

Causeway Coast and Glens Borough Council
Local Development Plan 2030
Preferred Options Paper



Causeway
Coast & Glens
Borough Council



Foreword by Mayor

I am delighted to publish this Preferred Options Paper as the first of three public consultation documents in the preparation of the Causeway Coast and Glens Borough Council's Local Development Plan.

The Local Development Plan (LDP), as the spatial reflection of the Council's Community Plan, provides an opportunity to develop a new planning framework specific to the Causeway Coast and Glens Council area, balancing the development needs of the Borough while protecting our built and natural environmental assets.

This Preferred Options Paper (POP) identifies what we consider to be the main strategic planning issues affecting the Borough and outlines a range of possible options to address these, including the Council's "Preferred Option".

The range of options seeks to stimulate wide-ranging yet focussed debate on how we can best deal with the related issues moving forward.

Meaningful early engagement in the LDP process is key to ensure that we hear your views so that we can take them on board as we move through our LDP preparation. This is your opportunity to have your say on how we shape the Borough.

I encourage you to respond to this public consultation paper and to participate in the planned public engagement events.



B. Chivers

Councillor Brenda Chivers
Mayor

June 2018





Consultation on the Preferred Options Paper

The Preferred Options Paper (POP) public consultation period will last for **12 weeks**, during which time you are invited to submit your comments on the POP and associated documents, via our online questionnaires on the Council's website at: www.causewaycoastandglens.gov.uk

Alternatively, you may make a response in writing:

By e-mail: Development.plan@causewaycoastandglens.gov.uk

By post: Development Plan Team
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

By Telephone: 028 7034 7100

By Text Phone: 028 7034 7056

If you require a copy of this document in an alternative format, please contact the Development Plan Team, who will consider your request.

Public Engagement Events

We are holding a series of public engagement events in the Borough. Full details are available on the Council's website or by contacting the Development Plan Team.

Register your interest

Anyone wishing to be kept informed of the LDP process can do so by completing the Register of Interest Form on the Council's website.

Closing date for receipt of comments:

The closing date for receipt of comments is 5.00pm on Friday 21st September 2018.



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Please note that all statistics cited within this document other than those sourced from the Northern Ireland Statistics and Research Agency (National Statistics) have not been assessed for compliance with the Code of Practice for Statistics (February 2018).





CHAPTER 1 INTRODUCTION

Introduction

- 1.1 Causeway Coast and Glens Borough Council ('the Council') is in the early stages of preparing a new planning framework for the Borough, known as the Local Development Plan (LDP). This Plan, when adopted, will supersede the existing Northern Area Plan 2016.
- 1.2 The main stages of the Local Development Plan (LDP) preparation are set out in Figure 1 below, along with the indicative date for each stage. The Council is currently at Stage 3: Preferred Options Paper ('the POP').

Figure 1: LDP Indicative Timetable

	Plan Stage	Indicative date
1	Robust evidence gathering	Spring-Winter 2016
2	Publish Plan Timetable & Statement of Community Involvement	Winter 2016
3	Publish Preferred Options Paper (12 week consultation period)	Spring/Summer 2018
4	Publish Draft Plan Strategy (8 week consultation period)	Autumn/Winter 2019
5	Independent Examination of Draft Plan Strategy	Spring/Summer 2020
6	Adopt Plan Strategy	Summer/Autumn 2021
7	Publish Draft Local Policies Plan (8 week consultation period)	Autumn 2022
8	Independent Examination of Draft Local Policies Plan	Spring 2023
9	Adopt Local Policies Plan	Winter 2023
10	Monitoring & Review of Plan	Ongoing

- 1.3 The POP is the earliest opportunity to seek your input through public consultation into the plan-making process. Further opportunity will also be available at stages 4 and 7 of the programme. The LDP Timetable and a Statement of Community Involvement in Planning (SCI) may be viewed on the Council's website¹ or at the local planning office².

The Preferred Options Paper

- 1.4 The purpose of the POP is to provide an overview of the Borough and identify the key issues of strategic importance that need to be addressed in the Plan. It will also examine a range of possible options to address these issues, and identify the Council's "preferred options". The POP is informed by:
- Regional Planning Policy;
 - the Council's data/evidence base;
 - the Council's Strategy (Corporate Plan) and Community Plan;
 - a series of workshops with our Elected Members; and
 - consultation with government departments and key stakeholders.
- 1.5 The POP also includes a preliminary Planning Policy Review of existing operational policies with a view to developing policies that are tailored to meet the specific needs of the Borough (see Chapter 7).

¹ www.causewaycoastandglens.gov.uk/live/planning/development-plan

² Cloonavin, 66 Portstewart Road, Coleraine BT52 1EY

Your Chance to Get Involved

- 1.6 This is a public consultation document, which seeks to involve the public at the earliest stage in the Plan preparation. The Council wishes to hear your views on what it considers to be the issues of strategic importance that will influence the development of the Borough up to 2030, including the Council's "Preferred Options" for dealing with these. This will provide an opportunity for all stakeholders with an interest in the Borough to influence where, when and how future development and the protection of recognised environmental assets should take place.
- 1.7 As part of the evidence gathering stage of the Plan, the Council has published a series of Discussion Papers covering the following topics:
- Population and Growth
 - Environment
 - Employment and Town Centres
 - Landscape Character
 - Settlement Evaluation
 - Public Utilities
 - Open Space, Sport and Outdoor Recreation
 - Coast
 - Minerals
 - Education, Health and Community Facilities
 - Transportation
 - Housing
 - Countryside Pressure Analysis
 - Tourism
- 1.8 These papers may be viewed on the Council's website or at the local planning office. They will be updated as and when required during the Plan preparation.

The Local Development Plan 2030

- 1.9 The LDP is a spatial land use plan that will guide the future development of our settlements and countryside. It will balance the competing demands for development and the protection of our built and natural environments.
- 1.10 When complete, the LDP will comprise two main development plan documents (DPDs):
- **The Plan Strategy:** this sets out the Council's vision and objectives for the development of the Borough. It will contain a range of strategic, Borough wide planning policies, specific to this Council area.
 - **The Local Policies Plan:** this includes site specific planning policies and proposals.

- 1.11 The completion of this POP stage of the Plan, including any comments received, will help inform both documents.
- 1.12 Each of the two DPDs that make up the Plan will be subject to an Independent Examination (IE), with the Plan Strategy to be adopted before the Local Policies Plan is published.
- 1.13 Once the Plan Strategy is adopted, it will replace Volume 1 of the Northern Area Plan 2016 (which is the existing Plan for the Borough), as well as regional operational policies prepared by Central Government, currently retained by the SPPS, Planning Policy Statements and the Planning Strategy for Rural Northern Ireland (PSRNI), (the 'Rural Strategy').
- 1.14 When the Local Policies Plan is adopted, it will replace Volume 2 of the Northern Area Plan 2016. The adopted Plan Strategy and the Local Policies Plan will form the new Local Development Plan for the Borough.

A Plan Led System

- 1.15 The LDP will operate in what is known as a 'plan-led system'. This means that the Plan is the primary consideration for decision making on development proposals within the Borough. Proposals will therefore be required to be in keeping with the Plan provisions unless material considerations indicate otherwise.
- 1.16 The LDP will cover the timeframe up to 31st December 2030. It will comprise:
- A framework to guide and support the economic and social needs of the Borough, in accordance with the over-arching regional planning framework and context provided by the Regional Development Strategy (RDS) 2035 and the Strategic Planning Policy Statement (SPPS);
 - An allocation of sufficient land to meet the housing and economic development needs of the Borough;
 - The identification and protection of defined environmental assets;
 - The provision for rational and consistent decisions on development proposals; and
 - The spatial dimensions of the Council's Community Plan.
- 1.17 To ensure that we fully address the particular needs of this Borough the Council's new planning policies may vary from established regional policy. The SPPS provides the Council with the scope to do this.

CHAPTER 2 ACCOMPANYING APPRAISALS AND ASSESSMENTS

- 2.1 The POP will be accompanied by the following appraisals, assessments and screenings:
- Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA);
 - Habitats Regulations Assessment (HRA) Baseline Report; and
 - Equality Screening Report.
- 2.2 The Council is also required to consider rural needs and promote social inclusion when formulating its policies and proposals. Both of these issues are addressed, at a strategic level, within the Sustainability Appraisal. A more detailed consideration will take place as we move through the Plan process.
- 2.3 All of these appraisals, assessments and screenings are an integral part of the Council's ongoing LDP preparation and, as such, will be updated at the Plan Strategy and Local Policies Plan stages. They are available to view on the Council's website or at the local planning office.

Sustainability Appraisal including Strategic Environmental Assessment

- 2.4 The Council has appointed Shared Environmental Services (SES) to carry out a Sustainability Appraisal (SA) at each stage of the Plan preparation.
- 2.5 The SA incorporates a Strategic Environmental Assessment (SEA). The purpose of SA (including the SEA) is to promote the integration of social, environmental and economic considerations, which allows for a more holistic approach to be taken in the preparation of the Plan, to ensure the sustainable development of the Borough.
- 2.6 The SA is fully integrated into the LDP preparation, so that it informs and influences the Plan as it evolves. Each of the strategic options set out in this POP have been assessed against a range of sustainability objectives and the results have been taken into consideration when deciding each of the Council's "preferred options".

Habitats Regulation Assessment

- 2.7 A Habitats Regulation Assessment (HRA) Baseline Report, prepared by SES, assesses the possible adverse effects on Ramsar Sites, the "Natura 2000" network of sites [European designated Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)], and European offshore marine sites, as a result of the implementation of policies and proposals contained within the LDP. The Council must make an appropriate assessment of the implications of the Plan on the conservation objectives for these sites.

Equality Screening

- 2.8 The Equality Screening: Interim Progress Report is an initial screening to identify if any of our strategic policy approaches are likely to have an impact on equality of opportunity and/or good relations. The Council has written to its Section 75 Consultee List in advance of the publication of the POP to seek their initial views at this early stage of the Plan process. We will consult with these groups again during the 12 week consultation period at other key stages of the Plan preparation.

Countryside Assessment

- 2.9 The Council has carried out a preliminary Countryside Assessment, which it considers appropriate at this strategic stage of the Plan preparation. Discussion papers relating to Development Pressure Analysis, Landscape Assessment, Environmental Assets, to be read with the Initial Settlement Context Appraisals, are available to view on the Council's website.
- 2.10 A more detailed Countryside Assessment will be produced for the Plan Strategy.

CHAPTER 3 SETTING THE CONTEXT

Regional Context

Draft Programme for Government

- 3.1 The Draft Programme for Government (dPFG) Northern Ireland Framework 2016-2021 is designed to help deliver improved wellbeing for the citizens of Northern Ireland. It identifies fourteen outcomes to support this, by tackling disadvantage and driving economic growth. The outcomes include:
- We live and work sustainably – protecting the environment;
 - We have created a place where people want to live and work, to visit and invest;
 - We connect people and opportunities through our infrastructure;
 - We give our children and young people the best start in life;
 - We are a shared society that respects diversity; and
 - We enjoy long, healthy, and active lives.
- 3.2 In the preparation of the Plan, the Council will consider how it can contribute to achieving these outcomes. As the final PFG has not yet been published, the Council will consider any required outcomes as part of its ongoing Plan preparation.

Sustainable Development Strategy: “Everyone’s Involved”

- 3.3 Published in 2010, this document brings forward a vision of a sustainably developed Northern Ireland. It aims to put in place social, environmental and economic measures to ensure that we can continue to:
- grow our economy;
 - improve our society; and
 - utilise our natural resources in an environmentally sustainable manner.
- 3.4 In preparing their LDPs, councils must do so with the objective of furthering sustainable development.

Regional Development Strategy 2035: ‘Building a Better Future’

- 3.5 The Regional Development Strategy (RDS), published in 2012, sets out a framework for the spatial development of Northern Ireland up to 2035. Its vision is:
- “An outward-looking, dynamic and liveable Region with a strong sense of its place in the wider world; a Region of opportunity where people enjoy living and working in a healthy environment which enhances the quality of their lives and where diversity is a source of strength rather than division.”*
- 3.6 The RDS seeks to influence the future distribution of development throughout Northern Ireland and sets out the Housing Growth Indicators (HGIs) for each Council area. The Planning Act (Northern Ireland) 2011 requires that both the LDP Plan Strategy and Local Policies Plan must take account of the RDS.

Ensuring a Sustainable Transport Future – A New Approach to Regional Transportation (2012)

- 3.7 This document, published in 2012, complements the RDS. It sets out the approach to regional transportation and guides strategic investment decisions. It contains high level aims and strategic objectives to support the growth of the economy, enhance quality of life and reduce the environmental impacts of transport.

Sustainable Water – A Long Term Water Strategy for Northern Ireland (2015-2040)

- 3.8 Published in 2016, this strategy seeks to encourage a sustainable and integrated approach to managing all of our different water needs in a manner that promotes regional development without compromising the environment or increasing flood risk. It sets out Key Strategy Principles and Aims for Economic Development and Growth; Affordability; Environmental Improvement and Compliance; Flood Risk Management; and Sustainable Service Delivery.

Strategic Planning Policy Statement (SPPS)

- 3.9 The Department for Infrastructure (DfI) published the Strategic Planning Policy Statement (SPPS) in September 2015, and its provisions apply to the whole of Northern Ireland. It provides a policy framework within which the Council can bring forward its own policies in the Plan. It consolidates the existing suite of Planning Policy Statements and the Rural Strategy. Its provisions must be taken into account in the preparation of LDPs and they are material to all decisions on individual planning applications and appeals.
- 3.10 DfI is currently undertaking a review of the existing Development in the Countryside and Renewables Policies within the SPPS.

Planning Policy Statements

- 3.11 Prior to the introduction of the SPPS, the suite of Planning Policy Statements (PPSs) set out regional planning policies on particular aspects of land use planning. The policy provisions in the majority of the PPSs (those not superseded by the SPPS) have also been taken into account in the review of existing planning policies for the Plan (see Chapter 7 and Appendix 3).

A Planning Strategy for Rural Northern Ireland

- 3.12 A Planning Strategy for Rural Northern Ireland (the ‘Rural Strategy’) was published in September 1993. It contains a number of strategic policies and a compendium of planning policies setting out the factors that should be taken into account when dealing with development proposals. Largely superseded over the years by either the PPSs or the SPPS, its remaining policies have also been included in the policy review.

Republic of Ireland - Draft National Planning Framework: “Ireland 2040” (DNPF)

- 3.13 The DNPF will bring together relevant government policies and investment on national and regional development, and will focus on economic development and investment in housing, water services, transport, communications, energy, health and education infrastructure.
- 3.14 Donegal County Council lies within the Northern & Western Regional Assembly, as identified in the DNPF, which acknowledges the role of the North-West City Region focused on the Derry City and Strabane District Council area, one of this Borough’s adjoining councils.

- 3.15 Collaborative working between the Council, Derry City & Strabane District Council and Donegal County Council has been ongoing throughout the LDP process to date and will continue into the future. This has highlighted the benefit of collaborative and joined up working and has also identified a number of common issues, including the following:
- Education (Letterkenny Institute of Technology (LYIT) & Ulster University Coleraine Campus);
 - Employment;
 - Retailing;
 - Tourism;
 - Transportation;
 - Marine/Coastal; and
 - Environmental protection.

Marine Planning

- 3.16 Unlike the land-based planning system, the marine planning system is a relatively new concept. The two are separate, yet overlapping systems, in the intertidal area. Legislation and policy has been introduced since 2009 to ensure that marine activities and resources are planned and managed in a coherent manner, including the UK Marine and Coastal Access Act (MCAA) 2009, the UK Marine Policy Statement (MPS) 2011 and the Marine Act (Northern Ireland) 2013.
- 3.17 The MPS is the framework for preparing Marine Plans and taking decisions affecting the marine environment. The Department for Agriculture, Environment and Rural Affairs (DAERA) has recently published a Northern Ireland Marine Plan for public consultation. All public authorities taking authorisation or enforcement decisions that affect or might affect the marine area are required to do so in accordance with the MPS and the Marine Plan unless relevant considerations indicate otherwise. Therefore, these requirements will be material considerations for coastal development proposals within the Borough. Given the significant International and National designations within the Borough, the Council must develop an appropriate policy approach through the LDP (as outlined in the SPPS).

Supplementary Planning Guidance

- 3.18 In addition to the aforementioned Regional Policy, there are a number of regional planning guidance documents that must also be taken into account in the preparation of the LDP. A list of these can be found at Appendix 2.

Local Context

Community Plan

- 3.19 The LDP must take account of and will be informed by the Council's Community Plan which was published in June 2017. It seeks to achieve real outcomes for all who live, work and visit the Borough and sets out a framework around which to achieve these outcomes.
- 3.20 The Community Plan identifies three overarching, long term and interlinked population outcomes for the Borough, as set out below:

Figure 2: The Council's Community Plan: Thematic Strands



- 3.21 The three strands identified in the above figure (social, economy and environment) are closely linked and related to the outcomes of each of the LDP Objectives identified at Chapter 5.

Northern Area Plan 2016

- 3.22 The Northern Area Plan 2016 (NAP), published by the former Department of the Environment (DOE) in September 2015, provides the current local planning framework for the Borough.

Other Council Masterplans and Strategies

- 3.23 The LDP must take account of a range of relevant plans, strategies, masterplans and guidance prepared either by the Council or in which the Council is the lead partner, and using the most up to date information available at relevant stages of the Plan preparation.

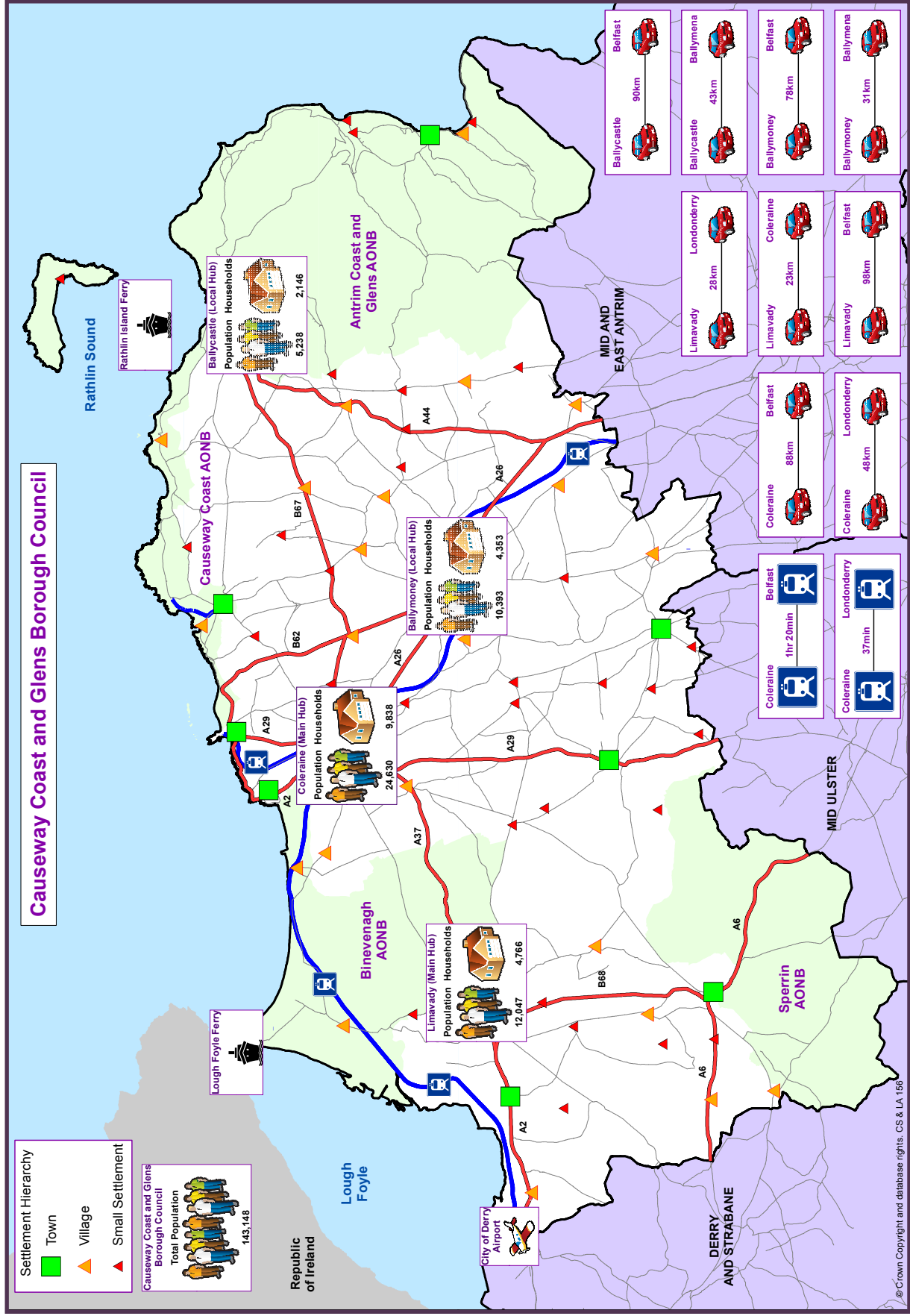
CHAPTER 4 BOROUGH PROFILE

- 4.1 The following sections provide an overview of the Borough. The statistics used in this section have been largely taken from the Council's Discussion Papers, and were used to inform the SA process. The statistics will be updated and reviewed at each stage in the LDP process where appropriate.

Population and Society

- 4.2 The Borough comprises 4 principal towns – Coleraine and Limavady (designated as Main Hubs in the RDS) and Ballymoney and Ballycastle (Local Hubs). It contains a number of smaller towns, villages and small settlements that combine to provide the urban and rural communities framework for the Borough. The Main Hub of Coleraine is located approximately 88 km to the north west of Belfast, with Derry-Londonderry approximately 48 km to the west of the town. The Borough's second Main Hub, Limavady, lies 28 km to the east of Derry-Londonderry and 23 km to the west of Coleraine, and approximately 98 km to the north west of Belfast. The Borough is also connected to both Belfast and Derry-Londonderry by the railway network, with trains from Coleraine to Belfast taking approximately 1 hour 20 minutes, and from Coleraine to Derry-Londonderry taking approximately 40 minutes. The City of Derry Airport (CODA) abuts the Borough to the west of Greysteel.
- 4.3 The main towns of Coleraine, Limavady, Ballymoney and Ballycastle act as the focal points for their wider rural hinterlands, with the greatest level of facilities and services present in Coleraine. These four towns are home to some 52,300 people (at 2015), or 37.2% of the Borough's population. However, particularly in the peripheral areas of the Borough, the towns face competition from Derry-Londonderry and Ballymena, both of which are larger and offer a wider selection of employment, retail and leisure facilities. The Borough also has highly attractive landscape.
- 4.4 The Borough abuts the administrative areas of Derry City and Strabane District Council, Mid Ulster District Council, and Mid and East Antrim Borough Council, and shares a common water boundary with Donegal County Council in the Republic of Ireland (RoI).

Figure 3: The Borough in Context



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Map 1: The Borough in Context – Settlement Hierarchy and Transport Infrastructure

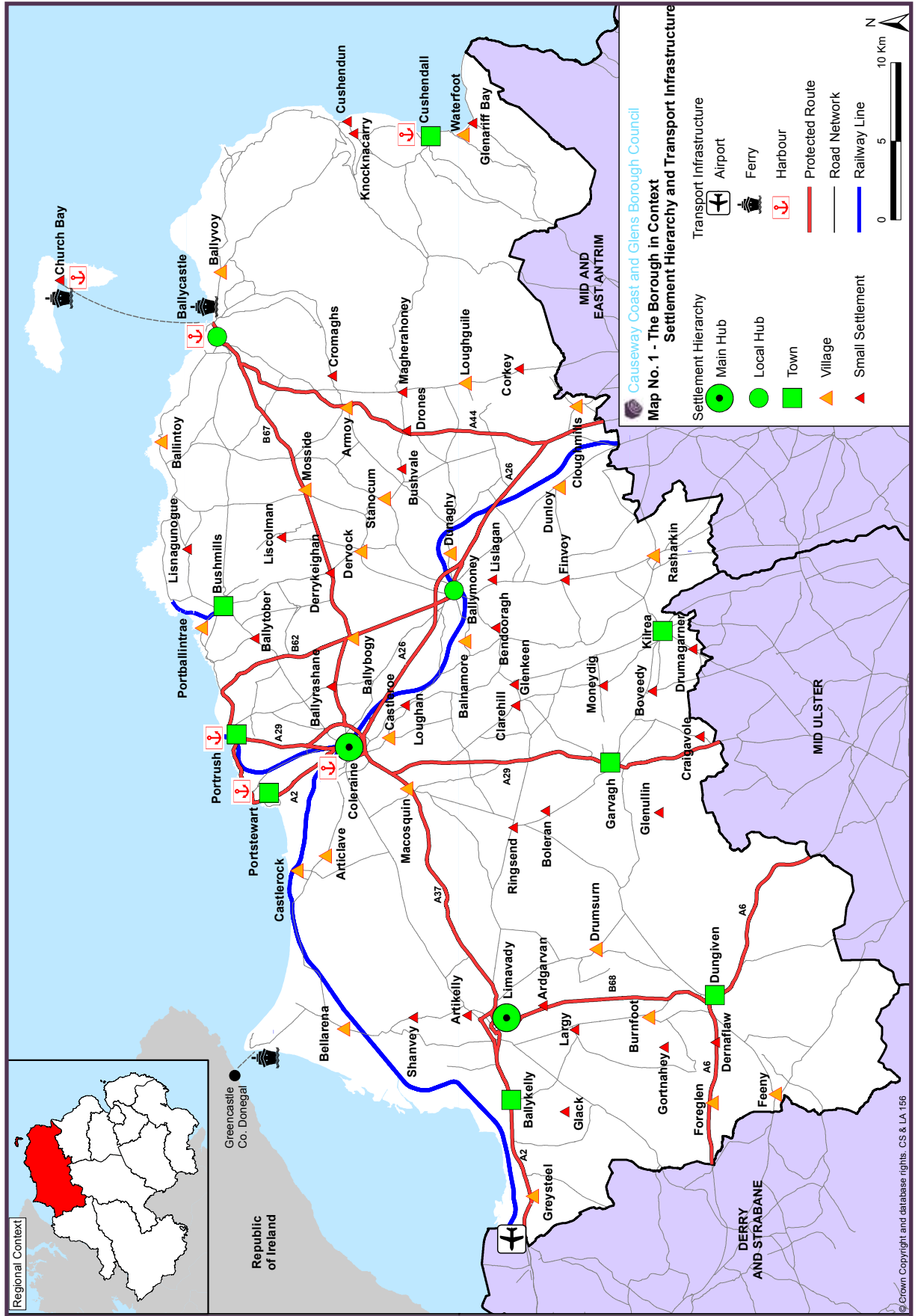


Table 1: Social Aspects of the Borough's Population

Population at 2015 mid-year estimate	143,148 (8% of NI total)
Population at 2016 mid-year estimate	143,500 (8% of NI total)
No. of households at 2015	54,970
Owner occupied	68%
Private rented	16%
Social rented	13%
Average household size at 2011	2.58
Lone Pensioner Households	11%
Lone Parent with dependent children	8%
Average House Price at 2014/15	£136,000 (NI average £140,000)
Life expectancy at 2013	Male 78.9 years (NI average 78.1 years) Female 82.9 years (NI average 82.4 years)
% of school leavers in 2014/15 achieving at least 5 A*-C or equivalent	61.3% (NI 66%)
Total economically active (16-64 years) 2015	62.3% (NI average 68.4%) ¹
Population that is income deprived	25% (NI average 25%)

Sources: NI Census 2011, <https://www.economy-ni.gov.uk/publications/local-government-district-briefing-2017>, Community Plan,

1 – Labour Force Survey 2015 (from community Planning Data Analysis)

2 - <http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=8084&lh=73&yn=1999-2016&sk=38&sn=Agriculture%20and%20Environment&yearfilter>
[Discussion Papers](#)

Economy

- 4.5 The Borough has the capacity to improve its economic performance. The local economy is strongly reliant on the service sector for a large proportion of its employment opportunities. This is reflected in the median earnings per week in the Borough (£300) compared to the NI average (£393) at 2016.
- 4.6 According to the 2011 census, 58,936 of all residents aged 16-74 years were in employment. The table below sets out the most common sectors that these jobs fall into:

Table 2: Breakdown of Employment in the Borough by Sector

Sector	% Employed based on 2011 Census
Retail	17%
Human Health and Social Work	13%
Education	10%
Construction	10%
Manufacturing	9%
Public Administration	7%
Accommodation and Food Service	6%
Agriculture, Forestry & Fishing	4%

- 4.7 The Borough has a lower percentage of economically active (16-64 years) at 2015 compared to the Northern Ireland average (62.3% compared to 68.4%). The percentage of 18-24 year olds claiming unemployment benefit is higher than the NI average (35% compared to 25%).
- 4.8 Land zoned for economic development in the Northern Area Plan 2016 lies mainly in the hubs, reflecting their role as centres for growth. However, take up of this land has generally been slow, which may reflect the nature of employment in the Borough as outlined in Table 2.
- 4.9 The opportunity for greater diversity in the local employment base has recently come forward with the establishment of Northern Ireland's first Enterprise Zone in Coleraine – the Atlantic Link Enterprise Campus. Its focus is to attract digital companies wishing to locate, relocate or expand their business. It offers the opportunity to maximise the site's proximity to Project Kelvin, which provides a direct telecommunications link to North America and improved connectivity to Europe. A data centre has recently been established on part of the site beside Ulster University, with adjacent land currently available for expansion.
- 4.10 The Ulster University campus at Coleraine caters for over 5,000 students per year. It is internationally recognised for its teaching excellence and pioneering research. The university provides courses in areas such as biomedical sciences, environmental science and geography, pharmacy and psychology, and travel and tourism. The Borough also contains third level education opportunities at the Northern Regional College at Ballymoney and Coleraine, and the North West Regional College at Limavady.
- 4.11 The relocation of DAERA to Ballykelly may also lead to further local job opportunities within the Borough.

