



Subject:	Procurement of Specialist Support Population Housing
Date:	19 th January 2016
Reporting Officer:	Phil Williams, Director of Planning and Place
Contact Officer:	Keith Sutherland, Development Planning & Policy Manager

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	In June the report on the proposed plan development programme outlined the requirements for the development of the Local Development Plan (LDP).
1.2	In taking forward the LDP Council will need to engage consultancy support to provide independent expert advice to assist informing the appropriate level of growth to be set out in the Plan. This will inform the development of the plan Option, Strategy and Local Policies incorporates an assessment of the social and economic drivers.
2.0	Recommendations
2.1	Members are asked to consider this report and agree to the commissioning of consultancy support, up to the value of £30,000, engage consultancy support to provide independent expert advice to assist informing the appropriate level of growth to be set out in the Plan.
3.0	Main Report
3.1	The Council is preparing the new Local Development Plan (LDP) for Belfast. The plan will set out development proposals for the period to 2030. A major challenge will be establishing the appropriate level of potential population growth for the city over the life of the plan.

3.2	<p>The proposed work will provide guidance to the Council on the appropriate levels of growth that will be used to inform the LDP Strategic Options and Core Strategy consultation.</p>
3.3	<p>The LDP process requires Local Authorities to prepare Strategic Options and consult on the formal Core Strategy for the Plan. This process involves gaining feedback on different levels of growth that must be realistic and sustainable. Preliminary work has been undertaken by the Council on past levels of growth and NISRA have published population growth projections based on past trends (see Appendix 1).</p>
3.4	<p>The current scenarios based on the NISRA data suggest limited growth in the city over the proposed plan period and a falling share of the overall Northern Ireland population:</p> <ul style="list-style-type: none">• 2022 Population Estimate of 344,700 - this equates to modest population growth of 10,800 or 3.2% over the period 2012 -2022.• 2037 Population Estimate of 346,700 - this suggest the growth will fall over the longer term and equates to an increase of 12,700 or 3.9% for the period 2012-37.
3.5	<p>A critique of these proposed options together with recommended options on levels of growth to be used in the formal consultation process is required. The work must include a logical explanation of projections clearly referencing their justification for its inclusion as an option.</p>
3.6	<p>The work will also provide a detailed analysis on the merits or otherwise of the different levels of potential growth options to inform the consultation process. This work will be required in stages for the Options paper and the Core Strategy.</p>
3.7	<p>The analysis will be based on a range of factors for each of the options to ensure they are robust and can be included within the LDP taking account of the need to meet the test for soundness and the provisions set out for the plan production. This will include:</p> <ul style="list-style-type: none">• The analysis of migration rates assumed to apply during the plan period;• Clear articulation of how options respond to evidence of social and economic needs;• The deliverability in terms of market conditions including past building rates, potential future rates and the provision of necessary infrastructure;• The assessment of factors relating to land supply, constraints and sustainability;

3.8	<ul style="list-style-type: none"> • Review of strategic and cross-boundary issues: and • Any other factor considered of material weight in reaching a conclusion on the options. <p>The purpose of the work is to develop options and demonstrate that reasonable alternatives and to support the development of the LDP through the various stages. The results should provide the context for the preferred policy approach to the LDP inform the future measures as part of the monitoring requirements.</p>
3.9	<p>In order to ensure a robust basis for the plan the proposal is to appoint external consultants to advise and work alongside officers as develop the LDP. This evidence will form an important part of the plan and should provide the robust basis to meet the procedural tests of ‘soundness’ at the Core Strategy and Detailed Plan stages.</p>
4.0	Equality and Good Relations Implications
4.1	None
5.0	Resource Implications
5.1	<p>The cost of the consultancy support to provide independent expert advice to inform the appropriate level of growth to be set out in the Plan is likely to be in the region of £25,000 and will be met from existing budgets.</p>
6.0	Appendices – Documents Attached
	Appendix 1: NISRA published population growth projections

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Table 1: Projected Population change for the new 11 Local Districts in Northern Ireland (2012, 2022, 2037)

Area	Population Figures					
	2012		2022		2037	
	People	% of NI	People	% of NI	People	% of NI
Northern Ireland	1,823,600	100.0	1,918,500	100.0	2,004,500	100.0
Antrim & Newtownabbey	139,200	7.6	144,800	7.5	148,800	7.4
Armagh, Banbridge & Craigavon	202,400	11.1	222,300	11.6	249,200	12.4
Belfast	334,000	18.3	344,700	18.0	346,700	17.3
Causeway, Coast & Glens	14,400	7.8	145,000	7.6	144,100	7.2
Derry & Strabane	148,600	8.1	150,500	7.8	147,700	7.4
Fermanagh & Omagh	114,200	6.3	118,800	6.2	122,800	6.1
Lisburn & Castlereagh	136,300	7.5	148,700	7.7	163,000	8.1
Mid & East Antrim	135,800	7.4	139,500	7.3	140,100	7.0
Mid Ulster	140,400	7.7	154,500	8.1	173,400	8.7
Newry, Mourne & Down	173,700	9.5	187,800	9.8	205,000	10.2
North Down & Ards	157,600	8.6	161,900	8.4	163,800	8.2