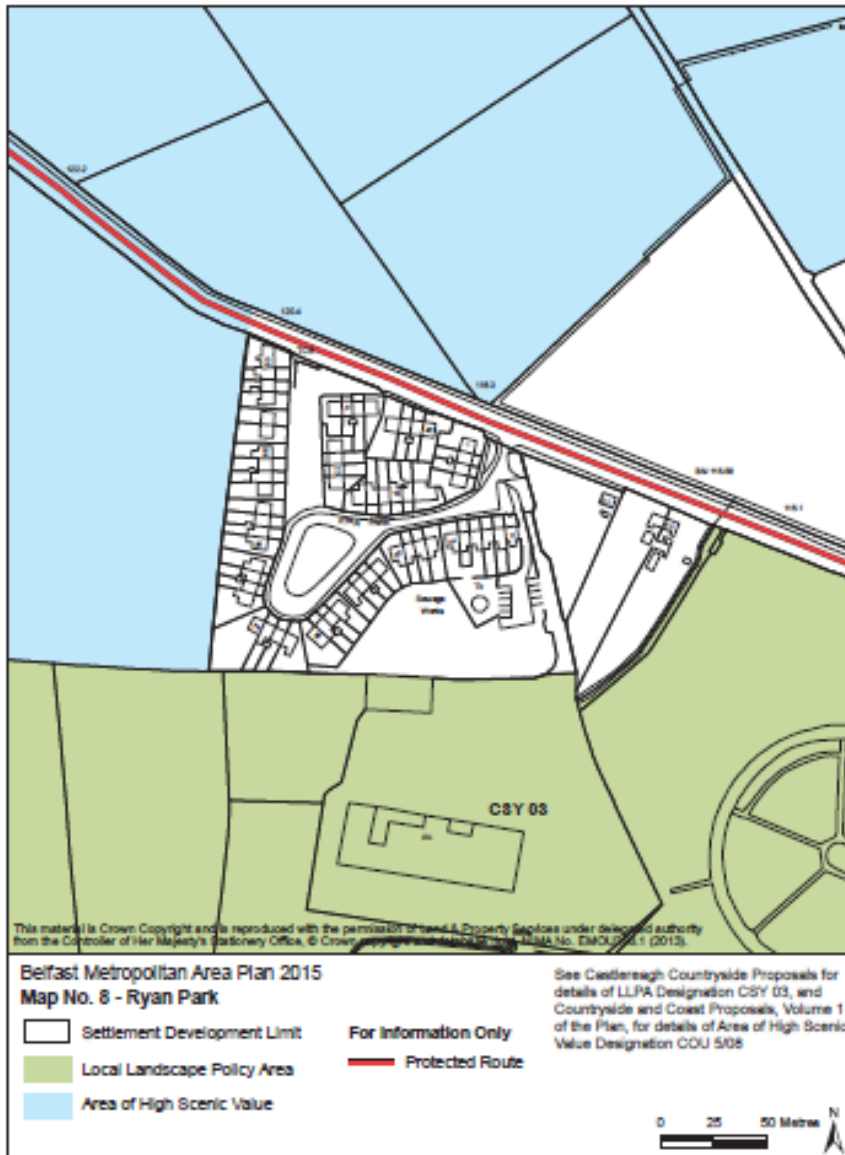
There are no listed buildings in the settlement, and no potential for any Area of Village Character. The settlement has no major focal point.

There are no notable planning applications within the last 5 years in Ryan Park.