Table 3: Economic Aspects of the Borough

Median Earnings per Week 2016	£300 (NI average £393) ¹
Population claiming unemployment benefit	5% (NI average 5%)
Population claiming long term unemployment benefit	29% (NI average 34%)
18-24 year olds claiming unemployment benefit	35% (NI average 25%)
Number of farms at 2016, of which	2,512 (NI total 24,528) (10.2%)
Number of very small farms	1,697 (NI total 18,651) (9.1%)
Number of small farms	390 (NI total 2,938) (13.2%)
Number of medium farms	178 (NI total 1,238) (14.3%)
Number of large farms	247 (NI total 1,701) (14.5%)
Number of people providing labour to farms at 1 st June 2016	5,141 (10.7% of NI total of 47,712) ²
Visitors to the attractions in the area at 2014	1.8 million
% of all tourism visits to NI 2015	20% (2 nd to Belfast at 29%) ¹
Tourism expenditure per trip 2015	£150 (NI average £164, Belfast £204) ¹
Jobs in tourism at 2013	4,751 – 12%

Environment

- 4.12 The Borough is located on the north coast of Northern Ireland and extends to an area of approximately 2,000 sq km, around 14% of the total area. The 2015 Mid-year Population Estimates records the Borough's population as 143,148, around 8% of Northern Ireland's total. Northern Ireland's only inhabited island, Rathlin Island, lies within the Borough, off the coast of Ballycastle. The Giant's Causeway and Causeway Coast – Northern Ireland's only World Heritage Site – is also located in the Borough. The Environmental Designations Map, Map 2, highlights the extent of the Borough that is covered by a wide variety of environmental designations.
- 4.13 The Borough contains an extensive coastline of approximately 240 km, which is a critical element of the area's biodiversity, attractiveness and economy. Large parts of the coast are designated as internationally and nationally important sites of nature conservation. The landscape quality of the Borough is recognised with 4 of Northern Ireland's 8 AONBs either fully or partly located in it. The Borough also contains 22 of the 40 Priority Habitats for Conservation Action in the Northern Ireland Biodiversity Strategy 2002.
- 4.14 The area has a rich historic built environment, with over 900 Listed Buildings, 5 Conservation Areas, and 6 Areas of Townscape and/or Village Character. Dunluce Castle Area of Significant Archaeological Interest and over 280 Scheduled Monuments lie within the Borough. There are also 31 Historic Parks, Gardens and Demesnes throughout, which reflect the planned and managed landscape enhancement carried out since the 17th Century.

Infrastructure

- 4.15 The Borough enjoys good road and rail connections to other parts of Northern Ireland, as illustrated on Map 1. The A6 Key Transport Corridor between Belfast and Derry-Londonderry passes through the Borough in the vicinity of Dungiven, as does the main railway line linking the two cities. The Borough also contains a working commercial harbour at Coleraine, as well as a number of smaller harbours at Portrush, Ballycastle and Cushendall. A transportation link to the Republic of Ireland also exists via the Magilligan to Greencastle Ferry, which runs on a seasonal basis.
- 4.16 The Borough has, more recently, benefited from the A26 dualling from Glarryford to the A44 Drones Road junction, a provision of 8km of new dual carriageway that has assisted in reducing journey times between Belfast and Coleraine, and regional infrastructure such as the airports and ports.
- 4.17 There are two major road schemes proposed in the Borough:
- A6 Dualling of the Dungiven to Derry-Londonderry route, a total of 30km with the Dungiven bypass section covering approximately 4.5 km. Vesting for the planned 25.5 km of dualling between Dungiven and Drumahoe came into effect in September 2017 with the intention for construction works to commence in Spring 2018 and take up to 4 years to complete (at December 2017).
 - Ballykelly Bypass, which is included in the Investment Delivery Plan for Roads. This scheme relates to a 4km dual carriageway bypass. The Department for Infrastructure (DfI) indicates construction is not expected to commence until near the end of the Investment Strategy period (2017/2018) (at August 2015).
- 4.18 Digital connectivity infrastructure has been established with Northern Ireland's first direct link to North America and Europe at Coleraine (Project Kelvin).

LDP VISION, OVERARCHING PRINCIPLES AND STRATEGIC OBJECTIVES



Cushendun
(photo: J Roberts)

LDP Vision

5.1 The Council's LDP vision is based on our evidence gathering, workshops with our Elected Members and takes account of the Council's Strategy (Corporate Plan) and Community Plan. The LDP vision is that the Causeway Coast and Glens area is:

“A vibrant and innovative economy, sustainably delivering health and well-being and high quality built and natural environments, for all citizens and visitors to the Borough.”

5.2 As the LDP is a spatial reflection of the Council's Community Plan, it will deliver its Vision through a range of Strategic Objectives identified below, under the same three thematic strands. The associated Community Plan Outcome is also listed to ensure that the two plans are aligned from the outset.

LDP Overarching Principles

5.3 The SPPS states that:

“when plan-making and decision-taking, planning authorities must balance and integrate a variety of complex social, economic, environmental and other matters that are in the long term public interest. This is fundamental to the achievement of sustainable development”.

5.4 To assist with this approach, the SPPS states the following core principles are to be adopted:

- Improving Health and Well-Being;
- Creating and Enhancing Shared Space;
- Supporting Sustainable Economic Growth;
- Supporting Good Design and Positive Place Making; and
- Preserving and Improving the Built and Natural Environment.

5.5 A number of LDP Overarching Principles were established throughout the POP preparation. These were very similar to, however, not as comprehensive as the five Core Principles set out in the SPPS. The Council has therefore adopted the SPPS Core Principles as its Overarching Principles and these will apply to all development proposals within the Borough.

Q1: Do you agree with the Council's proposed LDP Vision and Overarching Principles? If not, please provide reasons.

LDP Strategic Objective 1: SOCIAL

5.6 The LDP Social Objectives link into the Social theme of the Council's Community Plan, as follows:

Community Plan: Strategic Theme
"A Healthy Safe Community"
Community Plan: Population Level Outcome
"A healthy, connected and safe community that nurtures resilience, promotes respect and supports everyone to live well together."
Local Development Plan: Social Objectives
(a) To promote the continued growth of Coleraine and Limavady as Main Hubs and Ballymoney and Ballycastle as Local Hubs, consistent with their roles as defined in the RDS.
(b) To consolidate and sustain the small towns and villages as important local service centres, meeting the daily needs of their rural hinterland, in accordance with the RDS.
(c) To facilitate the provision of approximately 9,270 new homes by 2030, in a range of types and tenures.
(d) To help provide for a vibrant rural community through sustainable growth on Rathlin Island, Northern Ireland's only inhabited offshore island.
(e) To provide appropriate opportunities for sustainable housing in the countryside.
(f) To facilitate the sustainable provision of necessary community facilities.
(g) To provide for environments that are accessible to all and enhance the opportunities to provide shared spaces.
(h) To provide for improved infrastructure to access employment, commercial, health, education and community services.
(i) To protect existing open space and seek new sustainable open space and recreational uses within new development.
(j) To promote high quality design and layout.

Q2: Do you agree with the Council's proposed LDP Strategic Social Objectives? If not, please provide reasons.

LDP Strategic Objective 2: ENVIRONMENTAL

5.7 The LDP Environmental Objectives link into the Environment theme of the Council's Community Plan, as follows:

Community Plan: Strategic Theme
"A Sustainable Accessible Environment"
Community Plan: Population Level Outcome
"A diverse, sustainable and accessible environment with an infrastructure that is fit for purpose and that enables connections."
Local Development Plan: Environmental Objectives
(a) To promote sustainable development throughout the Borough.
(b) To protect the coastline, river corridors, mountains and other natural and man-made environments in terms of their character, quality and biodiversity.
(c) To protect areas of high scenic value (landscapes and seascapes) from inappropriate development.
(d) To protect our built heritage from inappropriate development.
(e) To prevent inappropriate development in areas known to be at risk of flooding or likely to increase flood risk elsewhere.
(f) To promote the improvement of existing and provision of new infrastructure in appropriate locations.
(g) To promote development that enhances the character and identity of existing settlements.
(h) To provide for more sustainable forms of travel, particularly walking and cycling.

Q3: Do you agree with the Council's proposed LDP Strategic Environmental Objectives? If not, please provide reasons.

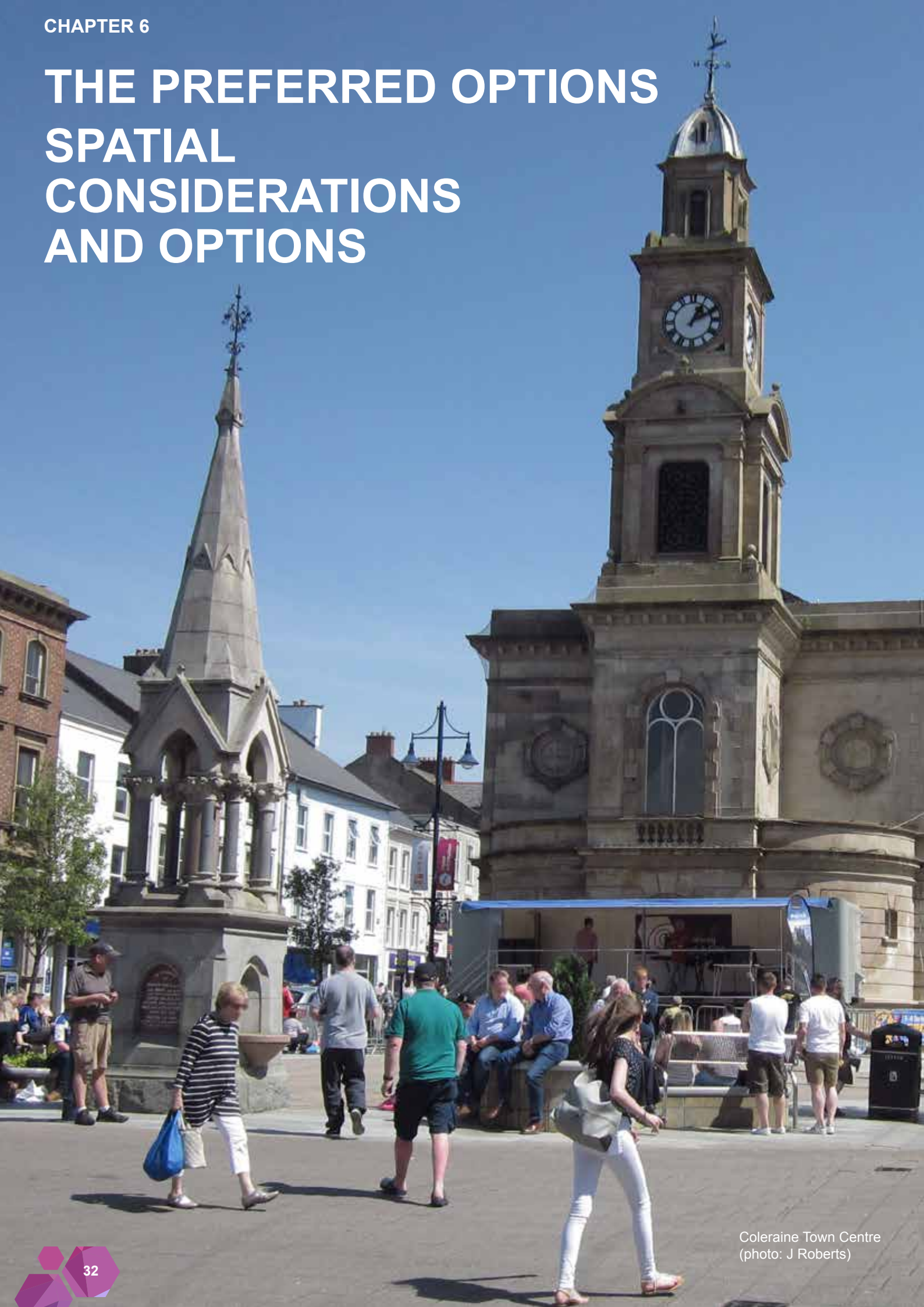
LDP Strategic Objective 3: ECONOMIC

5.8 The LDP Economic Objectives link into the Economic theme of the Council's Community Plan, as follows:

Community Plan: Strategic Theme
"A Thriving Economy"
Community Plan: Population Level Outcome
"A thriving economy built on a culture of growth, entrepreneurship, innovation and learning."
Local Development Plan: Economic Objectives
(a) To facilitate the creation of an adequate number of new jobs by 2030 at a range of sustainable locations.
(b) To promote town centres first as places to work, shop and visit, including the promotion of a night-time economy.
(c) To promote the sustainable regeneration of existing town centres.
(d) To protect employment land from inappropriate uses.
(e) To provide for an adequate supply of land to facilitate sustainable economic growth in appropriate locations.
(f) To facilitate new education provision in appropriate locations.
(g) To promote the integration of public transport, cycle and footpath networks.
(h) To promote sustainable tourism throughout the Borough.
(i) To promote a sustainable approach to the provision of tourism infrastructure.
(j) To manage mineral resources in a sustainable manner.
(k) To facilitate the upgrade/improvement of broadband services throughout the Borough.

Q4: Do you agree with the Council's proposed LDP Strategic Economic Objectives? If not, please provide reasons.

THE PREFERRED OPTIONS SPATIAL CONSIDERATIONS AND OPTIONS



Coleraine Town Centre
(photo: J Roberts)

Spatial Growth Strategy

6.1 The LDP is required to contain a Spatial Strategy which sets out the proposed Spatial Growth of the area over the Plan period. This is largely dictated by the RDS Spatial Framework which identifies the Borough's four main towns as Hubs:

Main Hubs: Coleraine and Limavady

Local Hubs: Ballycastle and Ballymoney

6.2 The RDS advises that these four hubs have the potential to cluster, as they are reasonably well connected. It also seeks to identify and consolidate the roles and functions of settlements within the cluster and promote economic development opportunities at our hubs, and grow their populations. Below the level of the hubs, the RDS seeks to sustain our rural communities living in smaller settlements and the pen countryside, and improve accessibility for rural communities.

6.3 The Plan's Spatial Growth Strategy sets out the Council's intentions for the location and management of development to meet the needs of society, the economy and the environment in a sustainable manner. The Plan policies and proposals will be set within this spatial framework.

6.4 The following options were put forward:

SPATIAL GROWTH STRATEGY	
Key Issue: SG1: Spatial Growth Options for the Borough	
<p>Option 1: Focus our housing and economic growth in the hubs.</p>	<p>This option would focus the majority of our housing and economic growth into the four hubs. Whilst it may meet the requirements set out in the RDS it may result in other settlements within the Borough being disadvantaged due to a lack of growth, particularly in the rural areas.</p>
<p>Option 2: Focus our housing and economic growth proportionally, based on the existing population distribution throughout the Borough.</p>	<p>This option would focus our housing and economic growth proportionately based on the current population distribution through-out the Borough. This option would be contrary to the RDS. It would not create a critical mass, therefore, would result in greater pressure on public services, facilities and infrastructure and may not represent the most efficient use of resources.</p>

Option 3: Focus our housing and economic growth in the hubs and sustain our rural communities.

This option would reflect the RDS. It would focus development in the four hubs and also allow for growth in the towns and villages to help sustain their facilities and services. Small settlements would accommodate very limited development.

Our preferred option is Option 3.

Justification:

Reflecting the RDS, the Spatial Growth Strategy for the Borough, as outlined in Option 3, will focus our population and economic growth on the four identified hubs. This will help promote sustainable development, by ensuring there is a critical mass to support the efficient use of our public services, facilities and infrastructure. It will also strengthen the role of the hubs and their town centres.

Development would be provided for in the Borough's towns and villages, to a lesser extent, in recognition of their role in sustaining our local communities. Very limited development is envisaged for our small settlements.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q5: Do you agree with the Council's preferred option? If not, please provide planning reasons.

Q6: What level of increased housing and economic growth (%) should be promoted at the hubs? Please provide planning related reasons.

Settlement Hierarchy

- 6.5 The RDS identifies the hubs within the Borough. However, below this level the LDP must identify the position of the Borough's remaining settlements, based on factors such as their population size, their function and range of services and facilities and their location.
- 6.6 The settlement hierarchy must be appropriate for the Council area as it will determine the spatial growth throughout the Borough, outside the four hubs. Beyond the small settlements, the countryside may accommodate some development, although the extensive nature of environmental designations in this area may be a limiting factor.
- 6.7 The RDS sets out, in Diagram 2.2, its "Hierarchy of Settlements and Related Infrastructure Wheel". This is reproduced as Figure 4. This wheel provides information on the type and range of facilities and services that may be expected to exist in settlements in each level of the hierarchy.

6.8 The existing Northern Area Plan (NAP) Settlement Hierarchy, shown in Table 4, was determined to be in line with the RDS when considered at the Independent Examination to the Draft Plan.

Table 4: The Northern Area Plan’s Settlement Hierarchy

Existing Settlement Hierarchy				
Hubs	Coleraine	Limavady	Ballycastle	Ballymoney
Towns	Ballykelly	Bushmills	Cushendall	Dungiven
	Garvagh	Kilrea	Portrush	Portstewart
Villages	Armoy	Articlave	Ballybogy	Ballintoy
	Ballyvoy	Balnamore	Bellarena	Burnfoot
	Castlerock	Castleroe	Cloughmills	Dervock
	Drumsumn	Dunaghy	Dunloy	Feeny
	Foreglen	Greysteel	Loughguile	Macosquin
	Mosside	Portballintrae	Rasharkin	Stranocum
	Waterfoot			
Small Settlements	Ardgarvan	Artikelly	Ballyrashane	Ballytober
	Bendooragh	Boleran	Boveedy	Bushvale
	Church Bay	Clarehill	Corkey	Craigavole
	Cromaghs	Cushendun	Dernaflaw	Derrykeighan
	Drones	Drumagarner	Finvoy	Glack
	Glenariff (Bay)	Glenkeen	Glenullin	Gortnahey
	Knocknacarry	Largy	Liscolman	Lislagan
	Lisnagunogue	Loughan	Magherahoney	Moneydig
	Ringsend	Shanvey		

6.9 Based on the Borough’s population of 143,148 (at 2015), Table 5 illustrates the distribution of its population based on the existing NAP Settlement Hierarchy shown in Table 4:

Table 5: Distribution of the Borough’s Population by Settlement Type and the Countryside

Settlement Type	Population	% of Borough’s Population
Hubs	53,308	37.2%
Towns	25,381	17.7%
Villages	15,838	11.1%
Small settlements	4,429	3.1%
Countryside	44,192	30.9%

6.10 The characteristics of each settlement type within the existing hierarchy is described in Table 6:

Table 6: Characteristics of Each Settlement Type as Set Out in NAP.

Settlement Type	Characteristics of Settlement Type
Hubs	The four hubs identified by the RDS are the largest settlements in the Borough and have the widest range of services and facilities. These hubs are the focus for population and economic growth, in line with the RDS.
Towns	The eight towns identified in the existing hierarchy are distributed throughout the Borough. Some perform a strong function supporting their rural hinterland, while others perform a more dormitory role for a nearby hub, or have a strong tourist related role. Towns will provide the opportunity for some future housing and economic development growth, but to a lesser scale than that promoted at the hubs.
Villages	Twenty five villages are presently identified in the NAP Settlement Hierarchy. Villages are identified as they tend to have a reasonable range of the services and facilities identified in the RDS Wheel. Further residential development will be facilitated in the villages, normally in the form of small housing developments or groups of houses.
Small Settlements	The small settlements have very limited facilities and services, and can vary in size. Further housing development opportunity is limited to infill opportunities.

6.11 The NAP’s Settlement Hierarchy provides a helpful starting point for the LDP process. However, a detailed review would determine if it is still relevant and whether the position of settlements within the hierarchy remains appropriate. As part of the review, the Council would undertake a more detailed settlement evaluation, using the RDS Wheel, for all existing and any proposed new settlements arising from the POP consultation process. This would include a description of the characteristics of each settlement in order to identify strengths, opportunities, constraints and existing development potential.

6.12 Other spatial elements of the existing Plan to be examined are town and local centres, economic development zonings and development in the countryside. Acknowledgement of the presence and potential influence of neighbouring councils is also a relevant consideration in preparing the LDP.

6.13 Map 1 illustrates the existing distribution of settlements by hierarchy type throughout the Borough as contained in the NAP.

SETTLEMENT HIERARCHY

Key Issue: SG2: The Settlement Hierarchy

Option 1: Retain the existing Settlement Hierarchy as set out in the Northern Area Plan 2016.

This option would carry forward the adopted Plan's hierarchy, the majority of which was determined in 2005 when the Draft NAP was published. Therefore, if retained, it would not allow for changes in settlements since that time to be considered.

Option 2: Review the existing Settlement Hierarchy.

This option would allow the hierarchy to be re-examined to determine if it is still appropriate and allow changes in circumstances to be included in the assessment. It would also allow additional small settlements to be considered, and the position of existing settlements within the hierarchy to be reassessed.

Our preferred option is Option 2.

Justification:

This option allows consideration of the existing NAP 2016 Settlement Hierarchy, particularly in the context of available up to date information, including physical infrastructure and available services and facilities.

This detailed review may result in new settlements being added to or existing settlements being removed from the list. It may also result in the re-classification of existing settlements within the existing hierarchy.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

- Q7:** Do you agree with the Council's preferred option? If not, please provide planning related reasons.
- Q8:** Should more restrictive planning policies apply in the countryside generally (not just in designated areas) to encourage more development in settlements? Please provide planning related reasons.
- Q9:** If a more restrictive housing policy is considered for the countryside generally (not only in designated areas), should we identify additional small settlements to accommodate limited development for those wishing to live in these areas? Please provide planning related reasons.

Sustainable Growth

- 6.14 The RDS promotes growth in the hubs as this is where the majority of services and facilities are located, and represents the ability to accommodate new development in as sustainable manner as possible. The hubs provide a focal point for their rural hinterland and, generally, public transport from the outlying areas is focused on the hubs as their destination. Below the level of hubs, the aim of the RDS is to sustain the overall strength of the rural community living in small towns, villages and small settlements and the open countryside. Other Government strategies also promote the need to manage our resources in a sustainable manner. The Sustainable Development Strategy requires councils to prepare their LDPs with the objective of furthering sustainable development, and the Ensuring a Sustainable Transport Future includes the need to support the growth of the economy, enhance quality of life and reduce the environmental impacts of transport.

- 6.15 The ability of existing physical infrastructure to accommodate further development is a key consideration in the LDP preparation. This includes water provision, energy supply and transportation infrastructure.
- 6.16 NI Water has provided information in relation to the capacity of existing waste water treatment works (WWTWs) to accommodate new development. They have highlighted that, in terms of the capacity of existing WWTWs, the existing small settlements of Ballyrashane, Drumagarner and Shanvey have no public sewerage network available. NI Water has a six year business plan, known as a 'Price Control'. The current Price Control, PC15, spans the period 2015/16 to 2020/21. Business planning activities for the next Price Control, PC21 (2021/22 to 2026/27), will commence in 2018/19.
- 6.17 NI Water has also advised that the following treatment works are either, "at or reaching capacity", or have "insufficient capacity" for LDP purposes:

Table 7: Water Treatment Works Capacity Information

Works "at or reaching capacity"		Works that have "insufficient capacity"
Ballyhome	Drones	Armoy
Bellany	Dunloy	Ballyvoy
Boveedy	Dunserverick (Retention Tank) *	Dervock
Brockaghboy	Killyrammer	Moss-side
Carnduff (Retention Tank) *	Kilrea	Stranocum
Clarehill	Lisnagunogue	Aghanloo
Craigavole	Longs Glebe	Ardgarvan
Culcrow	Loughguile	Dernaflaw
Deffrick	Macfin	
Dempsey Park	Magherahoney	
Derrykeighan	Mayboy	

- 6.18 Further growth is constrained in Foreglen and Greysteel in terms of the capacity of their WWTWs. Settlements identified with * have an upgrade of works programmed by 2020. The Council will continue to work closely with NI Water in its LDP preparation as the capacity of WWTWs may have an influence on the distribution of proposed development in our towns and villages.
- 6.19 The capacity of energy provision in the Borough, particularly in the hubs, in the context of furthering economic growth is also of concern. However, the Council is working on several initiatives to improve this, including private wire arrangements, lobbying the Government for improved infrastructure, and researching potential local solutions.
- 6.20 The Spatial Growth Strategy will also consider the levels and distribution of existing commitments, in terms of unimplemented and uncompleted planning permissions, particularly with regard to the need to zone new lands for future development.
- 6.21 Given that legislation and regional policy specifies that the Council must prepare its LDP with the 'objective of furthering sustainable development', only one option has been put forward to address this.

SUSTAINABLE GROWTH

Key Issue: SG3: Location of Zoned Development Land

Option 1: Only zone land for development where adequate infrastructure exists or is planned.

This issue has only one option identified as adequate infrastructure is required to facilitate sustainable new development on zoned sites, and to ensure that the land is both available and deliverable so that it can reasonably be expected to come forward within the timeframe of the Plan.

Our preferred option is Option 1.

Justification:

The ability of existing physical infrastructure to accommodate further development is a key consideration in the LDP preparation. This includes water provision, energy supply and transportation infrastructure.

The zoning of development land that benefits from adequate (existing or planned) infrastructure would reflect both the RDS and SPPS, as well as the requirement to prepare the Plan with the objective of furthering sustainable development.

The preferred option was the only option considered in the Sustainability Appraisal.

Q10: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Good Design and Place-Making

- 6.22 The RDS recognises the importance of good design and positive place making as a force for strengthening social cohesion, facilitating mitigation and adaptation to climate change and delivering a sustainable pattern of development.
- 6.23 The SPPS states that design involves shaping how all elements of the built and natural environment relate to each other through the construction of new buildings, restoration and redevelopment of historic buildings, creation of public spaces and environmental improvements. Good design identifies and makes positive use of the assets of a site and the characteristics of its surroundings to determine the most appropriate form of development.
- 6.24 The SPPS reaffirms that design is an important material consideration in the assessment of all development proposals and that good design should be the aim of all those involved in the planning process.
- 6.25 Each of the settlements in the Borough is unique and reflects the many forces that have influenced their present form. Therefore, it is important to secure good design which reflects the character and context of a settlement or area, enforces what is locally distinct, and makes a positive contribution for future generations to enjoy.

Place-Making

- 6.26 The SPPS defines place-making as a people-centred approach to the planning, design and stewardship of new developments and public spaces that seeks to enhance the unique qualities of a place, how these developed over time and what they will be like in the future. Successful place-making promotes accessibility and inclusivity for all, acknowledges the importance of creating hospitable and safe places, and emphasises the contribution that vibrancy, adaptability, and diversity of use can make to the viability of place and how it will endure into the future.
- 6.27 Across the Borough, there is a rich and varied built environment which defines where we have come from. The listed buildings, conservation areas and areas of townscape and village character enrich our landscape.
- 6.28 Good design and positive place-making is a fundamental requirement which underpins the delivery of sustainable development. The principles of good design and positive place making will be a requirement for all development proposals. The Council, as required by the SPPS, will take account of the published guidance for urban and rural areas contained in 'Living Places - Urban Stewardship and Design Guide' for Northern Ireland, and the planning guidance contained within 'Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside'.

General Principles

- 6.29 The SPPS defines the core planning principles of the two-tier planning system as:
- Improving Health and Well-being;
 - Creating and Enhancing Shared Space;
 - Supporting Sustainable Economic Growth;
 - Supporting Good Design and Positive Place Making; and
 - Preserving and Improving the Built and Natural Environment.
- 6.30 The LDP will seek to set down General Principles for development across the Borough. These will build upon the core principles of the SPPS to provide a robust framework for development that will ensure it is sympathetic and appropriate to its location while safeguarding our environmental assets and amenity.
- 6.31 The character of the Borough is diverse and, given this, the general principles should promote the fundamentals of good design and place-making, laid out previously, while encouraging innovation and originality. The principles should be applicable to development in urban and rural areas, be broad-ranging and should foster the fundamental material considerations which are universally appropriate.

GENERAL PRINCIPLES

Key Issue: GP1: Promoting the General Principles of Good Design and Place-making.

Option 1: Provide policy applicable to all types of development.

This option would provide a range of general principles that would apply to all development proposals in the Borough, ensuring that the core principles set out in the RDS and the SPPS are carried through into the LDP.

Option 2: Provide policy applicable to all types of development with additional criteria applicable in our designated areas, e.g AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc.

In addition to the protection afforded in Option 1 (above), this option would give enhanced protection to those areas within the Borough that have been designated due to their built or natural heritage quality.

Our preferred option is Option 2.

Justification:

This option enables the Council to develop a detailed set of General Principles that would apply to all development throughout the Borough. This could cover a range of topics, including: siting; design; access; amenity; and nuisance.

As required by the SPPS, this would include the 10 qualities contained within 'Living Places - Urban Stewardship and Design Guide' for Northern Ireland, and the guidance contained within 'Building on Tradition: a Sustainable Design Guide for the Northern Ireland Countryside'.

In recognition of our more distinct character areas within the Borough. eg AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc, additional criteria would provide added protection for these designated areas.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q11: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Control of Outdoor Advertisements

- 6.32 New technology has created the opportunity to move away from the traditional static form of advertising to digital display where the image is changed on a regular basis.
- 6.33 The SPPS recognises there is a need to balance the requirements of retailing, industry, etc. with the protection and, where appropriate, the enhancement of the character and appearance of our towns and villages, together with ensuring advertisements do not prejudice public safety. The Regional Strategic Objectives for the control of advertisements are to:
- Ensure that outdoor advertisements respect amenity and do not prejudice public safety, including road safety; and
 - Help everyone involved in the display of outdoor advertisements contribute to the appearance of a well-cared for and attractive environment in our towns, villages and countryside.
- 6.34 The SPPS recognises that well designed advertising which respects the building or location where it is displayed and where it contributes to a quality environment should be encouraged.
- 6.35 The SPPS allows for LDPs to bring forward appropriate policies for the control of outdoor advertisements, tailored to local circumstances. Local policies may also be provided in relation to Listed Buildings, Conservation Areas and Areas of Townscape Character, which must be compatible with the SPPS. Advertisements should not detract from the unique qualities and amenity of the countryside nor diminish archaeology and built heritage.
- 6.36 The Borough has a rich landscape, visual and historic quality. It is also predominantly rural, with a wide range of economic and social activities occurring in the countryside. Advertising of premises in the countryside is a way of highlighting a business to passing trade as well as providing directional information for visitors to the premises. However, inappropriate signage can cause detriment to the visual quality of the area, which is a particular concern where an area is designated for its landscape or visual quality.
- Q12: Should digital display advertisements be prohibited in areas designated for their landscape, visual, historic or environmental quality? Please provide planning related reasons.**
- Q13: Should there be a size restriction on the size of signs in the countryside? Please provide planning related reasons.**

SOCIAL CONSIDERATIONS AND OPTIONS



Manannan McLir
(photo: G Dunlop)

Housing

- 6.37 Regional policy for housing in urban areas requires an adequate and available supply of quality housing to meet the needs of everyone, with the promotion of more sustainable housing development within existing urban areas, and the provision of mixed housing development with homes in a range of sizes and tenures. Planning authorities are required to:
- deliver increased housing density without town cramming where there is high accessibility to public transport facilities;
 - respect the local character and environmental quality of established residential areas; and
 - provide more sustainable forms of development through the recycling of land and buildings and compact urban forms.
- 6.38 Integration with local facilities and services should be promoted. The site selection of new housing zonings in settlements of over 5,000 population should be on the basis of a methodical sequential approach, focusing on the use of previously developed and undeveloped land within urban footprints, informed by urban capacity studies, as set out in the SPPS.
- 6.39 The RDS focuses future growth in the Borough's four hubs – Coleraine and Limavady (Main Hubs), and Ballymoney and Ballycastle (Local Hubs). This indicates a higher than indigenous growth rate for these four towns, with the settlements below expected to provide a lesser proportion of housing growth.
- 6.40 In terms of the provision of new housing in the countryside, the regional planning context seeks to promote sustainable development and, to this end, seeks to provide new housing opportunities in existing clusters, replacement dwellings, infill opportunities, conversion of existing (suitable) buildings, social and affordable housing, personal and domestic circumstances, dwellings on farms, and dwellings for non-agricultural business enterprises.

Housing Growth Indicators

- 6.41 The RDS sets out the Housing Growth Indicators (HGIs) for Northern Ireland, broken down to Council level. The HGIs for the Borough are set out below:

Table 8: Housing Growth Indicators

HGI Revised Figure 2012-2025	Revised HGI for Plan Period to 2030 (pro rata increase)	Assumed Annual Build Rate	Approx. Annual Build Rate 2010-2015 ¹	Increase incorporated in Revised HGI pa
6,700	9,270	515	439	76

¹ using Land and Property Services (LPS) approximate recent completion rates from 2010 to 2015, Appendix 4 of HGI paper.

- 6.42 The HGIs have been revised downwards between the periods 2012 to 2025, and present a lower level of growth than is currently, potentially, available under the Northern Area Plan. Based on the Borough's population of 143,148 (at 2015), Table 9 illustrates the distribution of its population, and also its households:

Table 9: Distribution of the Borough's Population by Settlement Type (at 2015)

Settlement Type	Population	% of Borough's Population	Number of Households ¹	% of Borough's Households
Hubs	53,308	37.2%	21,098	39%
Towns	25,381	17.7%	10,380	19%
Villages	15,838	11.1%	6,064	11%
Small Settlements	4,429	3.1%	1,551	3% ³
Countryside	44,192	30.9%	14,629 ²	27%
Total	143,148		53,722²	

¹: based on MISRA 2015 Settlement update.

²: using 2011 census figure of 53,722 households in the Borough and subtracting settlement households

³: excludes settlements of less than 50 population or less than 20 households (109 households)

Northern Area Plan: Remaining Housing Capacity

- 6.43 The Council's Annual Housing Monitor demonstrates that, at 1st April 2017, there were in the order of 1,400 housing units completed in the Borough between 1st January 2012 and 1st April 2017. Based on the uncommitted housing zonings identified in the Northern Area Plan, the remaining potential housing capacity equated to approximately 13,000 extra units. These figures exclude planning permissions for rural housing outside of settlement development limits. The level of remaining housing potential is set in the context of the Revised HGI figure - a requirement for 9,270 housing units for the whole Borough up to 2030.

Recent Annual Housing Completions

- 6.44 Information relating to the period 1st January 2012 to 1st April 2017 indicates an annual build rate (urban and rural) of 538 units per annum across the Borough, which is slightly higher than the assumed annual build rate for the Revised HGI. As Table 8 illustrates, the annual build rate fluctuates and too short a time period may present an inaccurate picture on housing provision.

Urban Build Rates

- 6.45 Further, an analysis of the annual build rate (from the Housing Discussion paper) shows a wide variation in the annual urban build rate from its peak in the early 2000s at 890 units per annum, to more recent times when the annual build rate has been in the order of 200 units per annum.

Table 10: Changes to the Borough's Annual Urban Build Rate

Time-frame	1/1/1999 to 1/8/2010 (11.58 years)	1/8/2002- 1/8/2013 (11 years)	1/8/2005- 1/4/2016 (10.58 years)	1/8/2008- 1/8/2013 (5 years)	1/8/2011- 1/4/2016 (4.58 years)	1/1/2012- 1/4/2016 (4.25 years)	01/01/2012- 01/04/2017 (5.25 years)
Annual Urban Build Rate	890	698	452	314	207	198	263

Sources: Housing Update Paper 2011, Tables 8, 12, 16, 20; Housing Monitor, NILUD, Annual Housing Monitor

- 6.46 Even if a more optimistic annual urban build rate of 500 units per annum were considered over the remainder of the lifetime of the plan, this would equate to a need for 6000 units (based on 12 years).

Rural Build Rates

- 6.47 In addition to the urban housing units, a significant number of houses have traditionally been built in the countryside, outside of our settlements.

Table 11: Changes to the Borough's Annual Countryside Build Rate

Timeframe	1/1/1999-1/8/2004 (5.5 years)	1/1/1999-1/8/2010 (11.5 years)	01/01/2012-01/04/2017 (5.25 years)
Annual Countryside Build Rate	220	271	275

Source: Housing Update Paper 2011, Table 3

- 6.48 Since the introduction of PPS 21 in June 2010, the number of completed housing units in the countryside has remained reasonably constant. If the policy context applicable to the countryside remains unchanged, it is possible that this annual rural build rate will remain largely unaltered, and could, in itself, generate approximately 3000 additional units over the remainder of the plan period (based on 12 years).
- 6.49 Therefore, overall, there is the potential for an additional 16,000 units in the Borough, based on the lands zoned for development in settlements in the Northern Area Plan and the present rural planning policy regime under PPS 21. This figure is significantly higher than the HGI allocation of 9,270 dwellings for the Borough.
- 6.50 Table 12 illustrates the potential distribution of these housing units based on the Northern Area Plan, and the percentage of the Borough's population in each category at 2015:

Table 12: Remaining Potential Housing Capacity by Settlement Type

Settlement Type	Remaining Housing Capacity	% of Overall Housing Capacity	% of Borough's Population (2015)
Hubs	6039	51%	37.2%
Towns	3526	30%	17.7%
Villages	1758	15%	11.1%
Small Settlements	432	4%	3.1%
Countryside			30.9%
Total	11,755		

- 6.51 Table 12 illustrates that, under the Northern Area Plan, the distribution of the remaining housing capacity in the hubs, towns and villages would:
- support the hubs' role as the focus for future growth;
 - provide for growth in the Borough's towns, and to a lesser extent, in its villages; and
 - provide potential future housing development in the small settlements in line with their population.
- 6.52 A percentage of housing in the countryside cannot be allocated under the Revised HGIs, as it is presently subject to the planning policy regime set out in PPS 21. Also, a review of the existing uncommitted housing zonings in the Northern Area Plan will be undertaken to determine if these sites remain available and deliverable.

HOUSING

Key Issue: HS3: Approach to the Split Between Urban and Rural Housing.

Option 1: Retain the principle of the existing policy framework.

This option would permit the provision of dwellings in the countryside which, as the tables above show, accounts for a recent annual build rate equivalent to that found in the Borough's settlements. If this policy approach is maintained, the proportion of the Borough's population in the countryside could remain at the present level of one third, at least, and may not promote the principles of sustainable development. Also, it does not take into consideration the Borough's more sensitive landscapes as there is no differentiation between these in planning policy terms.

Option 2: Review the principle of the existing policy framework.

This option would allow the distribution of new housing to reflect better the RDS focus for growth of the Borough's hubs. It would allow the issue of dwellings in the countryside to be assessed, taking into consideration matters such as designated landscapes and the impact of single dwellings in the countryside against sustainable development principles.

Our preferred option is Option 2.

Justification:

The evidence indicates there is little difference in the population of the Borough's hubs compared to its countryside and the level of planning permissions in the countryside remains high, with the possibility of absorbing a significant level of our Housing Growth Indicator (HGI) in unsustainable locations.

As the RDS promotes growth of the hubs, it is considered the ability to control further housing development in the countryside is necessary to help support the hubs as the focus for growth.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q14: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Second Homes

- 6.53 The presence of second homes is largely a phenomenon found in the Borough's coastal settlements. Information secured from the electoral register in 2001 demonstrated the following estimates of second homes in the Borough's coastal settlements, shown as a percentage of the total dwellings in the settlement:

Table 13: Estimated Percentage of Second Homes in the Borough at 2001

Settlement	% Estimate of Second Homes
Ballycastle	17%
Portrush	22%
Portstewart	21%
Bushmills	20%
Cushendall	21%
Ballintoy	18%
Castlerock	30%
Portballintrae	54%
Waterfoot	16%
Cushendun	25%

Source: Second Homes on the North Coast, February 2003, DoE
Information to be updated for the Plan Strategy

- 6.54 The NI Housing Executive commissioned a report, "Second Homes in Northern Ireland: Growth, Impact and Policy Implications", with the report published in March 2007. The report included part of the Borough as a case study and found that second home owners make substantial use of local shops and services and have significant levels of place attachment and local networks of family and friends in the area. It also found that views on the impact of second homes varied considerably, with community groups generally commenting adversely on the impact of growing second home ownership, however, others were less critical.

Houses in Multiple Occupation

- 6.55 Houses in multiple occupation (HMOs) occur throughout the Borough, with a concentration in Portstewart, where the units tend to provide student accommodation in parts of the town. HMOs are registered by the NI Housing Executive. The Northern Area Plan contains policy HOU 4: Use of Dwellings for Multiple Occupation.

Affordable Housing, Social Housing, Supported Housing and Travellers' Accommodation

- 6.56 The SPPS states LDPs should identify settlements where a Housing Needs Assessment (HNA) has found there is an affordability pressure. This must be taken into consideration in the allocation of land required to facilitate the right mix of housing tenures including open market and special housing needs, such as affordable housing, social housing, supported housing and travellers' accommodation. The HNA will influence how plans facilitate a reasonable mix and balance of housing tenures and types. HNAs are prepared by the Northern Ireland Housing Executive (NIHE) for this Borough. An HNA is a five year social housing needs assessment, and the current assessment covers the period 2015-2019, with the next one covering the period from 2017-2022.
- 6.57 The present assessment highlights that house prices in the Borough have become more affordable, and there has been a significant growth in the private rented sector since 2001. The report also refers to the inability of housing associations to compete financially with the private sector housing market in some parts of the North Coast, leading to consistent social housing need in towns such as Portrush and Portstewart. There has been a growing interest generally in the provision of "retirement villages" as a specialist type of housing for the older population.

Social Housing

- 6.58 NIHE provides information on a five year projection basis for new build social housing need. It has indicated that the need for the period 2017 – 2022 is 592 new dwellings, distributed as follows:

Table 14: New Build Social Housing Need (2017-2022)

Settlement Type	Anticipated Number of Units	Of which:	% of Social Housing Need
Hubs	287	Coleraine - 182	48% (63% in Coleraine)
Towns	231	Portrush – 99 Portstewart – 76 Cushendall - 24	39% (43% in Portrush) (33% in Portstewart)
Villages	51		9%
Small Settlements	23	Cushendun – 8 Rathlin - 8	4%

- 6.59 Based on the most recent average annual build rate (see Table 10), of 263 units per annum, the social housing requirement of 592 units over a five year period would equate broadly to 45% of the possible total housing provision over this period.
- 6.60 It is noteworthy that the level of social housing need in the Towns category is similar to that in the Hubs category, where the RDS promotes growth. The need in Cushendun and Rathlin is also significant in the context that these two are Small Settlements in the existing Settlement Hierarchy, where very limited residential development would be envisaged.
- 6.61 The context of some of individual settlements should also be considered. Utilising the distribution of the HGIs under the Northern Area Plan, Portrush’s total housing allocation for the plan period (i.e. not the five years of the social housing need) would be in the order of 390 units, and Portstewart’s would be 420 units. In this context, and assuming social housing need will not disappear after this present five year period, the social housing element in both these settlements would take up a significant level of their overall housing allocation.
- 6.62 The RDS seeks to grow our hubs. The distribution pattern of the social housing need over this five year period indicates 48% is identified for the hubs (with 63% of this in Coleraine alone). A significant percentage for the Towns category, however, the distribution is distorted by the large need in Portstewart and Portrush.

HOUSING	
Key Issue: HS1: Social Housing Distribution	
Option 1: Distribute as per the NIHE Housing Needs Assessment.	This option would not reflect the RDS as the majority of social housing provision would occur below the Hubs category. It would, however, lead to a distorted distribution of social housing throughout the Borough, particularly in the Towns category.
Option 2: Distribute as per the focus of development in the hubs.	This option would meet the RDS objectives of focusing housing growth in the hubs and sustaining the strength of rural communities.
Option 3: Distribute in the hubs and on the basis of a settlement's population.	This option would focus social housing growth proportionately based on the current population distribution throughout the Borough. This option is contrary to the RDS. It would lead to greater pressure on public services and infrastructure.
Our preferred option is an amalgamation of Options 2 & 3: Distribute as per the focus of development in the hubs and on the basis of a settlement's population.	
Justification:	
<p>As social housing provision caters for a whole spectrum of household size, a focus on the Borough's hubs will help support other key aspects of regional planning guidance, such as encouraging a diversity of uses in town centres and promoting more sustainable modes of transport. It may also improve the opportunity for an evening economy. This combined option will allow the Council to focus social housing provision in the Borough's hubs, but will also allow for some provision in the Borough's towns and villages which will help support their facilities and services and maintain local social cohesion.</p> <p>The most sustainable option was Option 2. However, this option was considered to be overly restrictive and would not help sustain the Borough's other towns, nor would it reflect the social aspects of this particular type of housing provision.</p>	

Q15: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

6.63 The Northern Area Plan contains a policy framework and allocation (Policy HOU 2, Allocation HOU 3) for the provision of social and supported housing, based on a site threshold of more than 25 units or a site area of 1 hectare or more, where an established need for such housing has been demonstrated via a Housing Needs Assessment, normally prepared by NIHE. PPS 21, Policy CTY 5 also makes provision of social and affordable housing adjacent to or near small settlements, which it defines as having a population of around 2,250 or less. However, in the context of the Borough, all of its villages and the majority of its towns meet this population threshold.

HOUSING

Key Issue: HS2: Provision of Social and Affordable Housing

Option 1: Retain the principle of the existing policy framework relating to social housing and develop policy relating to affordable housing.

This option would allow a flexible approach to the provision of affordable housing to be maintained, with the NAP policy requiring social housing in association with appropriate development proposals, thereby promoting housing tenure mix at the local level. PPS 21 also provides the opportunity for social housing in the smaller settlements where a need is identified. A separate policy relating to affordable housing is provided for in this option.

Option 2: Zone land specifically for these types of housing.

This option would identify land specifically for social and affordable housing purposes. However, as the development plan is not the only mechanism by which to provide such housing, this option may not allow for changing circumstances over the plan period. Also, land would be zoned for these types of housing tenure only, reducing the opportunity for social balance in an area.

Option 3: Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.

This option would allow for the thresholds contained in the Northern Area Plan and PPS 21 to be reassessed to determine if they are still relevant. It would allow the opportunity for the provision of social and affordable housing to take into consideration the experience gained since both policy frameworks were introduced.

Our preferred option is Option 3.

Justification:

The level of social housing need in the Borough remains high. Information on the sizes of housing developments in the Borough in recent years (as set out in Table 15) indicates that, under the present policy set out in the NAP, there are only a small number of developments to which this policy would apply. As most of the Borough's towns and all of its villages have a population of less than the threshold of 2,250 set out in Policy CTY 5 of PPS 21, it may be more appropriate to consider social housing provision as part of a settlement's overall housing allocation and zoning, rather than in addition to it. This option also allows for the opportunity to develop a policy framework for affordable housing which is informed by the local situation.

The most sustainable options overall in the Sustainability Appraisal were Options 1 and 3.

Q16: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Quality of Residential Development

- 6.64 Creating Places was published in 2000. It includes guidance on the sizes of private amenity space in new housing developments. It states that the back garden provision of private amenity space in new residential development should be calculated as an average space standard for the development as a whole, and should be around 70 sqm per house or greater. Garden sizes larger than the average will generally suit dwellings designed for use by families, while smaller areas will be more appropriate for houses with 1 or 2 bedrooms or houses located opposite or adjacent to public or communal open space. For any individual house however an area of less than around 40 sqm will generally be unacceptable.
- 6.65 The Council is concerned that, under this policy provision, new housing developments have more restrictive plot sizes than in the past. There is a potential lack of adequate on-site private amenity space for matters such as additional bin storage, garden sheds and usable garden space. Reduced plot sizes also raise concern regarding the relationship between the outlook from the main living areas in new dwellings, the position of in-curtilage parking to the front of the dwelling and the impact of such parking on the character and appearance of streets.
- 6.66 Table 15 illustrates the sizes of planning permissions granted for housing development in the Borough's settlements from 2012-2017. It demonstrates the majority of permissions are for schemes of 24 units or less, and few permissions are affected by the PPS 8 requirement to provide 10% of the site as communal public open space.

Table 15: Planning Permissions for Housing Development in the Borough's Settlements 2012-2017

Planning Permission by Type	%
Sites of 25 units or more	27%
Sites for 24 units or less*	73%
*Of which:	
Sites for 5 or less units	23%
Sites for 10 or less units	36%
Sites for 11 – 24 units	36%

HOUSING

Key Issue: HS4: Private Amenity Space in New Residential Development

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would retain the existing standards in Creating Places, which sets out the provision of private amenity space in new residential development in urban areas. However, it makes no provision for housing in the countryside.</p>
<p>Option 2: Revise existing standards to provide minimum space per unit in both urban and rural residential development.</p>	<p>This option would allow the existing standards to be reassessed to determine if they are still suitable, for example if there is sufficient space for the storage of additional bins, sheds and usable private space for residents' varying needs. The existing policy for onsite public amenity space would remain unaltered. The policy would apply to both housing in settlements and in the countryside in recognition of the need to provide private outdoor amenity space for all new housing.</p>
<p>Option 3: Increase the requirement for in-curtilage private amenity space and reduce the requirement for public amenity space.</p>	<p>This option would provide for a larger amount of private amenity space per dwelling type than the present policy but reduce the amount of on-site public amenity space on developments where applicable.</p>

Our preferred option is Option 2.

Justification:

This option allows for the opportunity to reassess standards to determine if they are relevant, and to provide a minimum area per dwelling size. The provision of on-site amenity space to meet residents' needs is relevant regardless of whether a dwelling is in an urban or rural context.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q17: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Open Space, Sport and Outdoor Recreation

- 6.67 Regional policy seeks the safeguarding of existing open space and sites identified for future use, and that new areas of open space are provided as an integral part of new residential development. New facilities should be convenient and accessible to all sections of society, and be in keeping with the principles of environmental conservation and help sustain and enhance biodiversity. The level of existing provision should be assessed using the National Playing Fields Association (NPFA) minimum standard of 2.4 hectares per thousand population. Councils should require new residential development of an appropriate scale (generally 25 units or more or sites of 1 hectare or more) to provide adequate and well-designed open space as an integral part of the development. Councils are required to bring forward an Open Space Strategy that embraces regional planning policy tailored to the specific circumstances of the plan area.
- 6.68 Appropriate outdoor activities in the countryside should not impact negatively on the amenity of existing residents.
- 6.69 The Borough falls short to a significant extent in meeting the NPFA minimum standard for both children's equipped play space and for playing pitches, as set out in the Open Space, Sport and Outdoor Recreation Discussion Paper. The scale of development in the Borough has historically resulted in very little new provision coming forward in association with new housing development, exacerbating further the existing levels of under-provision of recreation facilities. Table 15 illustrates the sizes of planning permissions granted for housing development in the Borough's settlements from 2012-2017. It demonstrates the majority of permissions are for schemes of 24 units or less, and few permissions are affected by the PPS 8 requirement to provide 10% of the site as communal public open space.

Table 15: Planning Permissions for Housing Development in the Borough's Settlements 2012-2017

Planning Permission by Type	%
Sites of 25 units or more	27%
Sites for 24 units or less*	73%
*Of which:	
Sites for 5 or less units	23%
Sites for 10 or less units	36%
Sites for 11 – 24 units	36%

- 6.70 As the regional planning policy presently requires public open space in association with developments of 25 units or more, there is a significant level of housing granted in urban areas without any associated public open space provision, placing further pressure on an already low level of facility. The use of developer contributions associated with the scale of their residential development towards off-site recreation facilities is one way that would assist in providing better recreation opportunities for new residents. There is also an opportunity to connect new initiatives, such as the introduction of Greenways, with the wider transportation, recreation and tourism offer.
- 6.71 Consideration of the public consultation responses will help inform the LDP's Open Space Strategy.

OPEN SPACE, SPORT AND OUTDOOR RECREATION

Key Issue: OS1: Provision of Open Space

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would mean that the issue of public on-site amenity space is only considered in a limited number of housing developments in settlements. This is set in the context of the Borough's settlements generally being below the NPFA minimum standard, and may exacerbate this situation further as new housing development comes forward with no additional open space provision. However, it does not allow the opportunity to consider off-site alternative provision where appropriate.</p>
<p>Option 2: Review the existing threshold by which new developments should make provision for public open space.</p>	<p>This option would allow the Council to determine a more appropriate threshold, relevant to the Borough, to which open space provision would apply rather than that set out in the SPPS. It also allows consideration for off-site contributions, appropriate to the scale of development proposed, to be investigated instead of on-site provision.</p>
<p>Our preferred option is Option 2.</p> <p>Justification:</p> <p>Given that the scale of residential development in the Borough has historically resulted in very little open space provision coming forward this option allows the Council to determine a locally relevant threshold, based on evidence of the size of housing developments received in this Borough and the existing level of open space provision in the settlements.</p> <p>The preferred option scored as the more sustainable overall in the Sustainability Appraisal.</p>	

Q18: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Maintenance Arrangements

- 6.72 The SPPS states that councils should ensure a suitable mechanism is in place to secure the future management and maintenance of open space in new residential developments. Historically, the lack of maintenance on some areas of open space has created problems, particularly when the management agreement has not been adhered to or the management company is no longer operational. This has had a negative impact on the condition, visual appearance and access to the open space.
- 6.73 New maintenance arrangements should be explored to ensure that this does not continue.

OPEN SPACE, SPORT AND OUTDOOR RECREATION

Key Issue: OS2: Maintenance Arrangements for New Open Space.

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would retain the existing provision which requires developers to make suitable arrangements for the long term maintenance of on-site amenity space. However, as most recent developments in the Borough to which this policy applies have been in the range of 25-77 units, the amount of on-site public amenity space has been small and of limited visual and practical value for residents. The present arrangements may not be secured in the longer term for a variety of reasons.</p>
<p>Option 2: Review the existing maintenance arrangements to identify alternative arrangements.</p>	<p>This option would allow alternative arrangements to be considered, drawing from recent experience on completed housing sites, and the Council's role in maintaining its own open spaces. This approach would allow the opportunity to determine if a critical mass of sites in an area was required to make private maintenance arrangements viable for the management organisation.</p>

Our preferred option is Option 2.

Justification:

This option allows the Council to consider the future provision and maintenance of open space, in association with residential development, in a holistic manner to ensure the best approach to secure and retain this important local amenity in the long term.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q19: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Green and Blue Infrastructure

- 6.74 The SPPS states that councils, when plan making, should contribute positively to health and well-being by facilitating the protection of green and blue infrastructure, and LDPs should seek to identify and promote them where this would add value to the provision, enhancement and connection of open space and habitats in and around settlements. Green infrastructure includes parks, sport pitches and woods, and blue infrastructure includes rivers and streams. Disused rail beds also offer the opportunity for recreational use.
- 6.75 Existing planning policy provision for green infrastructure is primarily set out in PPS 8 and Creating Places in relation to new residential developments.

- 6.76 The NAP contains Policy ENV 4 which relates to development adjacent to a main river. The Plan acknowledges that water is a key feature in many of the Borough's settlements, and was the rationale for the location of many settlements originally. The public's use, enjoyment and appreciation of rivers and their banks has increased greatly, for passive recreation, nature conservation and general public amenity. Water based recreation activities are already popular in the Rivers Bann and Roe, and fishing, often of national and international recognition, occurs along many of our rivers and tributaries. The use of the Borough's rivers for water based recreation has also increased, for example with the provision of the Waterways Ireland platforms.
- 6.77 The appeal of the Borough's extensive coastline is well known and a leisure and recreation resource for both residents and visitors to the Borough. Parts of the coastline have also been used as film locations, broadening the appeal of the Borough.
- 6.78 The opportunity to improve public enjoyment and access to our blue infrastructure needs to be balanced with the need to protect the natural environment. The provision of appropriately sited and scaled development can assist in increasing the public's appreciation and use of our water. It may also encourage longer visitor stays in the Borough by helping provide a wider range of activities.

OPEN SPACE, SPORT AND OUTDOOR RECREATION

Key Issue: OS3: Provision of Green and Blue Infrastructure.

Option 1: Retain the principle of the existing policy framework.

This option is limited to the provision of on-site amenity space as set out above in association with new residential development (green infrastructure). There is little specific policy guidance in relation to blue infrastructure.

Option 2: Provide policy to facilitate proposed green and blue infrastructure in the Borough.

This option would allow the Council to consider this issue in a comprehensive manner, acknowledging the potential human benefits such provision makes whilst accommodating the need to protect the natural environment.

Our preferred option is Option 2.

Justification:

This option acknowledges that the Borough's green and blue spaces are important to local communities and are a potential asset to help improve residents' health and wellbeing, as well as having the potential to assist in securing further economic development in the Borough and to encourage the modal shift to more active travel (walking and cycling).