**Transport
Test
(Medium)**

Settlement located on the bus route between Belfast and Ballygowan. Ulsterbus services 12 and 512 (Belfast – Ballygowan - Raffrey) travel through 18 times a day Mon-Fri, 13 times on a Saturday and 7 times on

	a Sunday. Nearest train station, Belfast Central, is located approximately 8.5km away.
Economic Development Test (Medium)	Due to its wholly residential nature, no employment is provided in the settlement.
Urban & Rural Character Test (High)	<p>The settlement development limit is designated around a small 1960s/70s housing development along Ballygowan Road.</p> <p>Although isolated and surrounded by fields, the settlement has an urban character and layout.</p> <p>The density of housing for the entire settlement is 62.5 dwellings per hectare. There is no land supply remaining within the current limits to accommodate future development opportunities.</p>
Community Services Test (Low)	There are no community services within the settlement of Ryan Park. The nearest community uses of note are Castlereagh Presbyterian Church and Lough View Integrated Primary School, which are 1.5km away on Church Road.
Social Equity Test (Medium)	<p>Moneyreagh ward is one of the least-deprived wards in NI (based on ranking of 415 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
Development Constraints Test (High)	Future development constrained as the settlement is surrounded on all sides by the environmental designations/Ballygowan Road.



ST. JAMES

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>St. James is a small settlement approximately 4km west of Hillsborough and 8km south west of Lisburn City Centre. It is a one-node settlement.</p> <p>The settlement development limit is designated to provide infill opportunities in line with the scale, character and role of the settlement, while preventing further development along St. James Road, Lany Road and Moira Road. The limit allows for additional development opportunities behind the existing St. James Road frontage, and incorporates the primary school south of Lany Road.</p> <div style="text-align: center;">  <p><i>View along St. James Road with St. James Park on right</i></p> </div>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 115 & 39 households (NISRA Headcount & Household Estimates for Settlements, March 2015).</p> <p>St James Presbyterian Church and former St James Primary School (used as hall), Meadow Bridge Primary School, mixture of housing developments along St James Road including public sector terrace style dwelling at St James Park and private developments at Orchard Grange, Orchard Grove and Henley Hall.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. The WwTW's have insufficient capacity and new connections will be refused. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>There are two designated Local Landscape Policy Areas adjoining the Settlement Development Limit to include St. James's Church of Ireland dating from 1840 and the Old Primary School dating from 1843. The</p>

second LLPA is located to the east of the settlement to include an area of local nature conservation interest to include beech and alder woodland.



View of Old Primary School and St. James (C of I) from St. James Road

The density of housing in the settlement ranges from 13 houses to the hectare at Orchard Grange, 17 houses to the hectare at Henley Hall and up to 40 houses to the hectare at St. James Park.

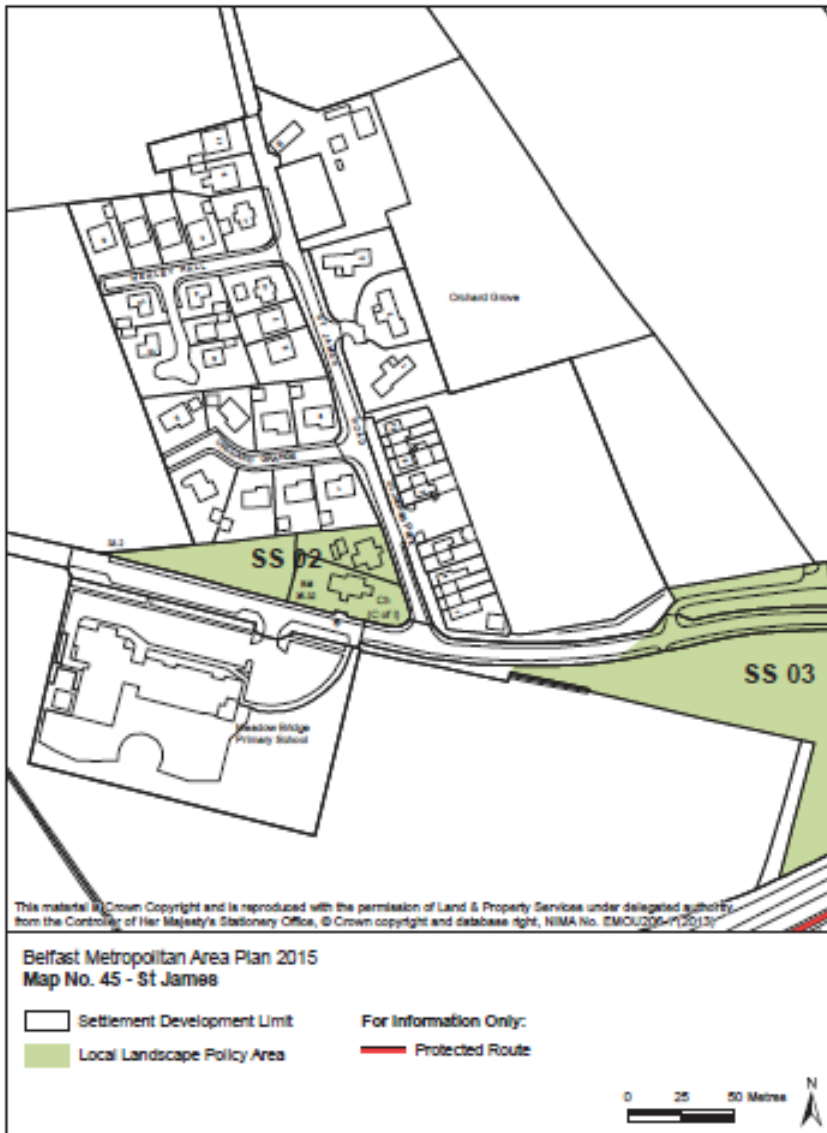
There is a possible 1.3 hectares of land remaining in St. James for housing including the large site adjacent St. James Park housing which is included within the existing settlement limit.