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q20: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Health, Education, Community and Cultural Facilities

- 6.79 The SPPS advises that sufficient land should be zoned to meet the anticipated needs of the community, and developments adjacent to these facilities should not be approved where it would jeopardise the expansion of the facilities.
- 6.80 The Borough is covered by two health trusts – the Northern and Western Trusts. The Borough contains one main acute hospital – the Causeway Hospital in Coleraine – along with non-acute community hospital services in Ballycastle, an intermediate care facility in Ballymoney, and the North West Independent Hospital in Ballykelly. There is also at least one health/medical centre in each of the Borough’s towns, and doctor’s surgeries in a number of its villages.
- 6.81 Education provision is provided by the Education Authority, the Council for Catholic Maintained Schools, and various sectoral bodies such as the NI Council for Integrated Education, Comhairle na Gaelscolaíocht and the Governing Bodies Association. Each of the Borough’s hubs has at least one post primary school, as have a number of its towns. The majority of the Borough’s villages have a primary school.
- 6.82 Cultural facilities are provided by both the public and private sector. The Council is responsible for town halls, museums and arts centres, as well as a number of community halls and centres throughout the Borough.
- 6.83 Recent housing developments in the Borough have tended to be small, with very few requiring on-site social facilities due to the scale of the development. However, small scale, incremental new development in a settlement can lead to an increased demand on existing facilities with the arrival of new residents.
- 6.84 Arising from the Community Plan’s Community Safety Action, the Council prepared a Strategy Framework for Community Centre Provision in October 2016. This provides a toolkit to assess gaps in provision and options for addressing these, and a decision making framework for the Council. The Council is currently undertaking an audit of community facilities in the Borough. This will include halls, libraries, and schools that are available for community use. The audit, which will include a mapping exercise and identify gaps in provision, is scheduled for completion in March 2019. The Council also provides a Community Mentors Programme to assist communities where capital works are proposed. This work will inform the LDP preparation.
- 6.85 The Council is also responsible for the provision of cemeteries in the Borough. At present no specific needs have been identified. However, this will be monitored and any issues arising will be considered through the LDP process.

HEALTH, EDUCATION, COMMUNITY AND CULTURAL FACILITIES

Key Issue: CO1: Provision of Health, Education, Community and Cultural Facilities.

Option 1: Retain the principle of the existing policy framework.

This option refers only to the need to zone land for anticipated needs over the plan period, or ensure provision is not jeopardised. It does not provide a framework where unforeseen needs may arise over the timeframe of the plan.

Option 2: Review the existing policy framework.

At present, there appears to be no need to zone land for future health, education or community and cultural needs. However, as the plan period is up to 2030, this situation may change. This option would enable policy flexibility that a zoning approach may not provide, if and when such a need may arise.

Our preferred option is Option 2.

Justification:

This option acknowledges that the future needs for these types of facilities may not presently be known, and that they may come forward via a non-statutory provider. As such, Option 2 would provide a flexible policy approach for the provision of these facilities.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q21: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

ECONOMY CONSIDERATIONS AND OPTIONS



Causeway Hotel
(photo: J Roberts)

Economic Development, Industry and Commerce

- 6.86 The aim of Regional Planning Policy is to facilitate the economic development needs of Northern Ireland in ways consistent with the protection of the environment and the principles of sustainable development. To achieve this aim, the regional strategic objectives set out in the SPPS are to:
- promote sustainable economic development in an environmentally sensitive manner;
 - tackle disadvantage and facilitate job creation by ensuring the provision of a generous supply of land suitable for economic development and a choice and range in terms of quality;
 - sustain a vibrant rural community by supporting rural economic development of an appropriate nature and scale;
 - support the re-use of previously developed economic development sites and buildings where they meet the needs of particular economic sectors;
 - promote mixed-use development and improve integration between transport, economic development and other land uses, including housing; and
 - ensure a high standard of quality and design for new economic development.
- 6.87 Economic Development uses, in the context of planning, relates to Business Uses, Light Industrial Uses, General Industrial Use, and Storage and Distribution, and other Sui Generis employment uses, such as builders' merchants.
- 6.88 The Northern Area Plan identifies a number of economic development zonings in the hubs (with Aghanloo serving Limavady), and Bushmills and Cushendall to cater for the projected needs of the Borough. It also identifies existing sites across a wider range of settlements (for information purposes only).
- 6.89 Much of this zoned land remains undeveloped with historically low take up levels. This is, in part, a reflection of the low percentage of employment in the manufacturing sector in the Borough. Further, there remains some undeveloped land within existing sites.
- 6.90 The table below indicates the amount of developed and undeveloped land on both existing and zoned sites in the Northern Area Plan.

Table 16: Land Take Up and Remaining Available on Existing and Zoned Economic Development Land

	Amount of Land Developed	Amount of Land Remaining Undeveloped
Existing Sites	116.1 ha	24.7 ha
NAP Zonings (133.6 ha total)	13.1 ha	120.4 ha
Total	129.2 ha	145.1 ha

- 6.91 It would appear that, in terms of land allocation only, the Borough's existing economic development zonings, are sufficient as the land available exceeds that which is in current use. However, in terms of the Northern Area Plan zonings, these relate primarily to the hubs. A number of the Borough's smaller towns that have existing local employment sites have no provision for expansion in the adopted plan.
- 6.92 Further, examination of the range of activities on these sites indicates that parts are often occupied by a non-economic development or similar use. Some of these uses, for example retail, would be directed to town centres under other regional planning policies.

6.93 The Council's Economic Development Strategy identifies the following sectors in the local economy:

Table 17: Economic Development Strategy Sectors

Step Change Sector	Important and Growing Sector	Static Sector
Renewables	Food	Retail
Life Sciences	Tourism	Manufacturing
Digital	Culture	Engineering

6.94 In response to the combination of the amount of remaining identified land for economic development and the Council's Economic Development Strategy, the following options are put forward.

ECONOMIC DEVELOPMENT, INDUSTRY AND COMMERCE	
Key Issue: ED1: Provision of an Ample Supply of Suitable and Available Economic Development Land.	
Option 1: Review existing zonings.	This option would allow for a review of all zoned economic development land, thus enabling the identification of land where uptake is low. Subsequently, land could be de-zoned where it is felt to be unnecessary and more appropriate land zoned to meet future economic need.
Option 2: Review existing zonings and provide policy to facilitate new economic development uses outside of zoned land.	In addition to Option, 1 this would allow for flexibility outside of zoned land where appropriate economic development uses could be facilitated.
Option 3: Retain existing zonings and provide policy to facilitate compatible non-economic development uses on these zoned lands.	This option would allow for greater flexibility within existing economic development land zonings where compatible non-economic uses would be allowed where they would complement the current businesses.
Our preferred option is Option 2.	
Justification:	
Option 2 provides greater flexibility in addressing economic development in the Borough and allows the continued suitability of existing zonings to be assessed, taking into consideration the nature of the local employment base in the Borough.	
It also allows for consideration to be given to the economic development needs of the smaller towns, and provides a policy framework for new economic uses that may come forward, provided these are not to the detriment of the 'Town Centre First' approach as set out in the SPPS.	
The preferred option scored are the most sustainable overall in the Sustainability Appraisal.	

Q22: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Q23: What type of compatible non-economic development uses do you think should be considered under Option 2?

- 6.95 The Atlantic Link Enterprise Campus is a 16 hectares (40 acres) split site close to the Ulster University and the landing point of the Project Kelvin (which provides a direct telecommunications link to North America). The purpose of the Enterprise Zone is to attract new business to the area, and help reduce its reliance on the tourism and agricultural sectors (which tend to offer less well paid employment opportunities). The Enterprise Zone enables Enhanced Capital Allowances to be offered to prospective investors at the site. The concept of enterprise zones is not formally recognised in planning terms. Part of the Enterprise Zone relates to a NAP Economic Development Zoning (CEED 02) and planning permission has been granted on part of this site to accommodate the recently established data centre. However, approximately 14 hectares (35 acres) of the Enterprise Zone remains undeveloped.
- 6.96 In recognition of the importance of the future growth of the Enterprise Zone, the following options are put forward:

ECONOMIC DEVELOPMENT, INDUSTRY AND COMMERCE	
Key Issue: ED2: Atlantic Link Enterprise Campus (Enterprise Zone).	
Option 1: Zone land and provide policy to facilitate the expansion of the Enterprise Zone.	This option would allow for the future growth of the Enterprise Zone by pro-actively identifying lands to facilitate growth, allowing for a high degree of certainty for investors.
Option 2: Do not zone land but provide policy to facilitate the expansion of the Enterprise Zone.	This option would allow for the future growth of the Enterprise Zone without formally identifying lands which is a reactionary approach. This could be deemed as the most flexible approach, however levels of uncertainty would be increased for investors.
Our preferred option is Option 1.	
Justification:	
As the concept of the Enterprise Zone has not been formally recognised in planning terms, Option 1 would facilitate its growth and expansion by pro-actively identifying suitable lands.	
This option would also provide a high degree of certainty for investors, attracting new businesses to the area, while reducing the reliance on our tourism and agriculture sectors for employment.	
The preferred option scored as the more sustainable overall in the Sustainability Appraisal.	

Q24: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Retailing and Town Centres

- 6.97 The SPPS sets out a ‘Town Centre First’ policy approach for retailing and other town centres uses. This approach recognises the changing nature of retail activity and the need for diversity in our town centres to ensure they remain dynamic and attractive public spaces.
- 6.98 The SPPS also states that LDPs should:
- define a network and hierarchy of centres, acknowledging the role and function of rural centres;
 - define the spatial extent of town centres and the primary retail core;
 - provide policies that make clear which uses will be permitted in the hierarchy of centres and other locations;
 - provide for a diverse offer and mix of uses which reflect local circumstances; and
 - allocate a range of suitable sites to meet the scale and form of retail and other town centre uses.
- 6.99 The Northern Area Plan refers to regional policy for its retail planning policy. It identifies the following town and local centres across the Borough:

Table 18: Town and Local Centres in the Northern Area Plan

Town Centres		Local Centres	
Ballymoney	Limavady	Ballymoney	Rodeing Foot
Ballycastle	Kilrea		
Bushmills	Portrush	Coleraine	Ballysally
Coleraine	Portstewart		Greenmount
Cushendall			Harper’s Hill
Dungiven			Hazelbank Road
Garvagh			Killowen
			Knocklynn
			Millburn Road
			Mountsandel
		Limavady	Bovally and Bovally Extension
		Portrush	Coleraine Road
		Portstewart	Station Road

- 6.100 The Northern Area Plan does not apply a particular designation to Riverside in Coleraine. It does not identify any primary retail cores in the town centres, and does not identify any village centres throughout the Borough.

Retail, Leisure and Town Centre Reports

- 6.101 The Council has commissioned two pieces of research to help inform the LDP preparation – a Retail and Leisure Capacity Study undertaken by Nexus Planning and a Public and Business Perception Study undertaken by Sproule Consulting. These studies are available to view on the Council’s website or at the local planning office.
- 6.102 The Nexus report concluded that capacity currently exists for further convenience retail floorspace, which is largely generated from existing stores’ overtrading rather than a growth in expenditure. With regard to comparison shopping, the report found no immediate capacity, with capacity only forecast from 2025 onwards.

- 6.103 The Nexus report also found that the town centres generally had higher vacancy levels and lower levels of convenience retail and retail services (other than Portrush and Portstewart), than the UK average. The levels of comparison shopping in town centres varied, with the Main Hubs of Coleraine and Limavady having a higher percentage of comparison retail compared to Ballymoney and Ballycastle (Local Hubs). Portrush and Portstewart have higher levels of retail services than the other towns in the Borough, and are similar to the UK average.
- 6.104 As the SPPS provides flexibility in setting retail impact thresholds, the Nexus report also considered this issue within the Borough. The report recommended that retail impact assessment thresholds in Coleraine, Limavady and Ballymoney should remain at 1,000 sqm, as per the SPPS, with a lower threshold of 500 sqm applied to Ballycastle, Portrush and Portstewart (and the other town centres by implication).
- 6.105 In terms of the public and business perceptions of the town centres, the Sproule Consulting reports indicate that, generally, public perceptions of the town centres were good or very good. The local businesses in Coleraine, Ballymoney, and Portrush considered the towns presented poorly or very poorly, while in Limavady there were more in the good and very good categories, and local businesses in Ballycastle and Portstewart had good or very good perceptions of those town centres.
- 6.106 Riverside in Coleraine presents the only large out of centre retail location in the Borough. It is occupied by a large supermarket, and a number of large retail warehouses occupied by retailers such as B&Q, Harvey's, B&M Bargains, Dunelm, Halfords and Harry Corry. Some stores, such as Dunelm and Sainsbury's contain cafes, and Costa café has in its own premises. The wider area includes the Jet Centre, a parade of restaurants, and various car sales operators.
- 6.107 As Table 18 illustrates, NAP identifies only town and local centres. It does not consider rural centres as set out in the SPPS. Further, there may be changes in circumstances that are not acknowledged since NAP was prepared. As such, the following options are put forward.

RETAILING AND TOWN CENTRES

Key Issue: RT1: Retail Centre Hierarchy.

<p>Option 1: Retain existing hierarchy.</p>	<p>This option would not provide the opportunity to review the existing retail hierarchy, particularly if the related Settlement Hierarchy is amended. Further, it would not recognise Ballykelly as a town, nor would it identify village centres, or local centres as set out in the SPPS.</p>
<p>Option 2: Retain existing hierarchy and identify new centres.</p>	<p>This option would only allow new centres to be identified, as would be more in line with the SPPS. However, it does not allow the opportunity to review the existing hierarchy, particularly if the related Settlement Hierarchy is amended.</p>
<p>Option 3: Review existing hierarchy and identify new centres.</p>	<p>This option would provide a more holistic approach to this issue by acknowledging the important role of village and local centres within a community and providing a policy context for their protection. It would also be in line with the RDS.</p>

Our preferred option is Option 3.

Justification:

This option provides the opportunity to review the retail hierarchy in a comprehensive manner, taking into account any changes since it was originally prepared, and to include villages in the hierarchy.

It will also take account of any changes to the related settlement hierarchy.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q25: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

6.108 In acknowledgement of the new regional planning policy framework set out in the SPPS, and in association with the preferred option under RT1: Retail Centre Hierarchy, the issue of the existing boundaries should be considered.

RETAILING AND TOWN CENTRES

Key Issue: RT2: Town, Village and Local Centre Boundaries.

<p>Option 1: Retain existing boundaries.</p>	<p>This option would not allow the boundaries to be reassessed from when they were first drafted in 2004 for the Draft Northern Area Plan, or the “Town Centre First” approach set out in the SPPS to be factored in.</p>
<p>Option 2: Retain existing boundaries and include new boundaries.</p>	<p>This option would not allow the existing town centre boundaries to be reassessed from when they were first drafted in 2004 for the Draft Northern Area Plan, or the “Town Centre First” approach set out in the SPPS to be factored in.</p> <p>It does allow for new boundaries to be determined, however, the approach taken for these may be inconsistent with the existing as the policy framework as set out in the SPPS is different to the framework that existed in 2005.</p>
<p>Option 3: Review existing boundaries and include new boundaries.</p>	<p>This option would allow a comprehensive and consistent approach to be taken to the designation of town, village and local centre boundaries, in the context of the “Town Centre First” approach set out in the SPPS.</p>

Our preferred option is Option 3.

Justification:

This option provides the opportunity to review the existing boundaries in a comprehensive manner, taking into account any changes since they were originally prepared. It also allows for new boundaries to be drawn.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q26: Do you agree with the Council’s preferred option? If not, please provide planning related reasons.

- 6.109 Shopping habits have changed in recent years with, for example the increase in the use of the internet for shopping and the introduction of “Click and Collect” services in shops, and the greater presence of cafes in our centres providing the opportunity for greater dwell time and a different reason for visiting our town centres. However, the SPPS acknowledges that the primary function of centres remains retail use. Retail use is defined as Class A1 of the Use Classes Order (NI) 2015, and includes shops, post office, hairdressers, and chemists. It excludes activities such as cafes, banks and beauticians. The SPPS states that primary retail cores should be identified, but provides no guidance on their extent or the policy framework that should apply in these areas. The Sproule Consulting reports indicate that, in Coleraine, Limavady, Ballycastle and Ballymoney, linked shopping trips comprising grocery shopping, and comparison goods shopping, particularly for clothes and footwear, were common, and that many respondents also incorporated a visit to cafes, restaurants and pubs in their trip.

RETAILING AND TOWN CENTRES

Key Issue: RT3: Primary Retail Cores – Acceptable Uses.

<p>Option 1: Retain dominance of A1 uses by setting a minimum threshold on their presence in Primary Retail Cores.</p>	<p>This option would help secure the presence of retail use as the main use in the Primary Retail Cores, but would allow other, complementary, activities to occur provided retail remains the main activity within the defined area.</p>
<p>Option 2: Allow for a greater variety of uses by setting a lower minimum threshold for A1 uses in Primary Retail Cores.</p>	<p>This option would allow for a greater range of non-A1 uses within the Primary Retail Core.</p> <p>This could lead to a reduction in the number of retail units and may affect the vitality of the Primary Retail Cores.</p>

Our preferred option is Option 1.

Justification:

The option provides a better opportunity to protect the principal function of our Primary Retail Cores, which will focus on a concentrated area of the town centres where retail representation is strongest.

This will also reflect the SPPS 'town centre first' approach, ensuring that our town centres remain vibrant.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q27: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

- 6.110 The SPPS acknowledges that town centres should provide for a wide range of activities, including retail, leisure, commerce and residential. The 2011 Census indicates that 26% of the Borough's households are single person households, and that 19% of the Borough's population have no access to a private vehicle, and a further 43% have access to one car or van. Encouraging a greater range of activities in our town centres, and promoting an evening time economy may assist in making them more attractive places to live, for example through a perception of better public safety, particularly for small households and those without access to a private vehicle. Some town centres, for example, Portrush, Portstewart, Bushmills and Ballycastle have established active evening economies that help maintain vibrancy when the shops have closed, and help create a perception of a safer environment beyond normal opening hours.
- 6.111 The SPPS advocates a sequential approach to the zoning of land for future town centre needs, starting with the town centres first, then edge of centre and, finally, out of centre. There is an acknowledgement nationally that town centres are changing, with statistics illustrating footfall in town centres generally has fallen, and national retailers are contracting their town centre presence.

RETAILING AND TOWN CENTRES

Key Issue: RT4: Town Centres – Promoting an Evening Economy.

<p>Option 1: Provide policy to facilitate a range of uses that encourage an evening economy.</p>	<p>This option would accord with the SPPS in that it acknowledges that activities should occur in the town centres beyond normal opening time, including residential development. The policy would allow for activities to take advantage of proximity to town centre car parks in relaxing parking requirements. It would allow the market to determine the most appropriate mix in town centres and accommodate changing needs over the plan period.</p>
<p>Option 2: Provide no policy or zoning.</p>	<p>This option would, in effect, make the plan silent on the issue of the evening economy, thereby not acknowledging the opportunities that it could offer to help promote further a town centre's vitality.</p>
<p>Option 3: Zone land in and on the edge of town centres to provide a more diverse space and provide policy to facilitate an evening economy.</p>	<p>The Council's Town Centre Uses Monitoring Reports indicate there are a number of vacant premises and derelict sites in the Borough's town centres, which may offer the opportunity to accommodate new development. The Nexus report indicates there is no particular capacity for further retail development until towards the end of the plan period, nor is there a need for further private leisure facilities. Other considerations, such as the changing nature of town centres, need to be considered.</p>
<p>Our preferred option is Option 1.</p> <p>Justification:</p> <p>This option reflects the SPPS by providing the opportunity to facilitate evening activities within and around our town centres. It acknowledges the importance of a thriving evening economy to the vitality and viability of our town centres.</p> <p>This proactive move could help increase footfall in our town centres in the evenings by promoting a ranges of family friendly leisure and entertainment activities which are supported by easily accessible venues.</p> <p>The preferred option scored as the most sustainable overall in the Sustainability Appraisal.</p>	

Q28: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

6.112 The SPPS acknowledges that retail or town centre type developments that occur outside of a town centre can have an adverse impact on town centre. Therefore, it sets a threshold of 1000 sqm gross external area for development proposals that are not in a town centre to help determine the potential impact on a centre and the need for a development. The SPPS advises that, in preparing their LDPs, councils will have flexibility to set an appropriate threshold for their area, above which all applications should be accompanied by an assessment of retail impact and need. The consideration of an appropriate threshold may take into account local circumstances such as the size, role and function of its town centres.

RETAILING AND TOWN CENTRES

Key Issue: RT5: Retail Impact Assessment Thresholds.

<p>Option 1: Retain the principle of the existing policy framework – 1000 sqm gross threshold.</p>	<p>This option would apply to all of the Borough’s town centres, regardless of their existing size and function. Therefore, proposals in Coleraine would be assessed on the same basis as those in smaller town centres such as Cushendall. Smaller town centres would be more vulnerable to larger developments and this option would not allow for this to be assessed.</p>
<p>Option 2: Retain 1000 sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in Ballycastle, Portrush and Portstewart.</p>	<p>This option would allow for a lower threshold to be applied to Ballycastle, Portrush and Portstewart, as these two towns formed part of the Nexus Report. This approach would appear reasonable as these town centres are much smaller than the hubs’ town centres. However, it provides no policy for all of the other town centres.</p>
<p>Option 3: Retain 1000 sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in all other town centres.</p>	<p>This option would provide a clear demarcation between the Borough’s three main town centres and the remainder of its town centres which perform a more locally originated function.</p>

Our preferred option is Option 3.

Justification:

This option recognises that the majority of our town centres are small, and a threshold of 1000 sqm for new development across all of the Borough’s town centres would have a disproportionate impact on the smaller centres without the ability to assess this impact.

The Nexus report also considered this issue within the Borough. The report recommended that retail impact assessment thresholds in Coleraine, Limavady and Ballymoney should remain at 1,000 sqm, as per the SPPS, with a lower threshold of 500 sqm applied to Ballycastle, Portrush and Portstewart (and the other town centres by implication).

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q29: Do you agree with the Council’s preferred option? If not, please provide planning related reasons.

Riverside

6.113 Riverside was originally envisaged as an out of town retail warehouse for the sale of bulky comparison goods. Changes in retail, for example where such warehouses now act as a showroom with customers receiving their goods from elsewhere a number of weeks later rather than buying them directly from the retail warehouse, has resulted in the raison d’etre for an out of centre location with free car parking being undermined. Growth in consumer spending on homeware has resulted in bulky goods retailers altering their retail offer in stores. Other changes, such as the growth of discount retailers in the convenience and comparison retail sectors, have seen new activities coming forward at Riverside.

- 6.114 The Nexus report identified that Riverside provided the majority of sales in Coleraine for DIY goods, small household goods, and electrical goods. Coleraine town centre provided the majority of sales in the local area for non-bulky comparison items, such as clothing, books, DVDs, chemists, toys, but also for furniture, which is a bulky comparison item.

RETAILING AND TOWN CENTRES	
Key Issue: RT6: Riverside.	
Option 1: Retain the principle of the existing policy framework.	This option would mean that Riverside is not formally designated and any proposals would be assessed against the SPPS approach of 'Town Centre First' and on a case by case basis. This includes the need to consider the retail impact of any proposal on the town centre and the availability of alternative sites within and on the edge of the town centre.
Option 2: Designate Riverside as a location for a specified range of goods and subject to identified need/capacity.	This option would provide a definition of the range of goods that may be sold from Riverside. However, the Nexus report indicates Coleraine town centre sells a high proportion of some of the range of goods found in Riverside. Therefore, the distinction between the goods sold at Riverside and the town centre is becoming less than originally envisaged.
Our preferred option is Option 1.	
Justification:	
<p>The need to control retail and leisure development at Riverside is highlighted in the Nexus Report, as there is very little identified retail capacity over the plan's timeframe, and to designate Riverside for a specified range of goods may undermine the 'Town Centre First' approach set out in the SPPS and the changing nature of town centres.</p> <p>The report also highlighted that, to upkeep the health of the town centre, it was necessary to draw a distinction between why people shopped in the town centre and why they shopped at Riverside. The report advised the Council should seek to maintain the differentiation between the two destinations, to minimise the overlap of trade between the two areas.</p> <p>The preferred option scored as the most sustainable overall in the Sustainability Appraisal.</p>	

- Q30: Do you agree with the Council's preferred option? If not, please provide planning related reasons.**

Fuel Filling Stations

- 6.115 There is a lack of regional retail policy relating to fuel filling stations. Filling stations, both in the urban and rural areas, have changed from historically being primarily a fuel stop with a small unit selling a limited range of goods, such as confectionary, to become a local convenience store selling a wide range of food items. Whilst they may perform a necessary retail function, particularly in the countryside where the local village is some distance away, they may also compete with and undermine convenience stores in nearby rural settlements, where retail facilities would reasonably be expected to be located. More recently, additional facilities, such as hot food bars and associated seating areas, have been located within some retail units.

6.116 The changing environment in relation to petrol and diesel cars is also relevant to the future activity of filling stations in the countryside. There has been a growth in electric and hybrid vehicles in recent years, with many manufacturers offering a number of electric vehicles in their model range. In the UK, the number of new registrations for plug-in cars has risen from 3,500 in 2013 to 130,000 at December 2017 (source: <http://www.nextgreencar.com/electric-cars/statistics>). The provision of electric charging points are now common place in public car parks. Another significant change to the automobile industry is the Government's banning of new diesel cars and vans in the United Kingdom from 2040. These changes may have an impact on the need to provide filling stations generally.

RETAILING AND TOWN CENTRES	
Key Issue: RT7: Filling Stations in the Countryside	
Option 1: Provide policy on acceptable location, size and function.	This option would help support the focus of retail and other activities in village and town centres as required in the SPPS, and where they have the ability to serve a greater population, and allow the possibility of walking and cycling to them. It would acknowledge that, in more remote locations, some retail activity may be appropriate to cater for the day to day needs of the rural population where the nearest town or village is some distance away.
Option 2: Process on a case by case basis.	This option would provide less certainty and could result in services and facilities that reasonably would locate in nearby centres seeking a countryside location.
Our preferred option is Option 1.	
<p>Justification:</p> <p>Given the lack of regional policy, this option, along with the proposal to define village centres, seeks to protect services and facilities in settlements where they are more accessible to a wider population.</p> <p>The recent trend in filling stations having additional facilities, such as hot food bars and associated seating areas, may compete with and undermine existing stores located within the nearby rural settlements.</p> <p>Reflecting the SPPS, this option would help support the focus of retail and other activities in village and town centres where they have the ability to serve a greater population, while encouraging more active travel (walking and cycling).</p> <p>This option would also acknowledge that, in more remote locations, some retail activity may be appropriate to cater for the day to day needs of the rural population where the nearest town or village is some distance away.</p> <p>The preferred option scored as the more sustainable overall in the Sustainability Appraisal.</p>	

Q31: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Tourism

- 6.117 Tourism is recognised as a major contributor to the Northern Ireland economy, and its growth should be facilitated. The focus of the SPPS is on the provision of sustainable tourism. Sustainable tourism development should be facilitated in an environmentally sensitive manner, and tourism assets should be safeguarded from inappropriate development. The tourism potential of settlements should be utilised and developed, and vibrant rural communities should be sustained by supporting tourism development of an appropriate nature, location and scale. The SPPS states that, in preparing LDPs, councils should bring forward a tourism strategy.

Tourism Strategy for Northern Ireland

- 6.118 The Department for the Economy is currently working on a Northern Ireland Tourism Strategy. It will be published when approved through an established Northern Ireland Executive.

Causeway Coast and Glens Tourism and Destination Management Strategy 2015-2020

- 6.119 The Council has produced a Causeway Coast and Glens Tourism and Destination Management Strategy 2015-2020. Its Vision is:

“Through best practice in destination management, Causeway Coast and Glens Borough Council will support and work in partnership with its tourism industry to develop and sustain the region as a high quality and competitive visitor destination. This management strategy will work to enhance and protect the destination’s resources for the present and future needs of both visitors and the community that hosts them.”

- 6.120 The strategy highlights that:

- The need for a co-ordinated and robust approach to visitor destination management is vital;
- Tourism accounts for 12% of local employment;
- The Giant’s Causeway was Northern Ireland’s most popular visitor attraction in 2013 with 1.6 million visits to the Borough’s visitor attractions overall in that year;
- The Borough had 47% of Northern Ireland’s self-catering bed spaces, and hotel bed-space occupancy was 41%.

- 6.121 The Destination Management Approach seeks to deliver an approach that works best for the Borough to deliver:

- Benefits to the economy;
- Support for our local community; and
- Protection and enhancement of the built and natural environment.

- 6.122 The strategy identifies a number of issues and opportunities, identifies key product gaps and market failures, key destination management functions. Its Strategic Themes/Service Areas are:

- Marketing;
- Product Development;
- Visitor Servicing; and
- Measuring Performance.

- 6.123 The Borough contains two of Northern Ireland's top ten attractions in 2016 (NISRA): the Giant's Causeway with 944,000 visitors (the most popular attraction), and the Carrick-a-Rede Rope Bridge with 440,000 visitors (4th most popular attraction).
- 6.124 The area's high quality rural landscape is one of its main tourism assets. The area also contains a wealth of additional opportunities throughout the Borough and away from the traditional tourism hotspots.
- 6.125 Outcomes from the Preferred Options Paper Public Consultation will help inform the LDP's Tourism Strategy.
- 6.126 The Borough's coastline of approximately 240 km is one of its key tourism assets, both in terms of its seaside towns and its high quality natural environments. It includes a wide variety of distinctive landscapes, wildlife habitats and heritage features, and the majority of the Borough's environmental and nature conservation designations are along or near it. The coast also contains the Giant's Causeway and Causeway Coast World Heritage Site, where the attractiveness of this as a tourist destination is highlighted by the announcement in December 2017 that it had reached its 1 millionth visitor that year. Offshore, there are two Marine Conservation Zones, at Rathlin Island and Waterfoot. Coastal tourism also puts pressure on the area, both in terms of its environmental capacity to absorb the pressure and the need for physical infrastructure to accommodate tourist needs.
- 6.127 A growing concern is the adequacy of parking provision in the vicinity of the Borough's tourism assets, where, on occasion, the presence of car and coach parking can undermine the quality of the visitor experience, as well as the physical condition of the tourism asset itself.
- 6.128 There is also an opportunity to connect new initiatives, such as the Greenways, with the wider transportation, recreation and tourism offer.
- 6.129 As tourism assets are not limited geographically to this Borough but, on occasion extend into adjoining council areas, there is a need for collaborative working with our adjoining councils, although our policy approaches may be specific to this Borough.

TOURISM

Key Issue: TO1: Increasing Visitor Numbers - Impact on Our Sensitive Landscapes.

Option 1: Retain the principle of the existing policy framework.

This option would maintain the status quo approach which generally permits tourism development within settlements but can be restrictive in the rural area.

There is no specific policy approach regarding pressures resulting from increased visitor numbers and demands on our tourist assets, landscape and road networks.

Option 2: Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.

This option is considered to be in accordance with the RDS and SPPS as it would 'seek to balance tourism growth' through Tourism Opportunity Zones (TOZs) and also 'protect the natural and historic environment' through Tourism Conservation Zones (TCZs) where conservation interests are paramount.

Our preferred option is Option 2.

Justification:

This option recognises that our tourism assets should be safeguarded from inappropriate development, whilst acknowledging increased tourist numbers generate specific pressures, which require management to enable a sustainable approach to tourism and the environment alike.

The area's high quality rural landscape is one of its main tourism assets. However, in addition to the traditional tourism hotspots (e.g Giant's Causeway, Carrick-a-Rede Rope Bridge, Dunluce Castle, etc.), there exists a wealth of additional tourism opportunities throughout the Borough, away from these hotspots.

This option seeks to both protect our exiting tourism assets and environment while promoting the less well known or visited areas within the Borough.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

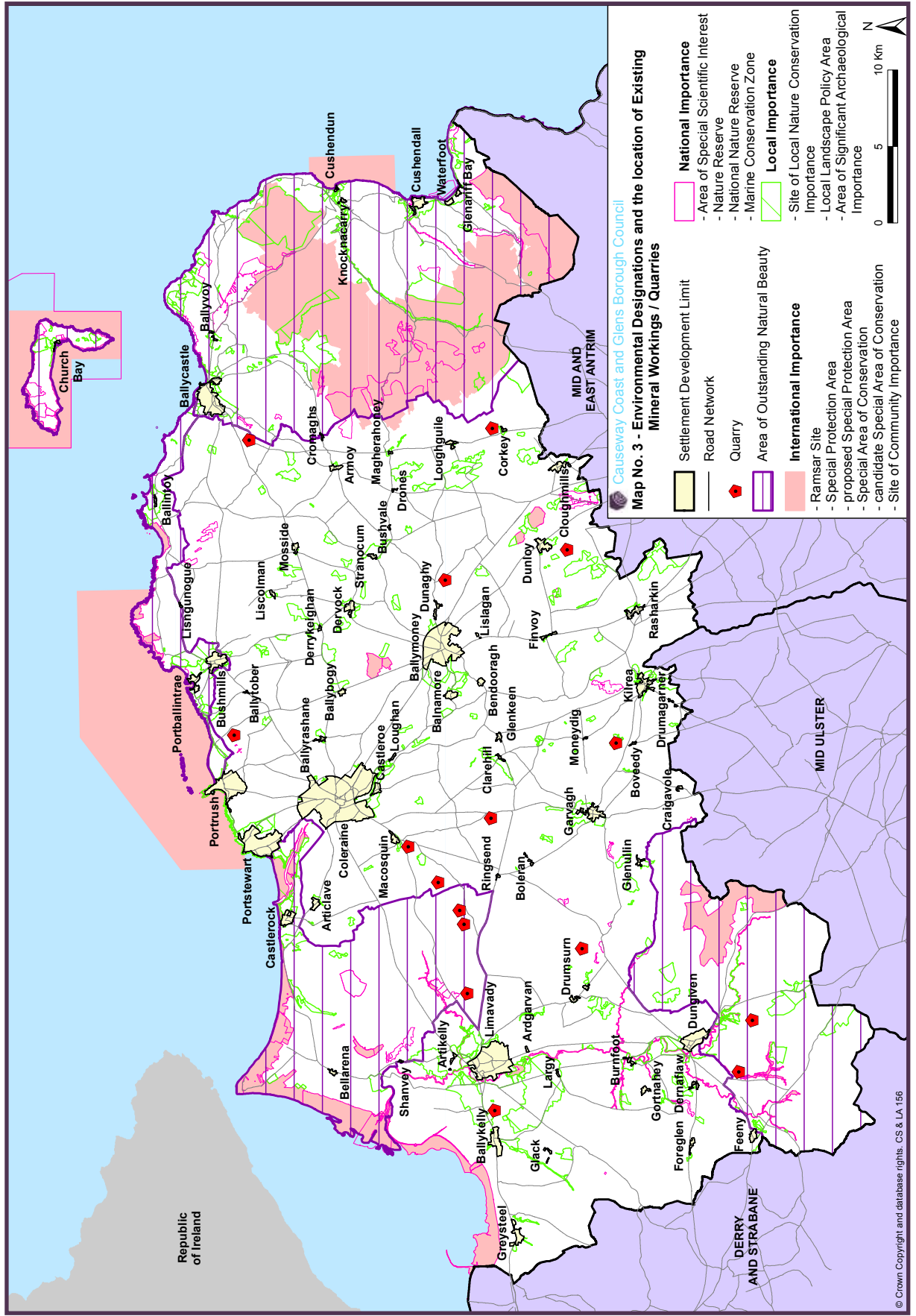
Q32: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Minerals

- 6.130 The SPPS recognises the essential contribution that the minerals industry makes to our quality of life and its role as an employment provider, particularly in rural areas. Minerals include material used in the construction industry, for example sand, gravel and crushed rock; valuable minerals such as gold; lignite and peat. The SPPS considers an enduring successful economy will effectively use natural resources and contribute towards the protection of the environment. Challenges for the mineral industry include the impact on the environment and on public amenity, made difficult as minerals may only be extracted where they are found, and the appropriate restoration of sites. The regional strategic objectives for minerals development include:
- the facilitation of sustainable minerals development against the need to safeguard the environment;
 - the minimisation of the impact of mineral development on communities, landscape, built and natural heritage and the water environment; and
 - the sustainable and safe restoration of sites at the earliest opportunity.
- 6.131 Areas potentially suitable for identification as areas of constraint on minerals development include:
- Areas of Outstanding Natural Beauty (AONB)
 - Local Landscape Policy Areas (LLPA)
 - Ramsars
 - Special Areas of Conservation (SAC)
 - Special Protection Areas (SPA)
 - Areas of Special Scientific Interest (ASSI)
 - Areas of Scientific Interest (ASI)
 - Sites of Community Importance (SCI)
 - World Heritage Sites (WHS)
 - Ancient monuments, archaeological sites and listed buildings
- 6.132 However, a cautious approach should be taken to a wholesale exclusion of mineral development in such areas. As mineral workings may cover other council areas, an appreciation of the approach undertaken by neighbouring councils is helpful. This is particularly relevant to the Sperrin AONB, and to the Antrim Coast and Glens AONB as quarries exist within or close to these areas.
- 6.133 The Department for the Economy (DfE) has published, “Envisioning the Future, Considering Energy in Northern Ireland to 2050”, in May 2015. This is a long term vision for energy and covers electricity, heat and transport.
- 6.134 Mineral resources in the Borough comprise mainly sand and gravel, hard rock, lignite and peat. Planning permissions for mineral operations locally relate mainly to hard rock, and sand and gravel. The mineral extracted from most of the Borough’s quarries is basalt.
- 6.135 The lignite deposit, to the north east of Ballymoney, is recognised as an important and valuable mineral resource, part of which has been proven to be of internationally recognised standards. Lignite remains Northern Ireland’s only indigenous source of fuel and the NAP identified the Lignite Resource Area (Designation COU 5) as an important and valuable mineral resource, the purpose of which is to safeguard the resource to ensure the reserves remain exploitable if and when the need arises.

- 6.136 The Geological Survey of Northern Ireland (GSNI) (part of the DfE) has advised that, at June 2016, there are twelve operating quarries in the Borough. Sand and gravel is actively excavated, primarily south of Dungiven in the Sperrin AONB, with smaller sand and gravel pits south of Ballymoney and Ballycastle.
- 6.137 Gold exploration has recently occurred to the south east of the Borough in the Sperrin AONB, and in association with proposals in the neighbouring councils of Fermanagh and Omagh and Mid Ulster. Hydrocarbon exploration for commercially viable reserves of natural oil and gas may also cause future issues.
- 6.138 Small-scale sand removal from beaches in Northern Ireland is a persistent environmental problem. Sand removal from the coastal zone along the North Coast occurs at Portstewart Strand, White Park Bay, Ballintoy Harbour and Ballycastle. Sand deposits on these beaches are generally finite in quantity and a non-renewable resource. The removal of sand from beaches impacts on the coastal ecology and may also affect the stability of coastal infrastructure. When the level of a beach is lowered by the removal of beach material, larger waves form, leading to an increase in coastal erosion. Indirect impacts can include loss of aesthetic quality, habitat destruction, damage to access provision and impairment of the ability of the shoreline to regenerate.
- 6.139 In some instances, private estates have granted individuals rights to take sand/gravel from the shore. Such rights were frequently established before planning control was enacted in Northern Ireland. However, this does not remove the requirement to obtain planning permission, and appropriate Marine approval, for the extraction of sand/gravel from the coastal zone under current planning legislation.
- 6.140 Over the past number of years, intermittent extraction of sand and gravel has taken place at the above named locations along the North Coast. Ballintoy Harbour, in particular, has been the subject of such periodic removal of sand and gravel. There is a need to control this extraction from within the coastal zone to prevent irreparable damage to ecology, shoreline stability and the environmental amenity of such areas.
- 6.141 Commercial peat extraction also occurs in parts of the Borough.
- 6.142 There are also a number of adits, collapses, shafts and working mines in the Borough, concentrated along the North Coast and in the eastern parts of the Borough. These may have a bearing on the location of development, in terms of land stability, owing to the length and depth of former mines.

MAP 3: Environmental Designations and the Location of Existing Minerals Workings/Quarries



6.143 In response to these concerns, the following issues and possible options have been identified.

MINERALS	
Key Issue: MN1: Promoting Sustainable Minerals Development - Buffer Zones.	
Option 1: Define buffer zones around quarries to exclude inappropriate development.	This option would allow for future growth of existing quarries by providing buffer zones around their existing boundaries. This would exclude inappropriate development within their vicinity.
Option 2: Define the distance from a settlement that minerals development is acceptable in principle.	This option would safeguard the amenity of settlements from new minerals development and from the expansion of others should they fall within the defined exclusion area.
Option 3: Define buffer zones around quarries to exclude inappropriate development, and define the distance from a settlement that mineral development is acceptable in principle.	This option would embrace the principles as set out in Option 1 and 2.
Our preferred option is Option 1.	
<p>Justification:</p> <p>Reflecting the SPPS, this option recognises the important contribution that the minerals industry makes to our economy. It also acknowledges that quarries are spatially tied to the resource, therefore by safeguarding areas around quarries from inappropriate development this will enable their future growth and expansion, where appropriate.</p> <p>This option also provides a balanced approach to promoting sustainable minerals development while protecting amenity. It would provide increased certainty for the operators while protecting amenity.</p> <p>The preferred option scored as the most sustainable overall in the Sustainability Appraisal.</p>	

Q33: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

MINERALS	
Key Issue: MN2: Promoting Sustainable Minerals Development - Areas of Constraint on Minerals Development (ACMDs).	
Option 1: Adopt a blanket approach to minerals development in areas designated for their landscape or environmental quality.	This option would not allow any minerals development in areas designated for their landscape or environmental quality.
Option 2: Allow minerals development in areas designated for their landscape or environmental quality where it can be demonstrated that there is no adverse impact on their landscape or environmental quality.	This option would allow for a case by case assessment of each mineral development proposal to ensure there is no adverse impact on the landscape or environmental quality of designated areas. This option would allow the minerals industry to operate sustainably, making best use of location and new technologies
Option 3: Designate areas to be protected from mineral development and define other areas elsewhere where mineral development will be acceptable in principle.	This option would support sustainable minerals development in principle and in certain locations. It would also ensure the protection of the most sensitive landscapes within the Borough.
Our preferred option is Option 3.	
<p>Justification:</p> <p>Reflecting the SPPS, this option recognises the environmental assets within the Borough and the important contribution that the minerals industry makes to our economy. It will identify Areas of Constraint on Minerals Development and areas where minerals development will be acceptable in principle, subject to other planning policy and/or criteria.</p> <p>This option provides certainty to the operators and also allows for the protection of the environmental assets within the Borough.</p> <p>Options 2 and 3 scored very similarly in the Sustainability Appraisal. However, it is considered that Option 3 provides more certainty in the long term.</p>	

Q34: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Abandoned Mines, Adits and Shafts

- 6.144 Abandoned mines, adits and shafts are limited in their geographical extent in the Borough and are concentrated around the North East and East coast. See link: <https://www.nidirect.gov.uk/articles/abandoned-mines>
- 6.145 There is a growing awareness of the historical and cultural value of some of these area, e.g the Ballycastle coal mines. The Rural Strategy sets out the present planning policy context for these.

MINERALS

Key Issue: MN3: Development in the Vicinity of Abandoned Mines, Adits and Shafts.

Option 1: Retain the principle of the existing policy framework.

This option would retain the existing policy framework set out the Planning Strategy for Rural Northern Ireland. However Policy PSU 10 states there will be 'no development' whereas Policy MIN 6 states 'not normally'.

Option 2: Provide policy to restrict development on land known to be at risk of instability.

This option would provide a more restrictive policy than currently exists within the Rural Strategy Policy MIN 6 – developments which involve the erection of buildings will not be permitted in the interests of public safety.

Our preferred option is Option 2.

Justification:

This option recognises there are a number of adits, collapses, shafts and working mines located within the Borough. Within the vicinity of these mineral workings land instability is a key concern, therefore, in the interests of health and safety the erection of buildings will not be permitted.

Whilst both options were considered to have a negligible effect in the Sustainability Appraisal, Option 2 scored a minor positive for protecting, conserving and enhancing the historic environment and cultural resources. Therefore, Option 2 is considered the more sustainable option.

Q35: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

MINERALS

Key Issue: MN4: Lignite Resources within the Borough.

Option 1: Retain the existing designation and principle of the existing policy framework.	This option would retain the existing designation and principle of Policy COU 5 of NAP which safeguards this resource, so to ensure the reserves remain exploitable if and when the need arises, and Policy MIN 5 of the PSRNI which would not permit surface development if it would prejudice the exploitation of the resource.
Option 2: Retain the existing designation and amend existing policy framework to provide greater flexibility for development.	This option would retain the existing Lignite Resource Area (LRA) designation as identified in NAP and allow for some flexibility within this area for appropriate development.

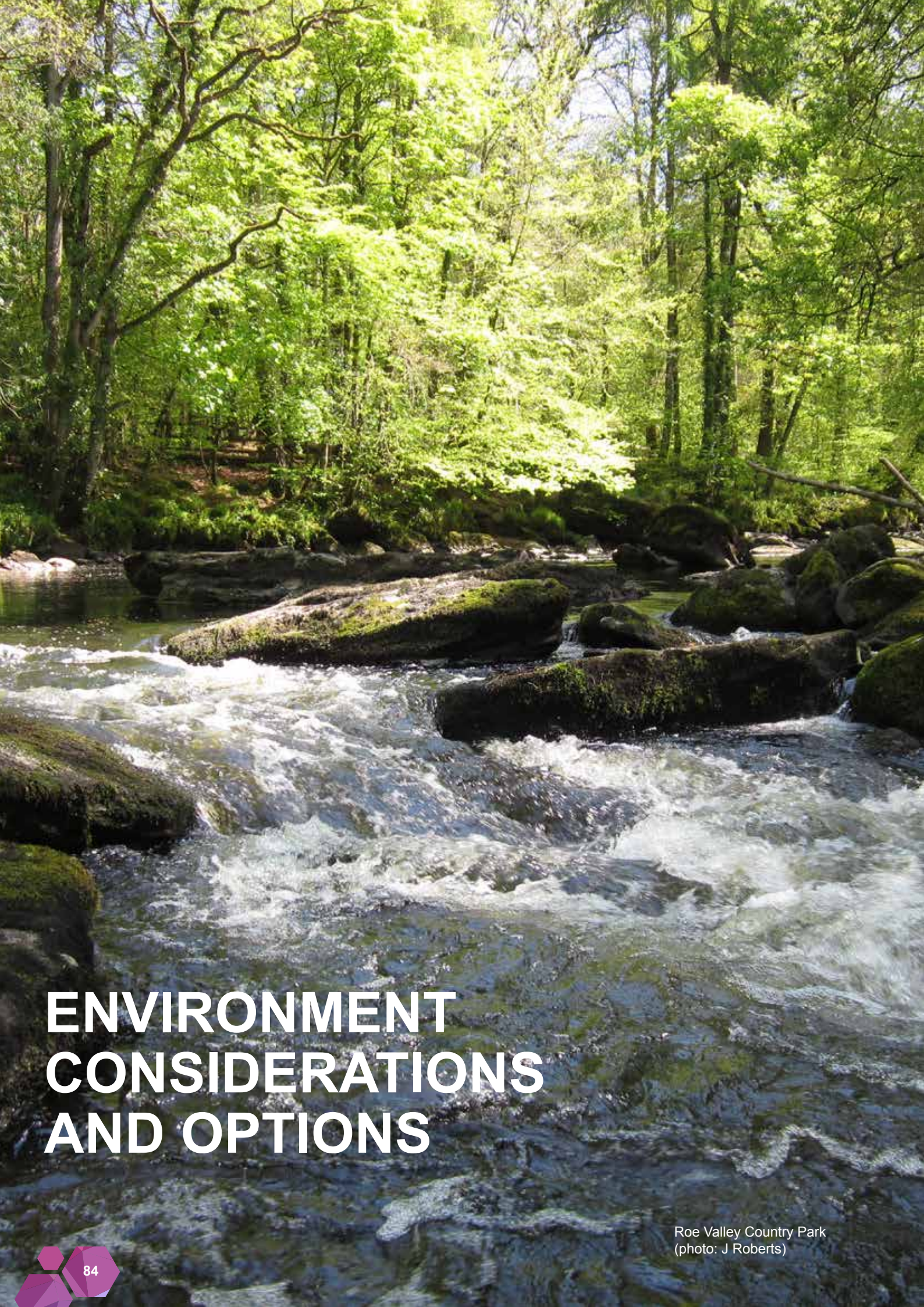
Our preferred option is Option 2.

Justification:

This option safeguards the Lignite resource, ensuring the reserves remain exploitable if and when the need arises. However, this option would allow some flexibility on lands where built development already exists. It is proposed that development would be very limited in nature.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q36: Do you agree with the Council's preferred option? If not, please provide planning related reasons.



ENVIRONMENT CONSIDERATIONS AND OPTIONS

Roe Valley Country Park
(photo: J Roberts)

Archaeology and Built Heritage

- 6.146 Archaeology and Built Heritage assets are defined by the SPSS as:
“assets such as tombs and ring forts, historic and vernacular buildings, planned parklands, buildings and features associated with industrial heritage, are all important sources of information about our past, and are often significant landmarks in the present townscape and countryside.”
- 6.147 The thrust of regional planning policy is to secure the protection, conservation and, where possible, the enhancement of these assets, to promote sustainable development and environmental stewardship, and to deliver economic and community benefit through conservation that facilitates their productive use whilst safeguarding their integrity.
- 6.148 The Borough has a rich archaeological and built heritage. It has Northern Ireland’s only World Heritage Site – the Giant’s Causeway and Causeway Coast, as well as:
- 2988 Archaeological Sites and Monuments (this includes 28 State Care Sites and Monuments, 291 Scheduled Monuments and 2669 Unscheduled Monuments (at 15/12/17);
 - 963 Listed Buildings (at 15/12/17);
 - 19 Designated Historic Parks, Gardens and Demesnes, and 12 Supplementary Sites;
 - 5 Conservation Areas;
 - 6 Areas of Townscape Character; and
 - 148 Local Landscape Policy Areas.
- 6.149 These contribute positively to the character and appearance of the Borough, as well as its sense of place, history and culture.
- 6.150 Whilst the above are protected by legislation and policy, our non-listed heritage assets are under threat from development pressure. These are often important elements in our landscapes and townscapes. They provide a legible record of our past and make a positive contribution to environmental quality and local distinctiveness. We have a responsibility to secure their protection and where possible, their enhancement. The Borough contains former airfields associated with World War II at Ballykelly, Limavady and Aghadowey. Some structures on the airfields are Listed. The airfields role in defending the North Coast from German U Boats is becoming better understood, as is the area’s wider contribution to the World War II war effort.

ARCHAEOLOGY AND BUILT HERITAGE

Key Issue: AB1: Safeguarding Our Non-Listed Heritage Assets.

<p>Option 1: Provide policy to facilitate identification on a case by case basis.</p>	<p>This option would enable the Council to identify the non-listed heritage assets on a case by case basis on receipt of a development proposal affecting the asset.</p>
<p>Option 2: Provide policy based on a Borough wide survey of our non-listed heritage assets.</p>	<p>This option would require a Borough wide survey of our non-listed heritage assets prior to the publication of the Plan Strategy to allow for a specific LDP policy. As the assets are not listed, permission may not be required for their demolition. This option may inadvertently result in their loss.</p>
<p>Option 3: Do not provide policy.</p>	<p>This option would not provide a policy basis for the identification or protection of our non-listed heritage assets.</p>
<p>Our preferred option is Option 1.</p> <p>Justification:</p> <p>This option will allow the Council to identify its non-listed heritage assets on a case by case basis, on receipt of a development proposal. The Council will rely on the methodology set out in the guidance issued by the Department for Communities: Historic Environment Division (DfC: HED) when assessing development proposals. This guidance can be viewed at https://www.communities-ni.gov.uk/topics/historic-environment</p> <p>The preferred option scored as the most sustainable overall in the Sustainability Appraisal.</p>	

Q37: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Natural Heritage

6.151 Natural heritage relates to habitats, species, landscapes and earth science, and it provides a range of opportunities for recreation, enjoyment and sustainable economic activity. The SPSS's regional objectives for natural heritage include:

- the protection, conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the natural heritage;
- assistance in meeting international, national and local responsibilities and obligations in the protection and enhancement of natural heritage; and
- taking actions to reduce our carbon footprint and facilitate adaptation to climate change.

6.152 The SPSS acknowledges the importance of landscape to Northern Ireland's local economy, on our health and well-being and on tackling social deprivation. The management of the environment in a sustainable manner requires an integrated approach in relation to the natural and cultural aspects of the landscape.

- 6.153 The SPPS also acknowledges that some areas of the countryside exhibit exceptional landscapes, where the quality of the landscape and unique amenity value is such that development should only be permitted in exceptional circumstances. This includes areas such as mountains, stretches of the coast or lough shores, and certain views or vistas. Such areas should be designated as Special Countryside Areas and LDP's should contain policies that ensure their protection from unnecessary and/or inappropriate development.
- 6.154 The following guidance/legislation provides a framework for protecting and classification of natural heritage interests:
- The European Landscape Convention ELC (UK 2007): This establishes the need to recognise landscapes in law, to establish policies aimed at landscape planning, protection and management and the integration of landscape into other policy areas.
 - The Northern Ireland Regional Landscape Character Assessment (2016), the Northern Ireland Landscape Character Assessment Series (2000) and the Supplementary Planning Guidance: Wind Energy Development in Northern Ireland's Landscapes provide a strategic and local assessment of the landscapes of Northern Ireland.
- 6.155 The Council will carry out a detailed Landscape Character Assessment as part of its LDP preparation.
- 6.156 The Borough has numerous international, national and local environmental designations, relating to around 40% of its area, with the majority focussed on or adjacent to its coastline. Map 2 (repeated overpage) illustrates the locations of these designations, which relate to:
- Ramsar sites;
 - Special Protection Areas;
 - Special Areas of Conservation;
 - Sites of Community Importance;
 - National Nature Reserves;
 - Natural Reserves;
 - Areas of Special Scientific Interest;
 - Areas of Scientific Interest; and
 - Sites of Local Natural Conservation Importance;
 - Historic Parks, Gardens and Demesnes; and
 - Local Landscape Policy Areas.
- 6.157 There are also two Marine Conservation Zones (MCZ). Waterfoot MCZ is located in a small embayment offshore from the village of Waterfoot while the Rathlin MCZ includes the waters around the island and a large area of deep sea bed to the north.
- 6.158 The Council's Biodiversity Plan identifies a range of habitats for Priority Action under seven categories including Grassland and Farmland, Urban, Woodland and Peatland and Heathland. Policy ENV 3 and ENV 4 of the Northern Area Plan contain the policy framework relating to the loss of trees, hedges and other features that contribute to the Plan area, and to development adjacent to a main river which should promote biodiversity and encourage public access where appropriate.

- 6.159 The Borough contains four of Northern Ireland’s eight AONBs (in whole or part), namely: Binevenagh; Causeway Coast; Sperrin and the Antrim Coast and Glens. It has a wealth of international, national and local environmental designations across its land and seascape. The Borough has an extensive coastline of approximately 240 km with large parts of which are designated nature sites due to their productive and biologically diverse ecosystems – such as mudflats, sand dunes, reefs and cliffs. Rathlin Island lies within the Borough and the Antrim Coast and Glens AONB. The island also has a number of Areas of Special Scientific Interest (ASSIs), and the sea around it is a Special Area of Conservation (SAC) and Special Protection Area (SPA). The Borough also contains the Giant’s Causeway and Causeway Coast World Heritage Site, designated for its geology.
- 6.160 As parts of two of our AONBs lie within other council area boundaries, the Council will liaise on this issue in developing of our planning policy. Each AONB, whether completely or partially in the Borough, displays different characteristics and the overriding concern is their conservation due to their significant landscape value.
- 6.161 The Pressure Analysis Map (Map 4) demonstrates the extent of development pressure in the countryside where there is presently no planning policy differentiation between areas of high landscape quality and areas where no such designations exist. Residential and wind energy developments are commonplace in the countryside, and are the most influential forms of development likely to change the character and appearance of the landscape.

NATURAL HERITAGE	
Key Issue: NH1: Protection of Our Most Sensitive Landscapes and Seascapes.	
Option 1: Retain the principle of the existing policy framework.	<p>This option would rely on the existing policy context in order to conserve the natural landscape and seascape character by protecting it from inappropriate development.</p> <p>This option does not allow for the differentiation between our most sensitive landscapes and seascapes and the level of protection which is afforded to them.</p>
Option 2: Retain the principle of the existing policy framework and designate our most sensitive areas as Special Countryside Areas (SCAs) and provide policy to protect these areas.	This option would allow for our most sensitive landscapes and seascapes to be identified, with appropriate policies brought forward to ensure their protection from unnecessary and inappropriate development as directed by the SPPS.
Our preferred option is Option 2.	
Justification:	
<p>The Borough has a range of international, national and local environmental designations that help create its local distinctiveness and contribute to the quality of life for its residents. These assets are also important contributors to the Borough’s attractiveness as a tourist destination. Development proposals located outside of the SCA’s will be considered under the prevailing strategic policy for development in the countryside as set out in the SPPS as well as any detailed operational policies in the LDP. However, within those areas designated as SCA’s stricter policy will apply to protect these more sensitive landscapes.</p> <p>The preferred option scored as the more sustainable overall in the Sustainability Appraisal.</p>	

Q38: Do you agree with the Council’s preferred option? If not, please provide planning related reasons.

NATURAL HERITAGE

Key Issue: NH2: Protection of Our AONBs.

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would not provide any further policy protection to the AONB's over and above that which currently exists across the whole of the open countryside at present. This could lead to a loss of character and deterioration in the appearance in our AONB's.</p>
<p>Option 2: Provide policy that applies to all 4 AONBs.</p>	<p>This option would apply stricter policies than those currently applicable to the open countryside, however, they would be generic and therefore not specific to the individual characteristics of the four AONB's that we seek to protect. This may dilute the strength of any policy.</p>
<p>Option 3: Provide policy based on the identified landscape quality of each AONB.</p>	<p>This option would apply stricter policies than those currently applicable to the open countryside. They would also be specific to each AONB, based on a Landscape Character Assessment. As such, this option would provide stronger policies that would protect the individual characteristics of each AONB.</p>

Our preferred option is Option 3.