Planning History

LA05/2015/0579/F - Proposed affordable housing development consisting of 22 no. 5 person 3 bedroom dwellings with associated site works and access road, behind 1-12 St James Park (Permission Granted)

<p>Transport Test (Low)</p>	<p>A limited bus service operates (Service 49 Moira - Lisburn). Nearest train station located at Moira located approximately 6 km north west of St. James. The settlement is in close proximity to the M1 Motorway.</p>
<p>Economic Development Test (Low)</p>	<p>Low employment base in the settlement as it is all dwellings other than the primary school and church. Currently no manufacturing and the settlement has a low skills base.</p>
<p>Urban & Rural Character Test</p>	<p>The settlement is in a rural area with a good range of housing developments which gives a suburban feel. Its</p>

(Medium)	character could be affected by more housing developments. New development should be of an appropriate scale for the settlement.
Community Services Test (Medium)	Meadow Bridge Primary School, St. James Church and Old St. James Primary School (former school and used as hall).
Social Equity Test (Low)	<p>St. James is located in the Maze ward and is not a deprived area (ranked 424 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
Development Constraints Test (Medium)	Small scale development and infilling will be more suitable in order to protect the character of the area. There is a large field within the existing settlement limit to the east of St. James Park that may be able to accommodate future development opportunities of the settlement.



THE TEMPLE

<p style="text-align: center;">Brief History/Justification for Settlement</p>	 <p style="text-align: center;"><i>View south-east along Carryduff Road</i></p> <p>The Temple is located approximately 4.7km directly south of Carryduff. The development limit of Lisburn is around 9km away to the west.</p> <p>The settlement consists of a handful of dwellings at the eastern side of the junction of Carryduff Road and Saintfield Road.</p> <p>The Temple contains only detached dwellings, of similar building and plot sizes.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population of under 50 & under 20 households (NISRA Headcount and Household Estimates for Settlements, March 2015). The settlement itself contains a number of commercial uses. There is an L-shaped building containing a greengrocers, clothes shop, home interiors shop, motorbike shop. Further south along Carryduff Road is a petrol filling station with a used car sales yard.</p>



The Temple Shopping Centre

Just outside the settlement limit to the north are a used car sales lot, and beyond that to the north-east is a large industrial-type building, currently in use as a training centre.



Used car sales north of the settlement

NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)

Environmental Capacity Test (High)

In terms of development opportunities, this will be very limited due to the resistance to ribbon development, and also the protected route that is the A24.

There are no environmental designations in and around the settlement.

There are no listed buildings and there is no potential for any Area of Townscape Character in this settlement. The settlement has no major focal point.

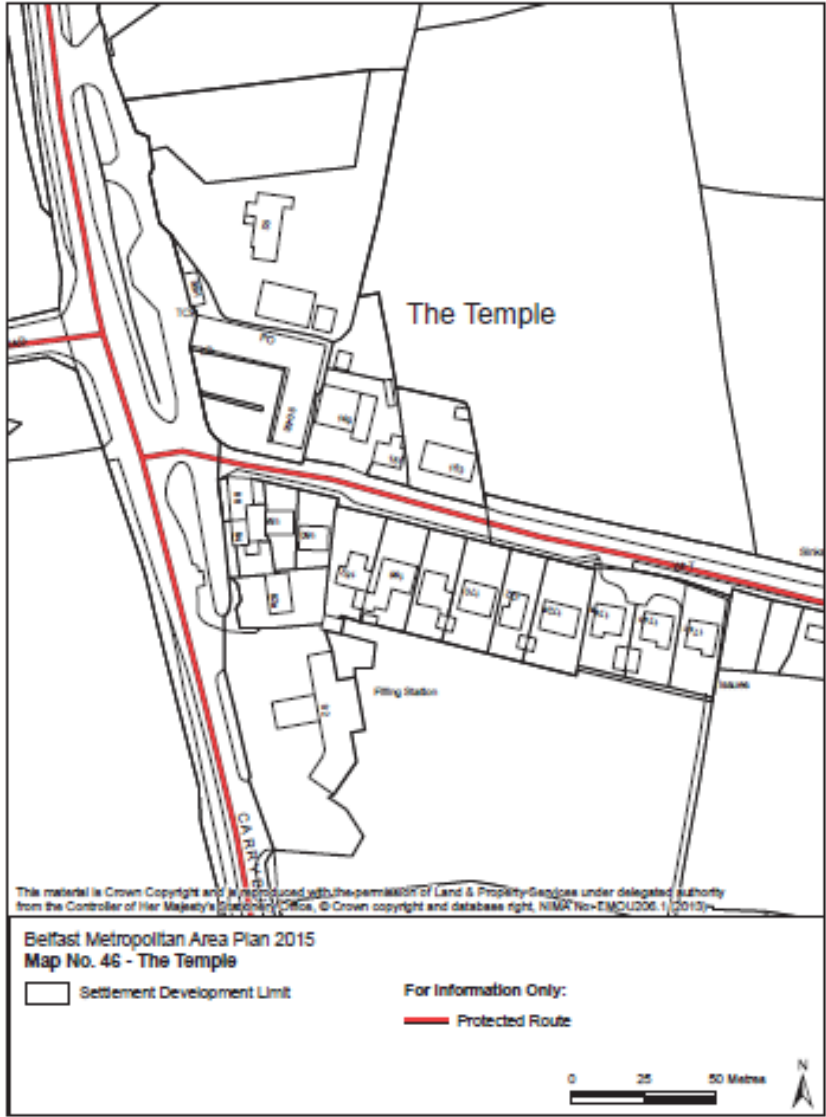
	<p>Planning History</p> <p>LA05/2017/0962/F - Extension of existing car sales compound, re-siting of 2 No existing portacabins for ancillary office and storage and erection of new valeting bay (Permission Granted)</p> <p>LA05/2018/1167/F - Erection of car wash/valet unit and diesel pump, resiting of car wash with provision of tarmac surface, concreting of gravel paths, providing 1.8m wooden fences to rear of septic tanks and around utility area, Temple Petrol Filling Station (Retrospective) (No Decision)</p>
Transport Test (Medium)	Settlement located on the road between Lisburn and Saintfield. Only one Ulsterbus service operates along Saintfield Road – (26C Newtownards – Lisburn – Sprucefield). Combined, the buses travel through twice a day Mon-Fri, and not at the weekend. Nearest train station, Lisburn, is located approximately 10.8km away.
Economic Development Test (Medium)	The Temple itself, and the uses just outside the development limit (training centre, used car lot, shops) provide some employment.
Urban & Rural Character Test (High)	<p>The settlement has a rural character and new development should be resisted so as to prevent further ribbon development along Saintfield Road and into the open countryside.</p> <p>Density of housing is typically 18.4 dwellings per hectare. The only land supply remaining within the current limits to accommodate future development opportunities is a large field between 92 and 96a Carryduff Road.</p>
Community Services Test (Low)	There are no churches, schools or community halls within the settlement of The Temple.
Social Equity Test (Medium)	<p>Ballymacbrennan ward is one of the least-deprived wards in NI (based on ranking of 393 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>