Justification:

A policy based on the individual characteristics of each of our 4 AONB's would seek to protect these areas from unnecessary and/or inappropriate development likely to affect the landscape character and environmental quality of the heritage assets. It also allows the Council to take into account the approaches of neighbouring councils where an AONB lies beyond the Borough's boundary.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q39: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Development in the Countryside

- 6.162 The regional planning context recognises that the countryside is one of our greatest assets, with its rich landscape diversity, wildlife, and built and cultural heritage. Present regional planning policy does not differentiate between parts of the countryside protected under legislation for its environmental or landscape quality and other areas without such protection.
- 6.163 The policy objectives of the SPPS include to manage growth to achieve appropriate and sustainable patterns of development which supports a vibrant rural community; conserve the landscape and natural resources of the rural area and to protect it from excessive, inappropriate or obtrusive development and from the actual or potential effects of pollution; and to facilitate development that contributes to a sustainable rural economy.

- 6.164 The SPPS states that policy approaches to new development should reflect differences in the economic, social and environmental characteristics of rural areas, be sensitive to local needs and environmental issues including the ability of settlements and landscapes to absorb development. The SPPS also acknowledges the importance in taking into account the role and function of rural settlements and accessibility to existing services and infrastructure.
- 6.165 Agriculture is the predominant land use within the Borough. There are 2,512 holdings in the Plan area with over two thirds involved in cattle and sheep rearing.
- 6.166 Dairy farming constitutes the next largest farm use. Farm size tends to be small with approximately 2,250 (80%) of holdings classified as 'very small' or 'small' by the Department of Agriculture Environment and Rural Affairs (DAERA) under European standards. Although average farm incomes are greater within the Plan area than Northern Ireland as a whole, they, in common with the rest of the Region, have been falling in real terms. Declining incomes, coupled with the availability of diversification grants, has led to an increased demand for alternative employment on and off the farm.
- 6.167 Forestry operations are largely carried out by the DAERA's Forestry Service. Approximately 15,000 hectares are publicly managed forests, of which approximately 650 hectares are broadleaf woodland. Forestry Service currently combines the commercial production of timber with public recreation at a number of locations throughout the Plan area, such as at Downhill and Ballykelly.
- 6.168 Community woodlands have been established by the Woodland Trust at two locations in the Plan area - Brookwood and Cornfield Wood.
- 6.169 Whilst the Plan area has a substantial coastline, sea fishing does not support significant employment. Most of the commercial fishing is within Cushendall and Cushendun. There are commercial crab and lobster inshore fisheries, and commercial eel fishing in the Plan area also. Private charter firms, primarily offering leisure sea fishing, operate out of the area's various harbours.
- 6.170 There is extensive aquaculture in Lough Foyle at the two designated shellfish waters located at Longfield Bank and Balls Point. Recreational fishing, mainly under licence, takes place along a variety of rivers and inland watercourses within the Plan area, for example the River Roe in Limavady is famous for its salmon and trout population.
- 6.171 The RDS definition of the rural area relates to all settlements below the level of hubs (Coleraine, Limavady, Ballymoney and Ballycastle).
- 6.172 The area's high quality rural landscape is one of its main tourism assets. Approximately 40% of the Borough is covered by one or more environmental designations. Alongside this, 45% of the Borough's population live in its villages, small settlements and the countryside, with 31% living in the countryside alone. The Development Pressure Analysis map (Map No 4) demonstrates the distribution of housing stock throughout the Borough, and illustrates there are very few areas with no physical domestic presence in the landscape.
- 6.173 Farming is an important activity in this Borough, both in economic terms and in helping manage the landscape (see Table 19).

Table 19: Farming Activity in the Borough

Number of farms at 2016, of which:	2,512 (NI total 24,528) (10.2%)
Number of very small farms	1,697 (NI total 18,651) (9.1%)
Number of small farms	390 (NI total 2,938) (13.2%)
Number of medium farms	178 (NI total 1,238) (14.3%)
Number of large farms	247 (NI total 1,701) (14.5%)
Number of people providing labour to farms at 1 st June 2016	5,141 (10.7% of NI total of 47,712) ²

Sources: NI Census 2011, <https://www.economy-ni.gov.uk/publications/local-government-district-briefing-2017>, Community Plan, NINIS Farm Census

1 – Labour Force Survey 2015 (from community Planning Data Analysis)

2 - <http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=8084&lh=73&yn=1999-2016&sk=38&sn=Agriculture%20and%20Environment&yearfilter=>

- 6.174 The number of people economically active (full time, part time, self-employed) in the 16-74 year age group in the Borough at 2011 was 56,159. Those providing labour to farms in 2016 represented in the order of 9% of those economically active. Those employed in the tourism sector in the Borough at 2013 accounted for 12% of the workforce. Although these figures are not directly comparable, they help provide a picture of the role of agriculture in local employment opportunities.
- 6.175 However, this should be considered in the context of the presence of approximately 30,000 dwellings located in the countryside and small settlements. Farming activity employs only a small percentage of this rural based population, with other employment opportunities in the countryside restricted, and people, by necessity, having to travel to urban areas within the Borough and beyond for employment. The reuse of farm buildings to alternative employment use would generate only a limited additional opportunity for local employment, and the reliance on urban areas for work will remain. However, this needs to be weighed against the protection of our environment.
- 6.176 In terms of existing regional planning policy, the terminology can cause confusion, for example in terms of the definition of, “active and established.” Also, concerns relate to the minimum size of an agricultural holding, and the size of the flock or herd. Where an application relates to a “start-up” agricultural businesses, what evidence should be required to demonstrate this relates to an active holding? The timing of the sale of a site with planning permission for a house in relation to further applications is also a concern.
- 6.177 The existing policy framework relating to dwellings on farms is currently defined in PPS 21 and reflected in the SPPS. The policy approach is cluster, consolidate and group new development with existing established buildings on the farm holding. All proposals must integrate into their setting, respect rural character and be appropriately designed. Subject to meeting additional criteria relating to the farming operation, a dwelling would be permissible every 10 years.
- 6.178 Concerns have been raised that the existing policy framework is too restrictive in that it fails to consider other issues, e.g health and safety; residential amenity; and the ability to secure funding.
- 6.179 In response to these concerns the following options were put forward:

Development in the Countryside

Key Issue: CY1: Dwellings on Farms.

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would retain the policy provision set out in the SPPS. The dwelling must be visually linked or sited to cluster with an established group of buildings on the farm holding, as well as meeting integration and rural character policies. A dwelling under this policy will only be acceptable once every 10 years.</p>
<p>Option 2: Provide policy to allow greater opportunity for new dwellings on farms.</p>	<p>While this option would deliver a more flexible policy framework it would, however, lead to an increase in the number of single dwellings in the countryside. This would not be in keeping with the RDS. It would place to a greater demand on rural services and facilities. This would not be a sustainable option.</p>
<p>Option 3: Retain the principle of the existing policy framework and provide policy to allow greater opportunity for new dwellings on farms.</p>	<p>This option would retain the principle of the SPPS while introducing additional policy measures/criteria that would create a slightly more permissive policy. This would support rural communities however, like option 2, it would result in increased levels of rural development. It would lead to a greater demand for rural services and facilities. This would not be a sustainable option.</p>
<p>Our preferred option is Option 1.</p> <p>Justification:</p> <p>Allowing greater opportunity for farm dwellings beyond the existing policy provision is not considered sustainable, particularly in the medium and longer term, given the number of rural dwellings within this Borough.</p> <p>As such, Option 1 is the preferred option. It is in line with the requirements of the SPPS, which states that the proposed dwelling must be visually linked or sited to cluster with an established group of buildings on the farm holding, as well as meeting integration and rural character policies.</p> <p>While all three options scored negatively overall in the Sustainability Appraisal, Options 2 and 3 recorded significant negative scores across the environmental sustainability objectives.</p>	

- Q40:** Do you agree with the Council’s preferred option? If not, please provide planning related reasons.
- Q41:** For dwellings on farms, should the information on the P1C Application Form (Additional information required when applying for planning permission for a dwelling on a farm under Policy CTY10 of Planning Policy Statement (PPS) 21: Sustainable Development in the Countryside) be supplemented, for example with details on movement activity within the flock or herd and its size?
- Q42:** In relation to arable farming, should further information be required, for example the end use or destination of the crop?
- Q43:** Should the minimum size of a holding be stated for applications for dwellings on farms? If so, what size do you consider would be appropriate?
- Q44:** Where an application relates to a “start up” agricultural business, what evidence should be required to demonstrate this relates to an active holding?

- 6.180 The SPPS, PPS 4 and PPS 21 seek to focus economic development within settlements, while the provision for rural economic development is centred on existing enterprises, site specific case of need, farm related proposals for farm diversification or proposals that would secure the reuse of vernacular or locally important buildings.
- 6.181 Concern has been raised that the current policy provision is inflexible and does not sufficiently support rural communities. Farm diversification is a particular concern, with the need for the enterprise to be run in conjunction with the farm, deemed to be overly restrictive.
- 6.182 The following options were put forward to identify a possible solution that would support small scale rural economic development schemes, whilst safeguarding our sensitive and designated areas and to assess the sustainability of such proposals.

Development in the Countryside	
Key Issue: CY2: Economic Development in the Countryside.	
Option 1: Retain the principle of the existing policy framework.	The current policy framework focuses economic development within settlements with only limited provision for farm diversification projects in conjunction with the farm operation and other proposals on the basis of a demonstrable site specific need. This option would support economic vitality and viability within settlements and restrict further development in the countryside.
Option 2: Provide policy to facilitate new small scale rural economic development schemes.	This option would remove the settlement first approach of the existing policy, allowing greater opportunity for small scale rural economic development schemes. This would deliver on strategic objectives for supporting rural communities. However, it would result in further development in the countryside and potentially undermine the vitality and viability of villages and small settlements. This would not be in keeping with the RDS.
Option 3: Provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive or designated areas.	Similar to option 2 this would provide greater opportunity for economic development in rural areas. However, in this option development would be restricted in our most sensitive landscapes.
Option 4: Retain the principle of the existing policy framework and provide policy to facilitate new small scale rural economic development schemes but restrict in environmentally sensitive or designated areas.	This option would maintain the settlement first focus of the existing policy framework while allowing greater flexibility in relation to farm diversification. However, in this option development would be restricted in our most sensitive landscapes.
Our preferred option is Option 4.	
Justification:	
This option would still see a settlement first approach to economic development. However, it delivers a balanced approach by allowing more of our population to work in the rural area. This option is considered to be in keeping with the RDS as it will support and sustain our rural communities and the rural economy while still safeguarding our environmental assets.	
The preferred option scored as the most sustainable overall in the Sustainability Appraisal.	

Q45: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

- 6.183 The Northern Area Plan requires proposals for residential development of 25 units or more or on a site of 1 hectare or more to provide a minimum of 20% of the total number of dwellings for social housing where there is an identified need.
- 6.184 The SPPS and PPS 21 make provision for a small number of social and affordable housing units (no more than 14) adjacent to or near a small settlement. However, the application must be made by a registered Housing Association and a demonstrable need must have been identified by the Northern Ireland Housing Executive (NIHE). PPS 21 defines small settlements as having a population of 2,250 (or less).
- 6.185 Concerns have been raised that the existing policy framework is not sufficiently flexible to support rural communities, and that the defined thresholds can be easily circumvented. In response to these issues the following options are put forward:

Development in the Countryside	
Key Issue: CY3: Provision of Social and Affordable Housing in Rural Areas.	
Option 1: Retain the principle of the existing policy framework and provide policy relating to affordable housing.	The existing policy framework allows for a small group of dwellings adjacent to or near a small settlement where a need has been identified by NIHE. This option retains the principle of the current policy while providing an additional policy to support affordable housing in rural areas.
Option 2: Retain the principle of the existing policy framework and provide policy relating to affordable housing, and define small settlements in line with our Settlement Hierarchy.	Similar to option 1 this option would also define small settlements in line with our settlement hierarchy. Under the current policy small settlements are defined as having a population of 2250 (or less). This would potentially allow for a higher number of eligible settlements.
Our preferred option is Option 2.	
Justification:	
The level of social housing need in the Borough remains high. Information on the sizes of housing developments in the Borough in recent years (as set out in Table 15) indicates that, under the present policy set out in the NAP, there are only a small number of developments to which this policy would apply. As most of the Borough’s towns and all of its villages have a population of less than the threshold of 2,250 set out in Policy CTY 5 of PPS 21, it may be more appropriate to consider social housing provision as part of a settlement’s overall housing allocation and zoning, rather than in addition to it. This option also allows for the opportunity to develop a policy framework for affordable housing which is informed by the local situation.	
The preferred option scored as the more sustainable overall in the Sustainability Appraisal.	

Q46: Do you agree with the Council’s preferred option? If not, please provide planning related reasons.

- 6.186 The existing policy in relation to the reuse of farm buildings was raised as an issue. It was deemed to be inflexible and did not support proposals for wider farm diversification. In response the following options have been put forward:

Development in the Countryside

Key Issue: CY4: Reuse of Farm Buildings for Non-Farm Related Activities (Non-Residential).

Option 1: Retain the principle of the existing policy framework.

The existing policy allows for farm diversification proposals on an active and established holding where it is to be run in conjunction with the agricultural operations on the farm.

Option 2: Provide policy to allow greater flexibility in the reuse of buildings.

This option would retain the principle of the existing policy while allowing greater flexibility in approach. By allowing diversification proposals which are not directly linked to the farm holding this option could provide greater opportunity for economic development and support the rural economy.

Our preferred option is Option 2.

Justification:

This option recorded a mixed score, with negative impacts on the environmental objectives. However, this has been balanced out by the positive effects for rural communities offered by access to local services and employment.

This option allows us to address an inflexibility within the existing policy framework which will help to sustain our rural communities and support the rural economy, in line with the RDS.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q47: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Coastal Development

- 6.187 The UK Marine Policy Statement (MPS) published in March 2011 is the current framework for preparing Marine Plans and taking decisions affecting the marine environment including the coastal intertidal area.
- 6.188 DAERA published a Marine Plan for Northern Ireland for public consultation in April this year. It will inform and guide the regulation, management, use and protection of our marine areas. The Marine and Coastal Act 2009 requires all public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area to do so in accordance with the MPS. When the NI Marine Plan is adopted, the Council will take decisions in accordance with the provisions of the plan.
- 6.189 The RDS (Diagram 2.3) identifies the Foyle Estuary, Causeway Coast and the Antrim Coast and Glens as strategic natural resources. The uniqueness of the natural heritage of the coast is recognised, as is its great economic importance to Northern Ireland, with the presence of settlements, local communities and seaports providing links to elsewhere. The need to protect our coastal areas from coastal squeeze, to safeguard against the loss of distinctive habitats, and to help adaptation to climate change is outlined in the RDS.

- 6.190 The aim of the SPPS is to protect the undeveloped coast from inappropriate development and to support the sensitive enhancement and regeneration of the developed coast, largely within coastal settlements. The regional objectives for coastal development are:
- to conserve the natural character and landscape of the undeveloped coast;
 - to protect it from excessive, inappropriate or obtrusive development; and
 - to facilitate appropriate development in coastal settlements and other parts of the developed coastline that contribute to a sustainable economy and which is sensitive to its coastal location.
- 6.191 The Borough's coastline is one of its key economic assets, both in terms of its seaside towns and its high quality natural environments. Extending to approximately 240 km it includes a wide variety of distinctive landscapes, wildlife habitats and heritage features, and the majority of the Borough's environmental and nature conservation designations are either along or in proximity to it.
- 6.192 The designations include Northern Ireland's only UNESCO World Heritage Site at the Giants Causeway and priority habitats and priority species contained in the NI Biodiversity Strategy 2002. Offshore, there are two Marine Conservation Zones – Rathlin and Waterfoot.
- 6.193 The coastline is a major tourism asset, however, this puts pressure on the area, both in terms of its environmental capacity to absorb the pressure and for physical infrastructure to accommodate tourist needs.
- 6.194 Small-scale sand removal from beaches is a persistent environmental problem as sand deposits on beaches is generally finite in quantity and a non-renewable resource. Sand removal along the coastal area occurs at Portstewart Strand, White Park Bay, Ballintoy Harbour and Ballycastle. In terms of past economic activity, there are a number of adits, collapses, shafts and working mines within the Borough, concentrated along the northern and eastern coast.
- 6.195 Commercial sea fishing employment is limited in the Borough to Cushendall and Cushendun. There are commercial crab and lobster inshore fisheries and commercial eel fishing in the Borough. Leisure sea fishing is also a popular attraction operating out of the Borough's various harbours, as is other seasonal, sea based, recreation activities such as whale and dolphin watching. There is extensive aquaculture in Lough Foyle with two designated shellfish sites located at Longfield Bank and Balls Point.
- 6.196 The SPPS states that LDP's should:
- Identify areas within coastal settlements or other parts of the developed coast where opportunities exist for enhancement or the regeneration of urban waterfronts;
 - Identify land to be zoned for such uses as ports, marinas, port-related industries and recreational projects within settlements;
 - Identify areas where development should be restricted to take account of assets of acknowledged importance;
 - Identify areas of the coast known to be at risk from flooding, coastal erosion, or land instability where new development should not be permitted;
 - Promote and protect public access to and along the coast where possible;
 - Councils should work closely with the DAERA and neighbouring councils / authorities, and other relevant bodies to ensure that LDPs and marine plans are complementary, particularly with regard to the inter-tidal area.

6.197 The above list details the SPPS requirements, which must be carried out as part of the LDP preparation. Therefore no options have been put forward at this strategic Plan stage to deal with them. This list will be considered in response to comments received during the 12 week public consultation, including consultation with relevant government departments and stakeholders, adjoining councils in the preparation of the Plan Strategy.

World Heritage Site

6.198 The Giant's Causeway and Causeway Coast, Northern Ireland's only World Heritage Site, lies within the Borough and is the region's No.1 tourist attraction in 2013, and retains this position in the Top Ten Visitor Attractions of 2016 according to the NISRA Tourism Statistics Bulletin 2016, published in May 2017.

6.199 The SPPS states that, given the acknowledged international importance of World Heritage Sites, it is appropriate for a LDP to identify the site and its broader setting and to include local policies or proposals to safeguard the Outstanding Universal Value of the site and its setting from inappropriate development.

6.200 The Northern Area Plan shows the extent of the World Heritage Site, designates its Distinctive Landscape Setting and includes policies to protect these from inappropriate development. The Distinctive Landscape Setting includes a number of farms, the small settlement of Lisnagunogue and small groups of buildings within it. There is some concern that the present Distinctive Landscape Setting policy is overly restrictive, particularly on farmers and residents within it.

6.201 Development pressure and the scale of proposals are also a concern as they could have an adverse impact on the WHS and its Distinctive Landscape Setting. In response to these concerns, the following options are put forward.

GIANTS CAUSEWAY AND CAUSEWAY COAST WORLD HERITAGE SITE (WHS)

Key Issue: WH1: Development Within the World Heritage Site's Distinctive Landscape Setting (DLS).

<p>Option 1: Retain the existing designation and the principle of the existing policy framework.</p>	<p>This option would retain both the NAP Designation COU 3, which identifies the lands intrinsically linked to the setting of the WHS and Policy COU 4 which only permits development in exceptional circumstances within this DLS.</p> <p>This option affords greatest protection to the DLS of the WHS however, concern has been raised that it also restricts development for local landowners within this designated area.</p>
<p>Option 2: Retain the existing policy framework and review the existing designation.</p>	<p>This option would retain Policy COU 4 which only permits development in exceptional circumstances within this DLS and reviews Designation COU 3 which relates to the extent of the lands intrinsically linked to the setting of the WHS.</p>
<p>Option 3: Review the existing policy framework and retain the existing designation.</p>	<p>This option would review Policy COU 4 which only permits development in exceptional circumstances within this DLS and retains Designation COU 3 which relates to the extent of the lands intrinsically linked to the setting of the WHS.</p>
<p>Option 4: Review both the existing policy framework and the existing designation</p>	<p>This option reviews both Policy COU 4 which only permits development in exceptional circumstances within this DLS and retains Designation COU 3 which relates to the extent of the lands intrinsically linked to the setting of the WHS.</p> <p>This has the potential to offer greatest flexibility for local landowners but conversely has the potential to offer least protection for the DLS of the WHS.</p>

Our preferred option is Option 3.

Justification:

This option recognises that the present Distinctive Landscape Setting Policy COU4 may be overly restrictive on farmers and residents within it.

A review may result in an amendment that would better meet the everyday needs of local landowners while still protecting the landscape assets of the WHS.

This is likely to affect only a small number of the Borough's population given the sparse nature of dwellings and farms within the DLS.

It is noted that Option 1 scored as the most sustainable overall in the Sustainability Appraisal. However, it was considered that this option would not address the concerns raised. Therefore, it is not the Council's preferred option.

Q48: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Rathlin Island

- 6.202 Rathlin Island lies within the Antrim Coast and Glens AONB. The Department for Infrastructure (DfI) has produced a Rathlin Island Action Plan 2016-2020 which considers aspects such as the enhancement of community involvement, the improvement in the provision of public services for islanders, the advancement of a sustainable island community and the conservation of the island's environmental heritage.
- 6.203 The Northern Area Plan identifies Church Bay as a Small Settlement, and contains a specific policy in relation to further housing opportunities on the island, and further contribution to its social and economic vitality.
- 6.204 The Council visited the island in advance of the publication of the POP. We have had preliminary discussions with island representatives regarding the main areas of concern. These relate to the ability of residents to secure planning permission for dwellings on the island, and social housing provision. A very initial survey of the island has identified a number of potential opportunities for replacement dwellings. However, it should be noted that all such proposals would require planning approval.
- 6.205 In relation to social housing provision on the island, the Council is guided by the most up to date NIHE information available at any given time. This information may change as we progress through the LDP preparation.
- 6.206 The existing planning policy relating to the island seems to be working well. The policy was developed in conjunction with islanders at the time of the NAP. Therefore, there is no perceived need to put forward alternative options. The Council will continue to liaise with those who live and work on the island to ensure that their needs are considered in the LDP preparation.

INFRASTRUCTURE CONSIDERATIONS AND OPTIONS



Coleraine Train Station
(photo: J Chisim)

Climate Change

- 6.207 The Northern Ireland Executive published the “Northern Ireland Climate Change Adaptation Programme” in January 2014. This sets out the Executive’s strategic objectives in relation to adaptation to climate change up to 2019, and the role of the various government departments in contributing towards these objectives. A UK wide climate change risk assessment is required every five years, with an updated Northern Ireland Climate Change Adaptation Programme to be published as soon as reasonably practicable thereafter.
- 6.208 A summary report of Climate Change Risk Assessment 2017 Evidence Report was prepared for Northern Ireland. Projected changes in this report indicate regional summer mean temperatures to rise, as will regional winter precipitation, by the end of the century. Sea levels are also expected to rise.
- 6.209 Planning may help mitigate and adapt to climate change by helping to reduce emissions of greenhouse gases that contribute to climate change. This may be through aspects of planning such as:
- avoiding development in areas that are at risk from flooding, landslip, coastal erosion, and from the impact of storms;
 - requiring the layout, siting and design of new development to limit likely greenhouse gas emissions and minimise resource and energy requirements;
 - promoting the use of energy efficient, micro-generating and decentralised renewable energy systems; and
 - promoting the use of SuDS and green infrastructure to help reduce flood risk and improve water quality.
- 6.210 As these are covered under other planning policies, no options have been put forward in the POP to specifically deal with climate change.

Transportation

- 6.211 The SPPS seeks to promote sustainable patterns of development which reduce the need for motorised transport, encourages active travel, and facilitates travel by public transport in preference to the private car. It also seeks to ensure accessibility for all, promote adequate facilities for cyclists in new development, promote parking policies that help tackle congestion and reduce the reliance on the car, and protect routes for new transport including disused transport routes for the potential future reuse. This focus on modal shift is set in the context of climate change and the Executive’s pledge to, “continue to work towards a reduction in greenhouse gas emissions by at least 35% on 1990 levels by 2025.”
- 6.212 The SPPS further highlights that LDPs should identify active travel networks and provide a range of infrastructure improvements to increase use of more sustainable modes. In urban areas, there should be enhanced priority to pedestrians, cyclists, public transport, and appropriate levels of parking provision, which should assist in reducing the number of cars in urban areas.

- 6.213 PPS 3 'Access, Movement and Parking' sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. It promotes more sustainable transport choices, greater accessibility for all and, reducing the need to travel especially by private car.
- 6.214 PPS 13 'Transportation and Land Use' guides the integration of transportation and land use planning through a series of general principles.
- 6.215 The RDS focuses development in the Boroughs four hubs: Coleraine and Limavady designated as Main Hubs; and Ballymoney and Ballycastle designated as Local Hubs. This is to encourage a modal shift away from the reliance on the private car, and assist in the delivery of the greenhouse gas pledge. The present distribution of population in the Borough equates to 37% in the hubs, 18% in the towns and 11% in its villages, with 3% in the small settlements and 31% of the population residing in the countryside.
- 6.216 At the last census, 19% of the Borough's population had no car or van, and a further 42% had 1 car or van. Therefore, potentially, 61% of the Borough's population had no or limited access to private transport. These factors may influence people's choices in where to live, where accessibility to a good public transport system, and public services and facilities, as found in the Borough's hubs, becomes an increasingly important consideration.
- 6.217 The Borough also provides wider connectivity to areas outside its boundary by road, rail and ferry. The Borough enjoys a transportation link to the Republic of Ireland via the Magilligan to Greencastle ferry which runs seasonally, and has a regular ferry service to Rathlin Island.
- 6.218 A growing concern is the adequacy of parking provision in the vicinity of the Borough's tourism assets, where, on occasion, the presence of car and coach parking can undermine the quality of the visitor experience, and the physical condition of the tourism asset itself.
- 6.219 Outcomes from the POP Public Consultation will inform the LDP's Car Parking Strategy. In response to regional planning policy promoting sustainable transport and seeking to address climate change, the following issues are put forward.

TRANSPORTATION

Key Issue: TP1: Encourage Active and Sustainable Travel.

Option 1: Provide policy to ensure active and sustainable modes of transport are accommodated in new development.

This option would proactively promote the provision and integration of active and sustainable transport modes into new developments such as pedestrian – cycle routes, and links to public transport. It can provide people with greater choices about how they travel, encourage active travel and reduce the need for private car use. It ensures that active and sustainable travel is incorporated into the early stage of design and layout.

This option also reflects the RDS and SPPS in reducing the carbon footprint, facilitating mitigation and adaptation to climate change, while improving air quality.

Option 2: Identify potential transport hubs.

This option would identify the Borough's key transport hubs which provide access to sustainable modes of transport e.g. bus, rail, and encourage access by active travel.

The location of transport hubs will reflect the RDS which seeks to focus growth and development in the Boroughs four hubs: Coleraine and Limavady (Main Hubs); and Ballymoney and Ballycastle (Local Hubs).

This option can promote accessibility to town centres and the provision of services i.e. shopping, employment and health and education facilities. It further seeks to influence and facilitate a shift to more sustainable travel modes in preference to the private car

Option 3: Identify potential transport hubs and provide policy to ensure active and sustainable modes of transport are accommodated in new development.

This option would combine Option 1 and Option 2. It seeks to improve further the connectivity and integration between potential transport hubs and new development. It promotes a wider modal shift to encourage the use of sustainable transport and active travel.

Our preferred option is Option 3.

Justification:

It is probable that transport hubs are only possible in the Borough's larger settlements where there is a critical mass of population to sustain an economically viable modal shift. Hubs may also allow the Borough's visitors to make more use of public transport as a means to visiting its various attractions.

This option would reflect the RDS and SPPS in seeking to reduce our carbon footprint, facilitating mitigation and adaptation to climate change, while improving air quality.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q49: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

TRANSPORTATION

Key Issue: TP2: Parking Provision at Key Tourist Assets.

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would assess car parking provision on a case by case basis under the existing policy provisions of PPS 3: Access, Movement and Parking and PPS 21: Sustainable Development in the Countryside, with the landscape impact of car parking assessed under Policy CTY13 and CTY14 of PPS 21. This option would not specifically address parking provision issues at key tourist assets, with the potential continuation of informal car parking, reliance on the private car and increased congestion.</p>
<p>Option 2: Identify areas of parking restraint around the tourism asset and provide policy to facilitate the provision of sustainable and sympathetic provision of off-site parking.</p>	<p>This option proactively seeks to reduce the presence of car and coach parking at key tourist assets. The identification of areas of parking restraint seeks to reduce informal car parking at key tourist assets, improve the physical condition of the key tourist asset and its surrounding area, with enhancement to the overall visitor experience. The twofold approach of this option will also provide policy to facilitate the provision of sustainable and sympathetic provision of off-site parking. This will reduce private car use to the key tourist asset, promote the use of alternative sustainable transport modes and reduce traffic congestion.</p>

Our preferred option is Option 2.