**Development
Constraints Test
(High)**


Future development constrained by Carryduff Road which defines the settlement to the west. The commercial uses further constrain the settlement, meaning that the only possible further development would be undesirable ribbon development.





Green field adjacent 153 Saintfield Road



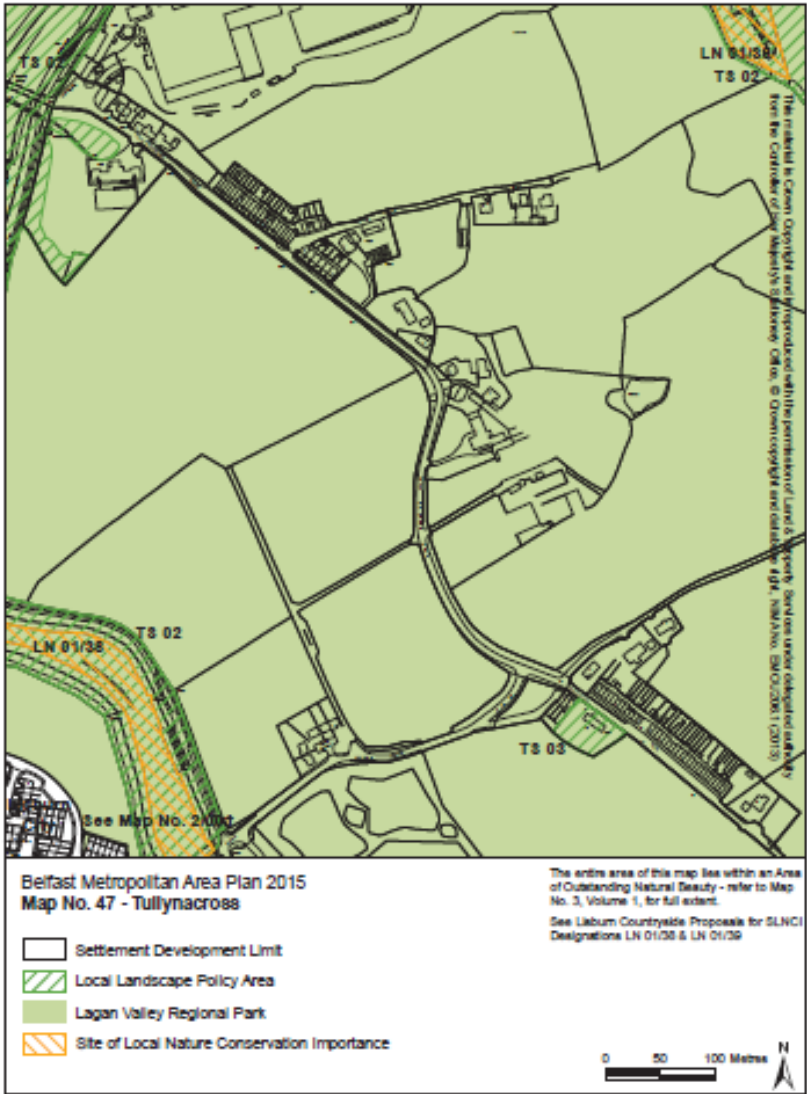
TULLYNACROSS

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Tullynacross is a small 2 node settlement located just outside the settlement limit of Lisburn City approximately 1km south of Lambeg. The settlement is within the Lagan Valley Regional Park/AONB and an area of high landscape quality.</p> <p>The settlement limit is designated around two existing clusters of development to facilitate a compact form, maintain the distinction of the two nodes and prevent further development along the Tullynacross Road. The limit is also drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park and the Lagan Valley AONB.</p>  <p style="text-align: center;"><i>View north-west along Tullynacross Road</i></p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 129, Households 74 (NISRA Headcount & Household Estimates for Settlements, March 2015). No shops, services or facilities within existing settlement limit other than Irwin's fuel depot on Green Lane and the Coca-Cola HQ Bottling plant located immediately to the north of the settlement.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. Dunmurry catchment includes Milltown, Lambeg & Tullynacross and has 20% capacity based on growth remaining. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (High)</p>	<p>Natural Heritage: This settlement benefits from being located adjacent to a Site of Local Nature Conservation (River lagan and tributaries, together with associated woodland belts) and is located within the Lagan valley Regional Park and AONB.</p> <p>Built Heritage: The settlement has formed adjacent to</p>


	<p>the Lagan Navigation Canal – a Scheduled Monument. There is 1 listed building within the settlement – Lambeg Old National School (1849) and surroundings which is now converted into a dwelling. No potential for any ATC in this settlement as there is no significant core.</p> <p>In terms of future development opportunities there is limited potential for further development.</p> <p>There is no undeveloped land remaining in Tullynacross.</p> <p>Planning History</p> <p>LA05/2015/0586/PAD - Redevelopment of existing Coca Cola site to provide approximately 190 no social and affordable dwellings with access onto Tullynacross Road at Former Coca Cola site, 1 The Green, Tullynacross Road</p>
<p>Transport Test (Low)</p>	<p>Located on the Tullynacross Road, a minor rural road. There is a regular bus service operating from the nearby Hilden bus stop (13 mins. walk), to Lisburn City Centre. A similar regular rail service is available from Lambeg rail halt (16 mins. walk)</p>
<p>Economic Development Test (Low)</p>	<p>There is no employment base in the settlement. There is currently no manufacturing, although, the Coca Cola Bottling Plant is located immediately to the north of the settlement. Tullynacross is identified as a suitable location for the provision of service facilities for visitors to Lagan Valley Regional Park.</p>
<p>Urban & Rural Character Test (Medium)</p>	<p>Tullynacross is a linear, two centred small settlement consisting mainly of 2 storeyed terraced roadside dwellings. However, the settlement is situated in the countryside and located within the Lagan Valley Regional Park, Lagan Valley AONB and an area of high scenic value.</p>


	 <p><i>Approach to northern node</i></p>  <p><i>Approach to southern node</i></p>
<p>Community Services Test (Low)</p>	<p>No evidence of any community facilities.</p>
<p>Social Equity Test (Medium)</p>	<p>Tullynacross is located within the ward of Lambeg. The most up to date multiple deprivation measures are 2017 and at that time Lambeg ward was ranked 181 in Multiple Deprivation Measure 2017 – with 1 being the most deprived and 462 Least Deprived. It is a moderately-deprived area.</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>

Development Constraints Test (High)	There is limited potential for further development within the settlement limit, however, Tullynacross is identified as a suitable location for the provision of service facilities for visitors to Lagan Valley Regional Park. Land to the west of the existing development limit could be subject to flooding.
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UPPER BROOMHEDGE