Justification:

The need to provide adequate parking in the vicinity of the Borough's tourism assets can undermine the environmental quality of the asset itself. This option, in association with Key Issue TP1, will allow the environment around the asset to be protected. It may also offer the opportunity for visitors to enjoy the wider setting of an asset as pedestrian access from the off-site parking to the asset may result in a better appreciation of the local area.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q50: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Renewable Energy

- 6.220 The SPPS requires a cautious approach to renewable energy development proposals in designated landscapes, such as AONBs and the World Heritage Site and their wider settings. It acknowledges that it may be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to our cultural and natural heritage assets.
- 6.221 PPS 18 'Renewable Energy' facilitates the siting of renewable energy generating facilities in appropriate locations within the built and natural environment in order to achieve Northern Ireland's renewable energy targets and to realise the benefits of renewable energy. PPS 18 gives significant weight to wider environmental, economic and social benefits in the determination of planning applications.
- 6.222 Map 4 illustrates the wide extent of wind-based renewable energy approvals in the Borough, indicating there are very few areas where permission has not been secured. It also highlights that this form of development occurs in AONBs, which have been designated for their high quality landscape value.
- 6.223 The Borough has also experienced pressure for other types of renewable energy, such as anaerobic digesters, solar farms and off-shore wind energy. The landfall aspects of off-shore proposals also needs to be considered. An emerging issue relates to the provision of energy storage facilities, normally in the vicinity of sub-stations, that can require extensive areas of land.

6.224 Concerns have been raised regarding the distribution of renewables, and in particular turbines, and their impact on the Borough's landscape. In response to these concerns, the following options have been put forward.

RENEWABLES	
Key Issue: RN1: Facilitating Renewable Energy Development Whilst Protecting Our Landscapes.	
Option 1: Retain the principle of the existing policy framework.	This option would assess renewable energy development under the existing policy provision of the SPPS and PPS 18 'Renewable Energy': Policy RE1: Renewable Energy Development. The SPPS introduced a policy change to Policy RE1 whereby a 'cautious approach' to renewable energy development is applied for designated landscapes of significant value e.g. AONBs and World Heritage Site. This option does not afford total protection to the Borough's most sensitive landscapes. This option seeks to achieve Northern Ireland's renewable energy and carbon emission reduction targets through a reduced dependence on fossil fuels. It also seeks to ensure a diverse supply of energy infrastructure.
Option 2: Retain the principle of the existing policy framework and designate areas of constraint within our most sensitive landscapes and provide policy for these areas.	This option would provide the same policy context as Option 1 and encourages renewable energy development. However, this option adds increased protection and a stricter policy approach to sensitive and vulnerable landscapes which have been designated due to their landscape value, built heritage or nature conservation assets.
Our preferred option is Option 2.	
Justification:	
At present there is no policy differentiation between our designated and undesignated landscapes. The Council promotes renewable energy development. This options seeks to do this while protecting the Borough's most sensitive and vulnerable landscapes, through the designation of areas of constraint. Whilst the areas may cover all forms of renewable energy development, there may be specific areas relating to wind energy development, for instance, in some AONB locations.	
This option would be in line with the SPPS, which seeks to protect sensitive landscapes from inappropriate forms of renewable development.	
The preferred option scored as the more sustainable overall in the Sustainability Appraisal.	

Q51: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

6.225 Wind turbine development can give rise to amenity issue due to noise and shadow flicker. Health and safety requirements also dictate an exclusion zone surrounding the turbine to safeguard in the event of structural failure. Therefore the siting of turbines on the periphery of settlements has the potential to restrict long term growth. In response to these concerns, the following options have been put forward.

RENEWABLES	
Key Issue: RN2: The Impact of the Presence of Wind Turbines Outside Settlement Development Limits on Future Settlement Growth.	
Option 1: Identify a buffer around our towns and villages where wind turbines will not be permitted.	This option would not permit wind turbine development within identified buffers around towns and villages. This option seeks to protect any potential land for the future growth and development of towns and villages, which may otherwise be curtailed by the presence of wind turbines.
Option 2: Do not identify buffers around Settlement Development Limits.	This option would not proactively protect any potential future development land surrounding settlement development limits, with applications for wind turbine development assessed on a case-by-case basis.
Our preferred option is Option 1.	
<p>Justification:</p> <p>As turbines normally have a lifespan of 25 years, it is possible that an approved turbine may be located in proximity to the preferred location for the expansion of a settlement and may potentially prohibit the ability to grow a settlement in a sustainable manner. The extent of the buffer would be determined on a settlement by settlement basis, taking into account its position in the Settlement Hierarchy and any constraints in the area, as well as the Landscape Character Assessment. Reference in this option to towns includes the Borough’s hubs.</p> <p>The preferred option scored as the more sustainable overall in the Sustainability Appraisal.</p>	

Q52: Do you agree with the Council’s preferred option? If not, please provide planning related reasons.

Flood Risk Management

6.226 Regional planning policy in relation to the management of flood risk includes:

- seeking to prevent inappropriate development in areas known to be at risk of flooding or that may increase the flood risk elsewhere;
- ensuring the most up to date information on flood risk is used;
- adopting a precautionary approach where there is a lack of precise information where areas are susceptible to flooding; and
- promoting sustainable development through the encouragement of the use of sustainable drainage for development.

- 6.227 There are four main sources of flood risk in Northern Ireland:
- Fluvial (rivers);
 - Coastal;
 - Surface water; and
 - Impoundment (reservoir) breach or failure.
- 6.228 The SPPS promotes an integrated and sustainable approach to the management of development and flood risk which contributes to the safety and well-being of everyone, the prudent and efficient use of economic resources, the conservation and enhancement of biodiversity, and the conservation of archaeology and the built heritage.
- 6.229 Climate change is not the primary cause of, nor does it create flooding. The reasons for flooding are many and varied. It will however, exacerbate flooding. Revised PPS 15 'Planning and Flood Risk' sets out planning policies to minimise and manage flood risk to people, property and the environment. The policy direction of PPS 15 is closely reflected in the SPPS.
- 6.230 DfI Rivers Agency has indicated that Coleraine town area is the only one in the Borough having potential significant flood risk, and mainly by fluvial flooding. This does not, however, mean that other areas close to water courses are not susceptible to flooding, and this should remain a key consideration in site assessment.
- 6.231 One area that may help alleviate flooding is the introduction of Sustainable Drainage Systems (SuDS) solutions, for example through the use of retention basins (with or without landscaping), swales (shallow, wide based ditches), filter drains (gravel filled trenches) and reed beds and other wetland habitats.

Sustainable Water – a Long Term Strategy for NI

- 6.232 This sets out the way forward in terms of Flood Risk Management and Drainage and challenges to this. It highlights that extreme weather resulting in the flooding of properties and infrastructure is also expected to be a significant long-term risk associated with climate change.
- 6.233 The strategy considers the construction of ever larger flood wall, extending flood banks and increasing the flow capacity of our rivers after flood events, may not represent the best use of finite flood alleviation funding, and that it is unsustainable to attempt to build structures to keep rivers and the sea at bay in all situations. Its long-term vision is to manage flood risk and drainage in a sustainable manner to facilitate social, economic and environmental development. This will help to make investment more effective, and reduce the costs of maintaining and operating drainage and flood resilience infrastructure. The DfI (as the competent authority) produced flood risk management plans for Northern Ireland in December 2015, with a review cycle of six years.
- 6.234 Challenges to flood risk management and drainage include:
- Climate change;
 - Development and growth;
 - Environmental protection and improvement;
 - Poor land management practices;
 - Funding; and
 - Effective surface water management.
- 6.235 In response to regional planning policy seeking to prevent inappropriate development in areas known to be at risk of flooding, and to address the long term implications of climate change and its exacerbation of flooding, the following options have been put forward.

FLOOD RISK

Key Issue: FR1: Development in Floodplains.

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would assess development in flood plains under the existing policy provision of the SPPS and PPS 15 (Revised) 'Planning and Flood Risk': Policy FLD1: Development in Fluvial (River) and Costal Flood Plains. The policy states that built development will not be permitted within river or sea flood plains unless specified circumstances apply (this includes exceptions for defended and undefended areas of the flood plain). Existing policy further states that a Flood Risk Assessment is required when the principle of development within the flood plain is considered acceptable.</p>
<p>Option 2: Allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere.</p>	<p>This option would provide a stricter policy approach than the existing policy framework, adding further restrictions in line with the precautionary principle, in those areas susceptible to flooding where there is a lack of precise information on present day flood risk or future uncertainties associated with flood estimation, climate change predictions and scientific evidence.</p>

Our preferred option is Option 2.

Justification:

This option allows the Council to strengthen the existing policy approach to ensure that the precautionary principle is carried through to the LDP policies.

This is linked to Key Issue FR2 in that the both relate to policy applying outside of existing designated floodplains. However, while the preferred option on FR2 applies a buffer zones around existing flood plains, this option could potentially apply to lands which lie outside of currently defined areas, anywhere within the Borough.

This option would further the sustainable development of the Borough, in keeping with the RDS as well as the Core Principles and policies set out in the SPPS.

The preferred option scored as the more sustainable overall in the Sustainability Appraisal.

Q53: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Future Flooding

6.236 These options also seek to address views raised regarding the ‘future proofing’ of floodplains.

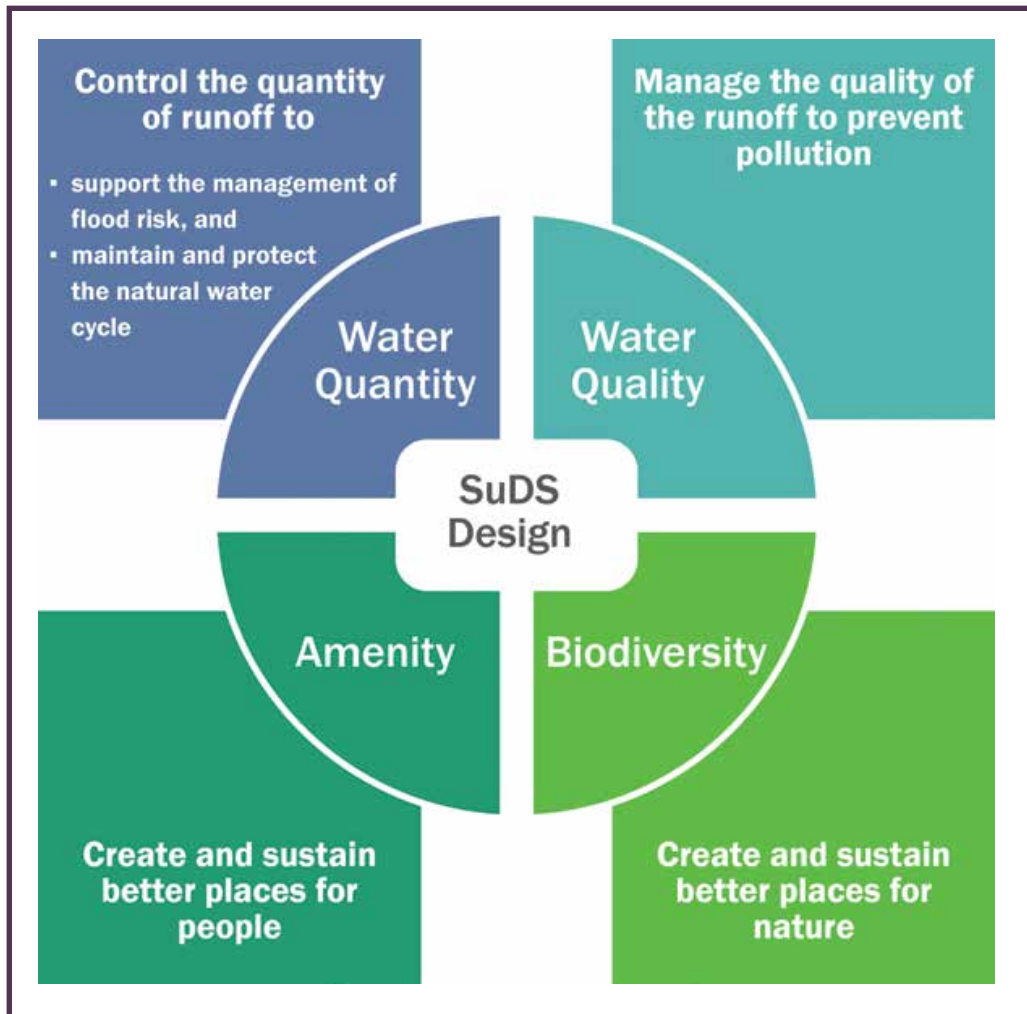
FLOOD RISK	
Key Issue: FR2: Impact of Potential Future Flooding on New Development Outside of Existing Floodplains.	
<p>Option 1: Identify buffer strips (based on the Rivers Agency’s 2030 predictions) around existing identified floodplains and provide policy for the protection of these areas.</p>	<p>This option would apply a further precautionary principle to the existing policy framework whereby no development would be permitted in identified buffer strips (based on Rivers Agency’s 2030 predictions). This option recognises the long term implications of climate change and how it can exacerbate flooding.</p> <p>Development outside of existing floodplains would be assessed under the existing policy framework of the SPPS and PPS 15 (Revised) ‘Planning and Flood Risk’: Policy FLD3: Development and Surface Water (pluvial) Flood Risk Outside Flood Plains.</p>
<p>Option 2: Retain the existing flood plain areas only and retain the principle of the existing policy framework.</p>	<p>This option would assess development outside of existing floodplains under the existing policy provisions of the SPPS and PPS 15 (Revised) ‘Planning and Flood Risk’: Policy FLD3: Development and Surface Water (pluvial) Flood Risk Outside Flood Plains. This policy requires a Drainage Assessment for all development proposals falling within certain threshold categories where there is evidence of a history of surface water flooding.</p>
<p>Our preferred option is Option 1.</p> <p>Justification:</p> <p>Flooding can have a devastating effect on people, property, animals and the environment. This option allows the Council to minimise and manage flood risk and to be proactive in addressing the long term implications of climate change and its exacerbation of flooding in the Borough.</p> <p>This option would ensure that development is located outside specified areas, identified as likely to experience future flooding issues due to their immediate proximity to existing designated floodplains.</p> <p>The preferred option scored as the more sustainable overall in the Sustainability Appraisal.</p>	

Q54: Do you agree with the Council’s preferred option? If not, please provide planning related reasons.

Sustainable Drainage Systems (SuDS)

- 6.237 Sustainable Drainage Systems (SuDS) have the potential to help alleviate flooding and improve water quality, while supporting biodiversity and ecosystem services. The system introduces a way to control the management of rainfall and the associated surface water runoff. Figure 5 illustrates the four overarching benefits of the incorporation of SuDS in design:

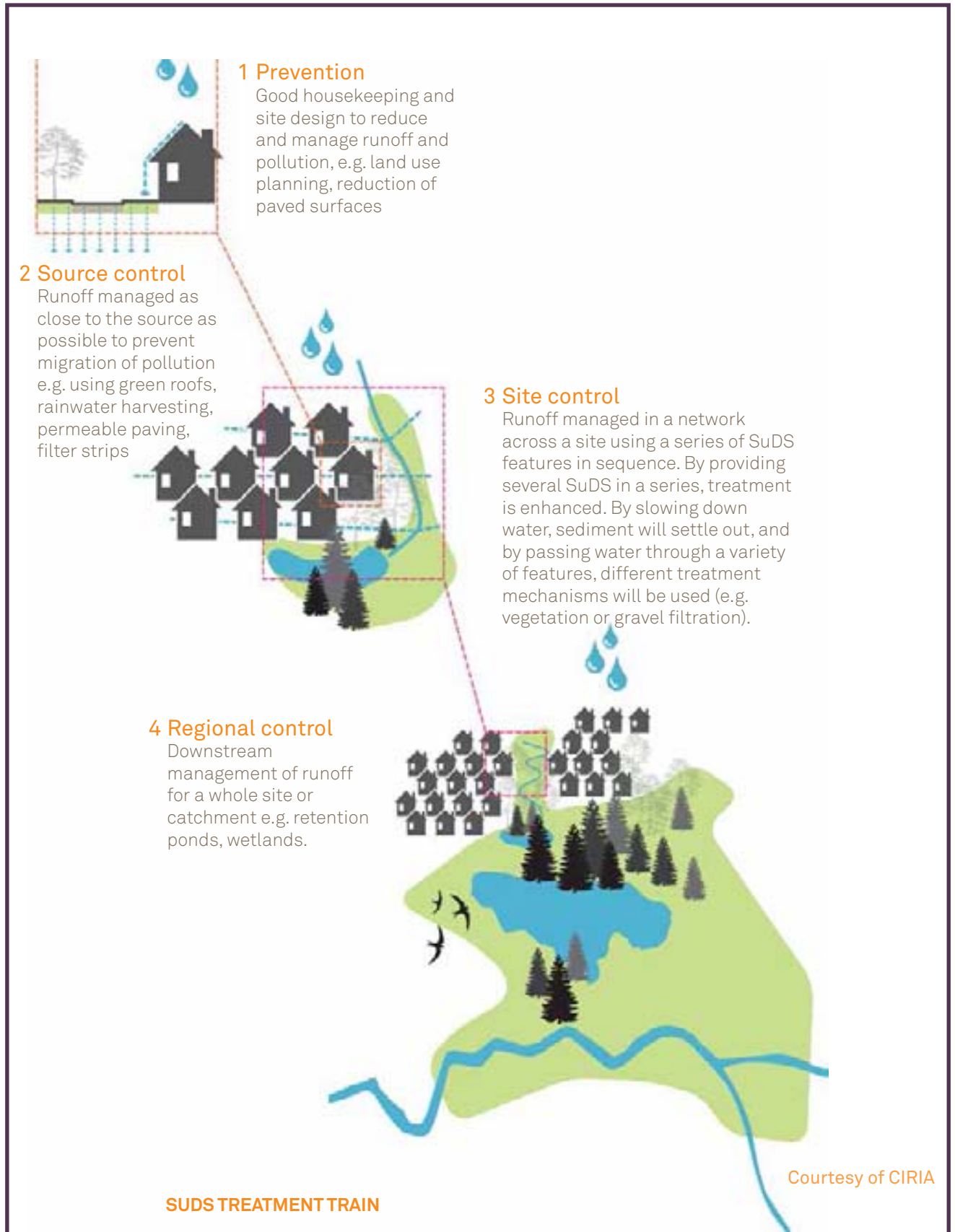
Figure 5: The Four Inter-Related Benefits of SuDS Design



Source: The SuDS Manual (C753) - CIRIA SuDS Manual 2015

- 6.238 The incorporation of SuDS allow rainwater to be cleaned close to where it falls, and storage capacity to delay the flow of rainwater into the drainage system, to help reduce the potential for flooding. This is illustrated in Figure 6:

Figure 6: A Guide for Master Planning Sustainable Drainage into Developments



Source: Water. People. Places. A guide for master planning sustainable drainage into developments
Prepared by the Lead Local Flood Authorities of the South East of England, September 2013

FLOOD RISK

Key Issue: FR3: Promote the Use of Sustainable Drainage Systems (SuDS).

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>This option would retain the existing provisions of the SPPS and PPS 15 (Revised) 'Planning and Flood Risk' which encourages greater use of SuDS. This option is discretionary with no legal requirement for developers to provide SuDS.</p>
<p>Option 2: Provide policy on the use of SuDS for all development.</p>	<p>This option would provide a proactive policy approach for the use of SuDS in all future development and significantly contributes in meeting regional strategic objectives in relation to flood risk and climate change. This option recognises that developments can vary in type and scale, with the provision of SuDS appropriate to each development.</p>
<p>Option 3: Provide policy on the use of SuDS to certain categories of development.</p>	<p>This option would provide a proactive policy approach for the use of SuDS in certain categories of development and contributes in meeting regional strategic objectives in relation to flood risk and climate change. It recognises that owing to the scale and type of development, the implementation of SuDS may not be practical or feasible, with additional certainty provided to developers.</p>

Our preferred option is Option 2.

Justification:

SuDS can be designed in as an integral part of any scale of development proposal. They can be particularly effective in managing surface water run-off in larger developments by providing drainage solutions that do not add pressure to the existing drainage network.

However, current policy only seeks consideration of the use of SuDS and there is no current legislative requirement. This option therefore seeks to maximise the potential benefits of SuDS throughout the development process to mitigate flooding and to meet the requirements of furthering sustainable development.

This would apply to new development and redevelopment/regeneration schemes as specified in the SPPS.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q55: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Development in Proximity to Reservoirs

- 6.239 The Reservoirs Act (Northern Ireland) 2015 provides for the regulation of structures or areas, capable of holding 10,000 cubic metres or more of water above the natural level of the surrounding land (Controlled Reservoirs). There are fifteen Controlled Reservoirs in the Borough, the majority of which are owned by NI Water (see Table 20).

Table 20: Controlled Reservoirs in the Borough

Ballinrees Gortycavan	Caugh Hill	Maddybenny
Ballinrees Reservoir	Altnaheglish/Banagher Reservoir	Altnahinch Reservoir
Dunalis	Binevenagh Lake	Troopers Hill Lough
Lough-Guile	Altikeeragh	Ballyversal Reservoir
Craigahulliar	Downhill Forest Lake	Moorbrook Fishery

- 6.240 The provisions of the Act will ensure that Controlled Reservoirs are managed and operated to minimise the risk of flooding due to an uncontrolled release of water resulting from dam failure in order to protect people, the environment, cultural heritage and economic activity. The provisions of the Act are based on industry best practice for the management and maintenance of Controlled Reservoirs. Further information on reservoir inundation areas can be found at the following link: <http://riversagency.maps.arcgis.com/apps/webappviewer/index.html?id=006872dcdd7b43b89d352e0b93190e67>.
- 6.241 A small number of provisions commenced on Royal Assent in July 2015. These include the definition of 'Controlled Reservoirs' and 'Reservoir Manager'. The reservoir manager will be responsible for the safety of their reservoir. Secondary legislation is required to commence the remaining provisions. However, this must be progressed through a reconvened Northern Ireland Assembly.
- 6.242 Under the current policy regime outlined in Policy FLD5 of PPS 15 relating to development in proximity to reservoirs, the onus is on the applicant to demonstrate that, in relation to potential flood inundation areas, the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety. Concerns have been raised that this is an unrealistic request as the information required is generally outside the ownership or control of most applicants. Historically, the information relating to reservoirs was not in the public domain.

FLOOD RISK

Key Issue: FR4: Development in Proximity to Reservoirs.

<p>Option 1: Identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.</p>	<p>This option would identify flood inundation areas of controlled reservoirs and retain the existing provisions of the SPPS and PPS 15 (Revised) 'Planning and Flood Risk' FLD5: Development in Proximity to Reservoirs. Existing policy states that the applicant must provide assurance regarding reservoir safety and accompany their proposal with a flood risk assessment before a planning determination can be made.</p>
<p>Option 2: Do not identify flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.</p>	<p>This option would not identify flood inundation areas of controlled reservoirs but would retain the existing provisions of the SPPS and PPS 15 (Revised) 'Planning and Flood Risk' FLD5: Development in Proximity to Reservoirs. Existing policy states that the applicant must provide assurance regarding reservoir safety and accompany their proposal with a flood risk assessment before a planning determination can be made.</p>
<p>Option 3: The Reservoirs Act (Northern Ireland) 2015: only enact the policy when the relevant provisions of the Act are commenced.</p>	<p>This option would in effect retain the current policy in FLD5, requiring the applicant to demonstrate that, in relation to potential flood inundation areas, the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety.</p> <p>This is considered to be an unrealistic request as the information required is generally outside the ownership or control of most applicants.</p> <p>Also, the Act has not yet been progressed through the NI Assembly.</p>

Our preferred option is Option 1:

Justification:

In this option the LDP would identify the flood inundation areas of Controlled Reservoirs based on the most up to date information supplied by NI Water.

The existing provisions of the SPPS and PPS 15 (Revised) 'Planning and Flood Risk' FLD5: Development in Proximity to Reservoirs, could be retained in principle, in that reservoir safety must be proven. However, given that the information is now more readily available and the majority of the reservoirs are under the control and management of NI Water, the onus should no longer be on the applicant to prove reservoir safety in order to secure planning permission.

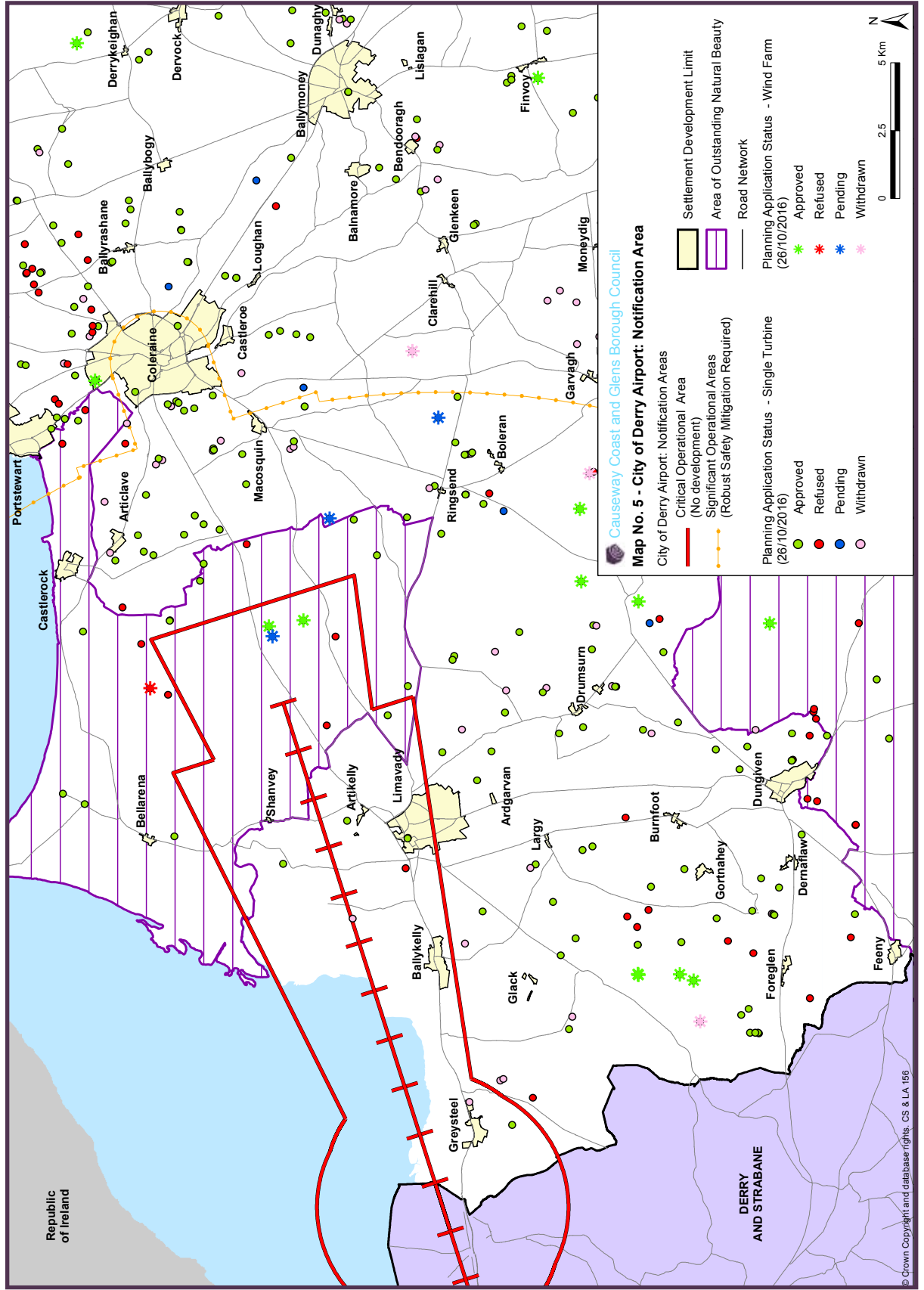
The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q56: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

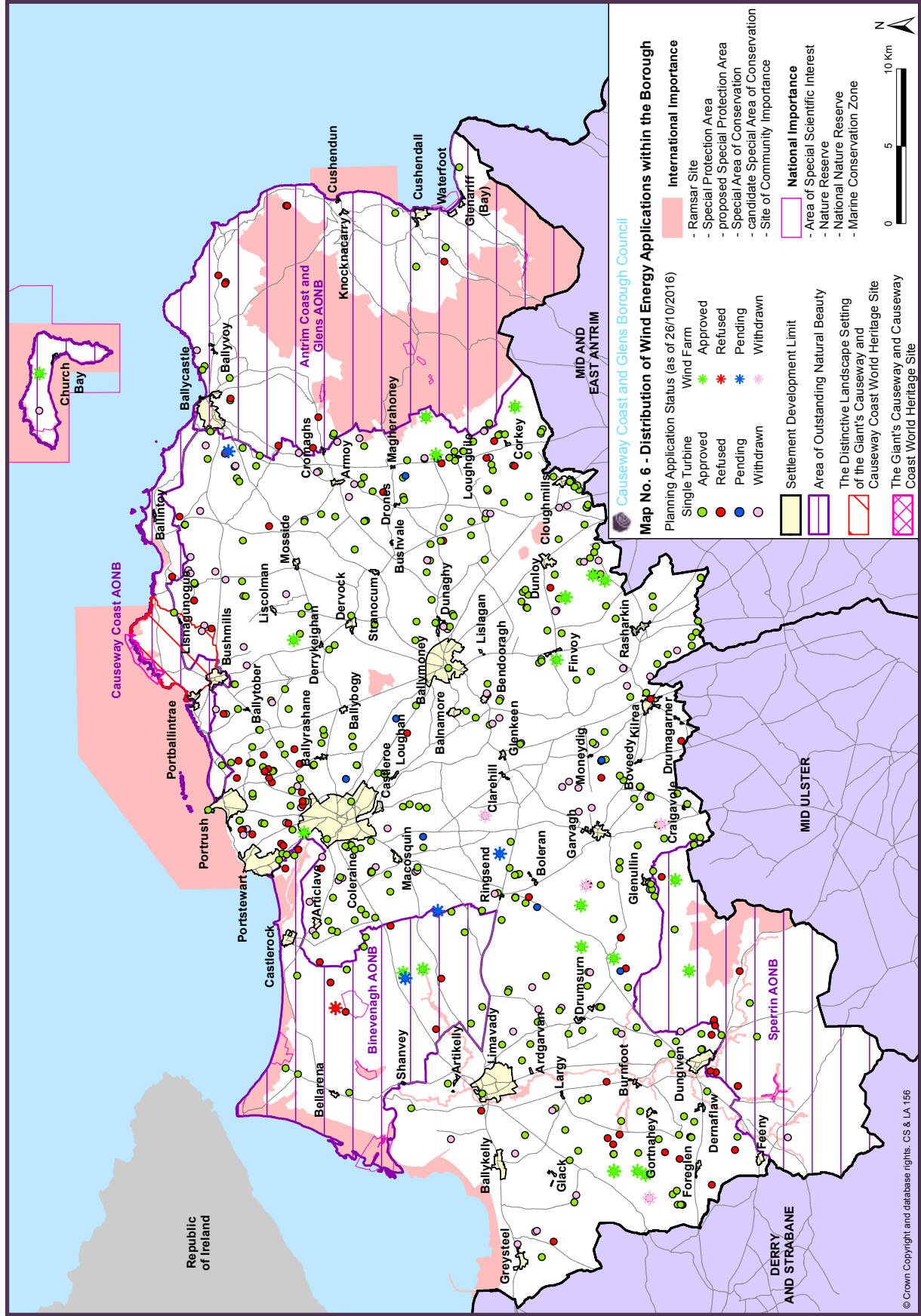
Telecommunications and Other Public Utilities

- 6.243 The term, "Public Utilities," relates to telecommunications, health, education and other public services including seaport and airports, airport public safety zones, and power lines. Health and education are considered under the Social Considerations and Options Section as these tend to be provided by the public sector.
- 6.244 The general thrust of regional planning policy in relation to telecommunications is positive, in that such developments should be approved subject to siting, design and impact on visual amenity.
- 6.245 In relation to other utilities, the SPPS advises that sufficient land should be zoned to meet the anticipated needs of the community, and developments adjacent to these facilities should not be approved where it would jeopardise the expansion of the facilities.
- 6.246 Airport Public Safety Zones are required to restrict development to control the number of people on the ground at risk of death or injury in the event of an accident during take-off and landing.
- 6.247 New power lines should avoid areas of landscape sensitivity, including AONBs.
- 6.248 The City of Derry Airport lies just outside the Borough to the west beyond Limavady, and the Borough is affected by the flight path to it in relation to wind turbine development. Map 5 illustrates the extent of the Windfarm Safeguarding Area in the Borough and the location of wind energy proposals in the locality.
- 6.249 As a large proportion of the Borough is affected by areas of landscape sensitivity, the location of new power lines may be influenced by designated areas, such as AONBs.
- 6.250 The Borough has experienced extensive pressure for new wind turbine development, both in the form of single turbines and wind farms. This pressure is widespread across the Borough, and AONBs are not immune from it, and some lower lying parts of AONBs have experienced a level of pressure not dissimilar to areas without a landscape designation. Map 6 shows the widespread distribution of wind energy developments across the Borough at October 2016.