<p style="text-align: center;">Brief History/Justification for Settlement</p>	<p>Upper Broomhedge is located approximately 4km east of Moira and 8km south-west of Lisburn City Centre, and 200m south-west of the settlement of Halfpenny Gate.</p> <p>The settlement is spread in linear form along a 500m stretch of Halfpenny Gate Road.</p>  <p style="text-align: center;"><i>View along Halfpenny Gate Road with recent housing on right</i></p> <p>In terms of housing, Upper Broomhedge contains only detached houses, most of which are on large plots.</p>
<p style="text-align: center;">Resource Test (Low)</p>	<p>Population 78 & 27 households (NISRA Headcount and Household Estimates for Settlements, March 2015). Services within existing settlement limit include a Gospel Hall and Orange Hall.</p> <p>NI Water has been consulted in relation to the sewage treatment capacity within this settlement. No public sewerage network available. (March 2019)</p>
<p style="text-align: center;">Environmental Capacity Test (Medium)</p>	<p>In terms of development opportunities, there is some scope for infill development with a gap site adjacent No. 27 Halfpenny Gate Road and possible redevelopment on derelict buildings adjacent the Gospel Hall. Coalescence with Halfpenny Gate to the north-east should be resisted.</p> <p>There are 2 designated LLPAs around the settlement. BMAP designation UBE 02 contains only number 31 Halfpenny Gate Road which is a listed thatched cottage dating from the 18th century. Designation UBE 03 is an area of mixed species woodland, lying just outside the settlement limit, to the east. These trees provide a separation between Upper Broomhedge and Halfpenny</p>

	<p>Gate.</p>  <p><i>No. 31 Halfpenny Gate Road – thatched cottage with individual character</i></p> <p>There is no potential for any Area of Village Character. The settlement has no major focal point.</p> <p>There are no notable planning applications within the last 5 years in Upper Broomhedge.</p>
<p>Transport Test (Low)</p>	<p>Settlement located on the bus route between Lisburn and Maghaberry. Ulsterbus service 48/49 travels through twice a day Mon-Fri, and not at the weekend. Nearest train station, Moira, is located approximately 3.8km away.</p>
<p>Economic Development Test (Medium)</p>	<p>Due to its almost totally residential nature, no employment is provided in the settlement.</p>
<p>Urban & Rural Character Test (High)</p>	<p>The settlement development limit is designated in linear form, along Halfpenny Gate Road. Any future housing should facilitate a compact urban form in a sensitive landscape area.</p> <p>Although located equidistant to Lisburn/Moira, and in close proximity to the M1, the settlement has a rural character and further new development should be resisted so as to prevent further ribbon development along Halfpenny Gate Road to the north-east towards Halfpenny Gate.</p> <p>Density of housing ranges from a low of 7.1 dwellings per hectare at 27-27b Halfpenny Gate Road, to 20 dwellings per hectare at its highest density (houses to the east of Broomhedge Gospel Hall). There is very limited land</p>

	supply remaining within the current limits to accommodate future development opportunities other than the gap site and redevelopment potential on land adjacent the Gospel Hall.
Community Services Test (Low)	There is one church hall within the settlement of Upper Broomhedge. The only other community use of note is the Orange Hall. The nearest primary school is 1km to the east, along Halfpenny Gate Road.
Social Equity Test (Low)	<p>Lagan ward is one of the least-deprived wards in NI (based on ranking of 381 in Multiple Deprivation Measure 2017 - 1 being the most deprived and 462 the Least Deprived).</p> <p>The ability of the settlement to promote equality of opportunity to all Section 75 groups is limited because of the nature & function of the settlement. No religious breakdown for the settlement is available.</p>
Development Constraints Test (High)	<p>Coalescence with Halfpenny Gate to the north-east should be resisted and the LLPA UBE 03 should be protected. There is a small field opposite 41a Halfpenny Gate Road that could possibly be brought into the settlement limit adjacent the trees.</p> <p>Land to the north west of the settlement is too open for development opportunities. Infilling may be more appropriate and if the settlement needs to expand land to the south may be the best possible option.</p>