MAP 5: City of Derry Airport Notification Area



MAP 6: Distribution of Wind Energy Applications in the Borough at October 2016



- 6.251 Information on the extent of fixed broadband and mobile coverage is available from Ofcom at: <https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research/connected-nations-2017/interactive>
- 6.252 Ofcom advises that, at 2017, 83.1% of the Borough's premises were covered with fixed broadband coverage, and 73% of premises were covered by mobile coverage. Figures 7 and 8 show the Borough's position in relation to the rest of Northern Ireland.

Figure 7: Extract from Ofcom Website Relating to Fixed Broadband Coverage in the Borough and Northern Ireland

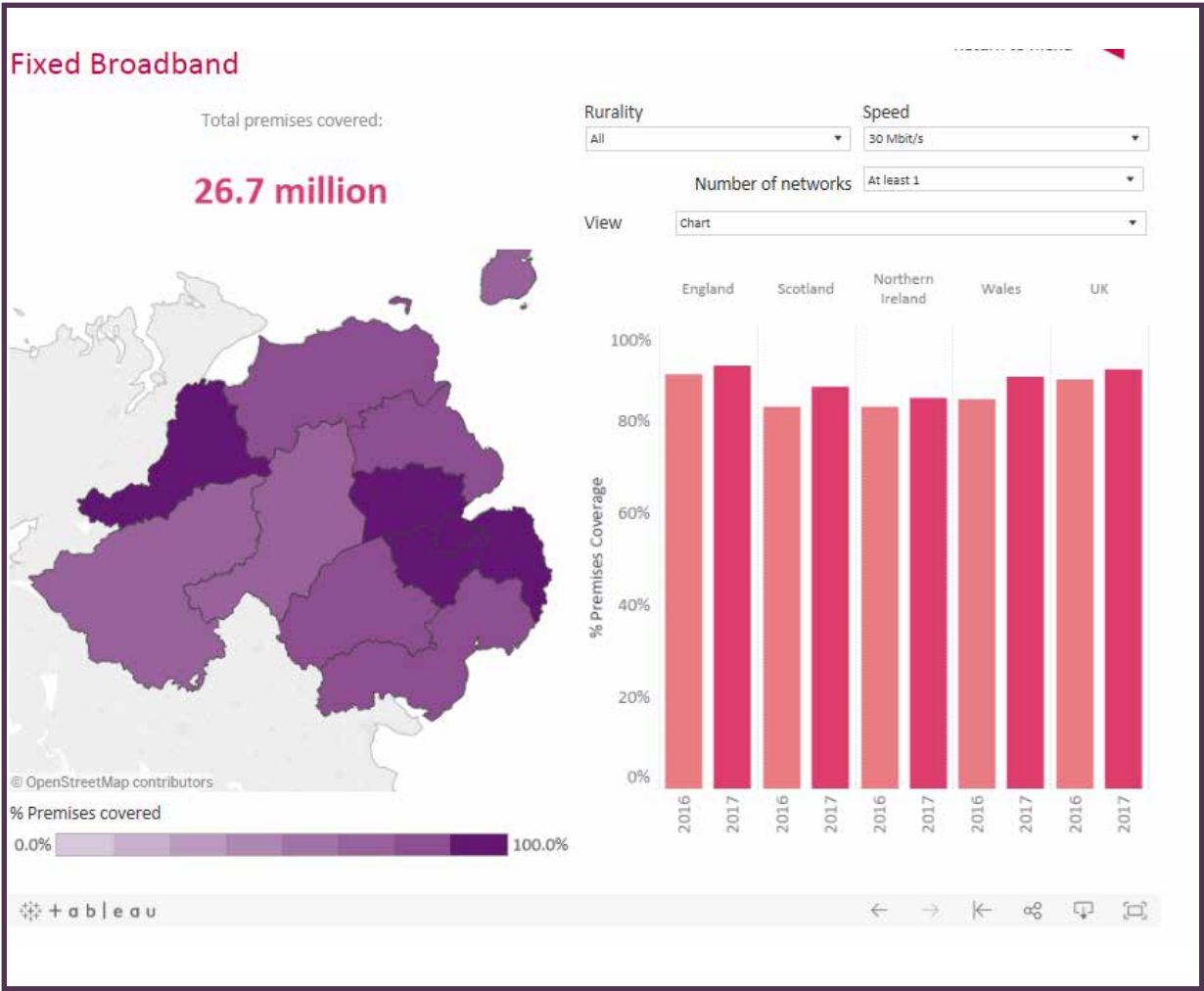
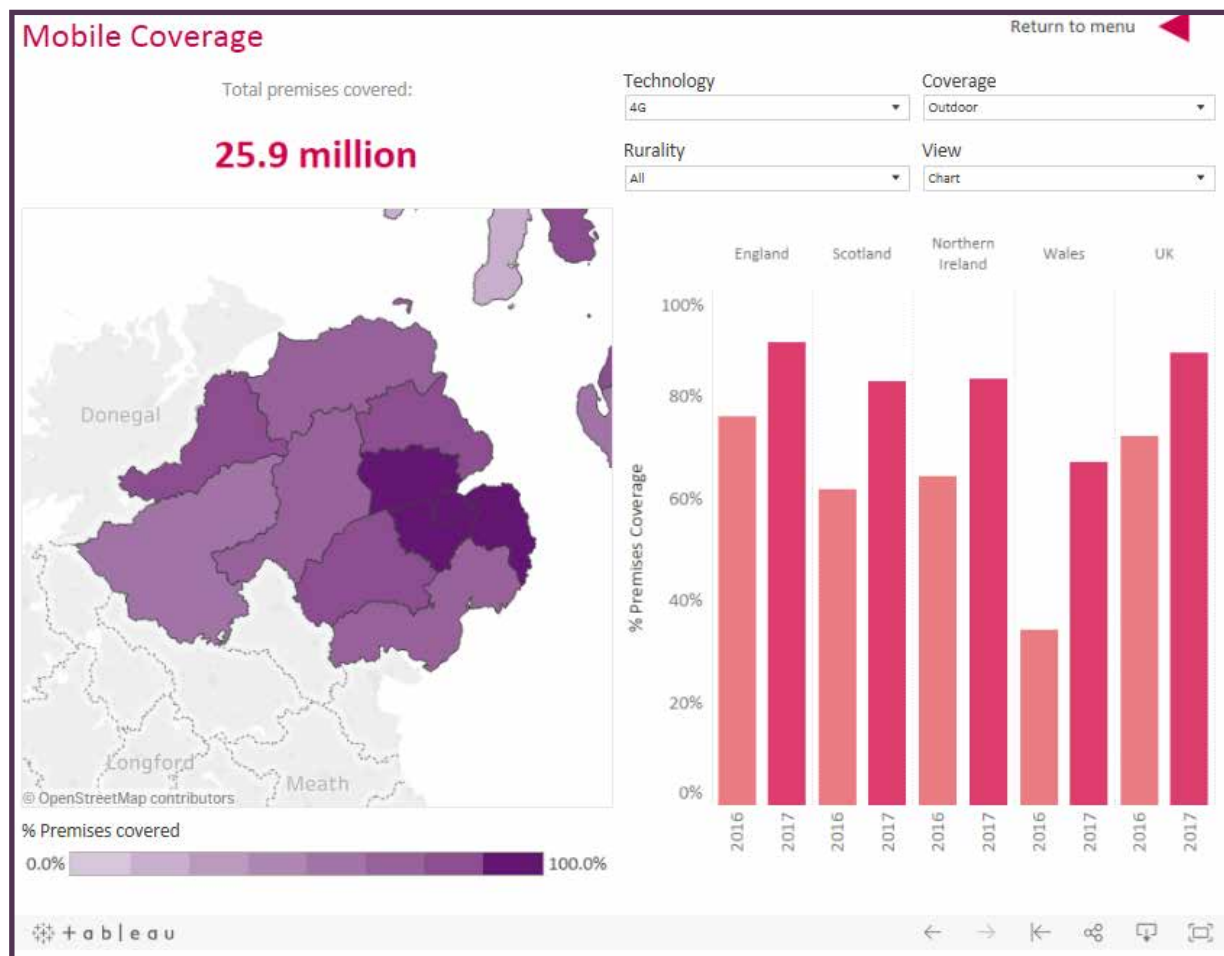


Figure 8: Extract from Ofcom Website Relating to Mobile Coverage in the Borough and Northern Ireland



High Structures in Sensitive Landscapes

- 6.253 There is a rich and diverse landscape across the Borough, much of which is designated as an AONB. These areas are of significant importance to our health and wellbeing, tourism, economy and the environmental quality of the area.
- 6.254 Telecommunications and electricity infrastructure are critical to our economy and an essential and beneficial element of everyday living for the residents of and visitors to the Borough. Given the extent of environmental and landscape designations across the Borough the need to balance essential high structures and infrastructure with the protection of our landscapes is a key issue.

Public Utilities

Key Issue: PU1: High Structures in Sensitive Landscapes.

<p>Option 1: Retain the principle of the existing policy framework.</p>	<p>The existing policy approach seeks to avoid development within sensitive landscapes to minimise visual intrusion. However, as there is no differentiation in policy between our designated and non-designated areas, the policy does not adequately protect our most sensitive landscapes.</p>
<p>Option 2: Identify specific areas within our most sensitive landscapes as Areas of Constraint on High Structures development.</p>	<p>This option would seek to designate critical areas within our most sensitive landscapes to safeguard their environmental and visual quality from inappropriate development. This would protect the asset while allowing essential infrastructure projects to support economic and social development.</p>
<p>Option 3: Identify all of our areas of sensitive landscape as unsuitable for high structures development.</p>	<p>This option would provide the greatest level of protection for sensitive landscapes but could restrict the development of essential infrastructure, including telecommunications infrastructure, within these areas. This option would not support economic and social development.</p>

Our preferred option is Option 2.

Justification:

This option recognises the need for high structures in the countryside, particularly essential infrastructure, whilst protecting the most sensitive landscapes in the Borough. The existing policy framework does not adequately protect our most sensitive landscapes as there is no policy differentiation between our designated and non-designated areas.

While Option 1 scored fewer negative impacts, and scored more favourably across the range of sustainably objectives, Option 2 scored as a significant positive benefit for landscape. Given that the protection of the landscape is the primary outcome here, Option 2 is the preferred option.

Q57: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

Waste and Water Management

6.255 The Government recognises the strategic importance of managing waste sustainably, and the provision of waste facilities and infrastructure can make a valuable contribution towards sustainable development. The aim of the SPPS in relation to waste management is to support wider government policy focused on the sustainable management of waste, and a move towards resource efficiency. The regional strategic planning objectives for waste management include to:

- Promote development of waste management and recycling facilities in appropriate locations;
- Ensure the detrimental effects are avoided or minimised; and
- Secure appropriate restoration of sites for agreed after-uses.

- 6.256 The SPPS promotes a joined up approach between relevant government departments, agencies responsible for waste management and neighbouring councils, where appropriate, in relation to waste management.
- 6.257 It states that LDPs should set out policies and proposals that support the aim and objectives of the SPPS, assess the likely extent of future waste management facilities for the plan area, and should identify specific sites for the development of waste management facilities with key site requirements.
- 6.258 NI Water is responsible for the provision of waste water treatment facilities in the Borough. Councils are responsible for waste management facilities and infrastructure, and the Council has a number of civic amenity sites, one compost site and one landfill site across the Borough. Private operators also provide recycling facilities for commercial activity in the Borough.
- 6.259 The Council is part of the North West Region Waste Management Group, the aim of which is to develop a waste management system that meets the region's needs and contributes to economical and sustainable development. The current Waste Management Plan is due for a renewal by 2020.
- 6.260 NI Water has provided information in relation to the capacity of existing waste water treatment works (WWTWs) to accommodate new development. They have highlighted that, in terms of the capacity, the existing small settlements of Ballyrashane, Drumagarner and Shanvey have no public sewerage network available. NI Water has a six year business plan called a 'Price Control'. The current Price Control, known as PC15, spans the period 2015/16 to 2020/21. Business planning activities for the next Price Control, PC21 (2021/22 to 2026/27) will start during 2018/19.
- 6.261 NI Water has advised of treatment works that are either, "at or reaching capacity", or have "insufficient capacity" for LDP purposes, as set out in Table 7. Ballycastle WWTWs are to be completed in 2018, and will serve the area until 2035.

Developer Contributions

- 6.262 The SPPS states that planning authorities can require developers to bear the costs of work required to facilitate their development proposals. Contributions may be required in circumstances including where the development requires the provision or improvement of infrastructure works over and above those programmed in a LDP, where earlier than planned implementation of a programmed scheme is required, where a development is dependent on the carrying out of works outside the site, or where archaeological investigation or mitigation is required.
- 6.263 Other areas of use include off-site recreation provision in association with new residential development. This matter is considered in more detail in the Open Space, Sport and Outdoor Recreation section.

DEVELOPER CONTRIBUTIONS

Key Issue: DC1: Developer Contributions.

<p>Option 1: Seek developer contributions on appropriate types and scale of development.</p>	<p>This option would specifically outline the type and scale of development that would require developer contributions. It provides clarity at an early stage about the expected nature, scope and levels of contributions that may be sought from developers. This option may deliver, for example, the provision or improvement of infrastructural works and community infrastructure.</p>
<p>Option 2: Seek developer contributions on a case-by-case basis.</p>	<p>This option would seek developer contributions on a case-by-case basis. This option recognises that applications can vary in nature across different areas and over differing time frames. As the option does not pre-define the type and scale of development, it may not provide clarity for developers. This option may deliver, for example, the provision or improvement of infrastructural works and community infrastructure.</p>
<p>Option 3: Do not provide policy which seeks developer contributions.</p>	<p>This option would not require developer contributions for any type of development. This option does not deliver, for example, the provision or improvement of infrastructural works and community infrastructure.</p>

Our preferred option is Option 1.

Justification:

Not all development proposals require developer contributions, therefore this option allows the Council to maximise the potential benefits of contributions while providing certainty for the applicants.

Developer contributions have, historically, been associated with the provision of related road infrastructure to a new development, for example the creation of a right hand turning lane to facilitate access to a new housing site. They may also be used in the provision of social housing.

Mechanisms to secure the delivery of developer contributions include planning agreements under Section 76 of the 2011 Act and under Article 122 of the Roads (Northern Ireland) Order 1993 in terms of infrastructure works.

The preferred option scored as the most sustainable overall in the Sustainability Appraisal.

Q58: Do you agree with the Council's preferred option? If not, please provide planning related reasons.

CHAPTER 7 PLANNING POLICY REVIEW

Background

- 7.1 The SPPS combines, into a single document, the strategic elements of the existing suite of Northern Ireland PPSs. In doing so, the SPPS sets out strategic planning policy and provides the strategic direction for Councils to bring forward their own detailed operational policies within their LDPs.
- 7.2 At present, the SPPS applies in tandem with the PPS's, the remaining policies contained in 'A Planning Strategy for Rural Northern Ireland' (PSRNI) and any accompanying Supplementary Planning Guidance (SPG). As stated in the SPPS, any conflict between the SPPS and a PPS, is to be resolved in favour of the SPPS.
- 7.3 The PPS's, PSRNI and SPG are currently retained under what is referred to in legislation as 'transitional arrangements'. However, when the Council's Plan Strategy is adopted, the policies contained within these documents will cease to have effect, which means that they will no longer be considered material in the determination of planning applications and appeals, etc (regardless of whether a planning application has been received by the Council before or after that date).
- 7.4 New Borough wide policies are therefore required at the LDP Plan Strategy stage to ensure that no policy vacuum exists.
- 7.5 To address the issue the Council has carried out a preliminary review of the existing operational policies contained within the PPS's and PSRNI with a view to developing policies that are tailored to meet the specific needs of the Causeway Coast and Glens' area. Further analysis of these policies will be required following the receipt of comments from the POP public consultation period and in advance of the publication of the Draft Plan Strategy.
- 7.6 The existing operational policies that are considered to be working effectively will be carried forward, taking account of the SPPS and any other regional policy or guidance. Where it is considered necessary, amendments to existing policies may be considered. If a policy is no longer required or not applicable to this area it will not be carried forward.
- 7.7 It should be noted that the DfI is currently undertaking a review of the existing SPPS policies relating to 'Renewable Energy' and 'Development in the Countryside'. The impact on the Council's position on these topics will be considered when the outcome of each review is published.

Policy Review

- 7.8 The overall policy review included the following:
- Evidence Base: Consisting of 14 Position Papers;
 - Northern Area Plan 2016;
 - How the policy is addressed in the SPPS, including any directional changes;
 - Relevant Legislative & Regulatory changes;
 - Ministerial Reviews;
 - Consultation with Statutory Consultees and key stakeholders;
 - Alignment with Council's policies or aspirations;
 - Consultation with Elected Members through topic-based workshops;
 - LDP Steering Group;
 - Consultation with Council's Development Management Team including an analysis of the perceived difficulties of implementing the policy (Planning Applications, Appeals, Judicial Reviews, etc); and
 - Consultation with other key Council Departments.

General Overview of Policy Review

7.9 A summary of the policy review is provided in Table 21. A more detailed policy review can be found at Appendix 3.

Table 21: General Overview of Policy Review

POLICY	OVERVIEW
PPS 1: General Principles	<p>PPS 1 was cancelled with the adoption of the SPPS. However, the LDP will contain a 'General Principles' policy that will apply to all development proposals within the Borough.</p> <p>It will include policy relating to:</p> <ul style="list-style-type: none"> • Good Design (including scale, massing, materials, etc); • Place-making; • Nuisance e.g. noise, dust, odour; • Trees/vegetation; • Invasive species; and • Energy efficiency, etc.
PPS 2: Natural Heritage	<p>The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.</p> <p>Policy NH6 requires updating to reflect the SPPS position on AONBs, including:</p> <ul style="list-style-type: none"> • Management Plans; • Landscape Character Assessments • Design Guides; and also on • Cumulative impacts of certain types of development in highly visually sensitive areas within the Borough's 4 AONBs.
PPS 3: Access, Movement & Parking	<p>The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change. However, some of the policies may be considered in combination at Plan Strategy stage. Requires further consultation with Dfl.</p>
PPS 4: Planning and Economic Development	<p>The thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.</p>
PPS 5: Retailing and Town Centres	<p>This PPS was cancelled with the adoption of the SPPS. The general thrust of the SPPS policy appears to be working well. There is no evidence that it requires substantial change, however, some areas need to be reviewed.</p>
PPS 6: Planning, Archaeology and the Built Heritage	<p>The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change. Possible that some of the policies may be group together going forward.</p>
PPS 7: Quality Residential Environments	<p>The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.</p>

PPS 8: Open Space, Sport and Outdoor Recreation	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 9: The Enforcement of Planning Control	This PPS was cancelled with the adoption of the SPPS.
PPS 10: Telecommunications	Policy TEL 2 is cancelled with the adoption of the SPPS. The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 11: Planning and Waste Management	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 12: Housing in Settlements	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 13: Transportation and land Use	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 15: Revised: Planning and Flood Risk	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 16: Tourism	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 17: Control of Outdoor Advertisements	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 18: Renewable Energy	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 21: Sustainable Development in the Countryside	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
PPS 23: Enabling Development	The general thrust of the PPS appears to be working well. There is no evidence that it requires substantial change.
Planning Strategy for Rural Northern Ireland (PSRNI)	The general thrust of the remaining policies in the PSRNI appear to be working.

The following Departmental documents have also been reviewed:

Airport Public Safety Zones	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
'Living Places' - An Urban Stewardship and Design Guide for Northern Ireland	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
'Building on Tradition' – A Sustainable Design Guide for the Northern Ireland Countryside	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
'Creating Places' – Achieving quality in residential developments'	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
Best Practice Guidance to PPS 18 'Renewable Energy'.	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
'Wind Energy Development in Northern Ireland Landscapes' (August 2010)	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
Development Control Advice Notes	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.
Supplementary Planning Guidance to Policy PED 8 'Development Incompatible with Economic Development Uses'	The general thrust of the SPG appears to be working well. There is no evidence that it requires substantial change.

7.10 As can be seen from Table 21, the majority of policy contained within the existing suite of PPSs and the PSRNI is generally considered to be working well. However, the Council will continue to monitor this situation.

7.11 Further consultation with key consultees will also be undertaken following the POP Public Consultation and when developing the policies for the Draft Plan Strategy. Some individual policies may require updating or amendment as a result.

CHAPTER 8 NEXT STEPS

How will the Council deal with your responses?

- 8.1 Only planning related responses of a **strategic nature** should be submitted at this stage of the LDP preparation.
- 8.2 Responses of a **site specific nature** should be submitted at the Local Policies Plan as they will **only** be considered at that stage.
- 8.3 Following the 12 week consultation period, the Council will consider the responses and prepare a Public Consultation Report to inform the draft Plan Strategy which will be published in line with the Council's most up to date LDP Timetable.
- 8.4 Please note that your responses are public documents. All information will be held by the Council and used in its LDP preparation and Development Management functions, including the processing of planning applications, in accordance with the Council's Local Development Plan Privacy Statement.

CHAPTER 9 APPENDICES

APPENDICES

Appendix 1: Glossary of Terms

Appendix 2: LDP Context: Regional, Local and Legislative

Appendix 3: Planning Policy Review Table

APPENDIX 1: GLOSSARY OF TERMS

Active Travel - Active travel means walking or cycling as an alternative to motorised transport (notably cars, motorbikes/mopeds etc) for the purpose of making every day journeys.

Affordable Housing - Comprises the social rented sector, housing benefit funded private rented and that part of the low cost owner occupation market which can be purchased utilising 30% or less of gross household income.

Air Quality Management Areas (AQMA) - Areas identified where air quality is monitored due to concern that objectives are not likely to be achieved. Local Authorities must declare an Air Quality Management Area where there are consistently high levels of pollution. This area could be just one street, or it could be much larger. The local authority will put together a plan to improve the air quality - a Local Air Quality Action Plan. Main Street, Dungiven has a monitoring site.

A Planning Strategy for Rural Northern Ireland - The Planning Strategy for Rural Northern Ireland published in September 1993 establishes the objectives and policies for land use and development across all towns, villages and countryside of Northern Ireland outside Belfast (and adjoining built up areas) and Derry-Londonderry. Most of the topics within the Strategy have been superseded by the SPPS or various PPSs.

Area of Archaeological Potential - Areas within settlement limits, where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change.

Area of Constraint on Minerals Development - areas which should be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value (including natural, built and archaeological heritage).

Area of High Scenic Value (AOHSV) - Areas of High Scenic Value are recognised as important regional or local landscape resources, primarily for their scenic quality.

Area of Outstanding Natural Beauty (AONB) - Areas of Outstanding Natural Beauty are designated by central government primarily for their high landscape quality, wildlife importance and rich cultural and architectural heritage under the Nature Conservation and Amenity Lands (NI) Order 1985.

Area of Parking Restraint - Development plans may designate areas of parking restraint in tandem with a parking strategy, in which reduced car parking standards are applied from those published. Areas of parking restraint typically apply to settlements of more than 10,000 population. In larger settlements several zones with varying levels of reduction can be identified to reflect their differing characteristics and levels of accessibility.

Area of Scientific Interest (ASI) - Declared under the Amenity and Lands Act (Northern Ireland) 1985 where consideration must be given to maintaining the feature of scientific interest ASIs are designated primarily for their unusual geological features. These designations are now being superseded by the ASSI designations.

Area of Significant Archaeological Interest (ASAI) - Areas of Significant Archaeological Interest are designated to identify particularly distinctive areas of the historic landscape. They can include a number of individual and related sites and monuments, and may be distinguished by their landscape character and topography.

Area of Special Scientific Interest - sites of special interest by reason of their flora, fauna, and geological and/or physiographical features are designated under Part IV of the Environment (Northern Ireland) Order 2002. There is a legal duty to take reasonable steps to further the conservation and enhancement of the features by which the ASSI is of special scientific interest.

Area of Townscape/Village Character (ATC/AVC) - Areas of Townscape/Village Character are designated areas within cities, towns and villages which exhibit distinct character and intrinsic qualities, often based on historic built form or layout.

Blue Infrastructure - Waterways and water bodies including ponds, streams, rivers and lakes. In combination, Blue and green Infrastructure can provide a whole range of environmental, recreational and aesthetic benefits within settlements.

Built Heritage - the Causeway Coast and Glens Borough contains a World Heritage Site and a significant number of archaeological sites and monuments, listed buildings, conservation areas, historic parks, gardens and demesnes and sites of industrial heritage.

Brownfield (sites) - Land within a settlement limit that is, or was occupied by a permanent structure. It can include vacant or derelict land, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. May also be referred to as Previously Developed Land.

Community plan - The community plan is a long term vision for the social, economic and environmental well-being of a Council area. The Strategic Planning Policy Statement advises that the Local Development Plan will provide a spatial land use reflection of the Community Plan.

Conservation Area - Areas of special architectural or historic interest which the character or appearance is desirable to preserve or enhance. Existing Conservation Areas have been designated by the Department under Article 50 of the Planning (NI) Order 1991. There are five Conservation Areas within the Borough.

Developer Contribution (Section 76) - Where developers are required to bear the costs of work to facilitate their development proposals. This can occur where a proposed development requires the provision or improvement of infrastructural works over and above those programmed in a LDP; where earlier than planned implementation of a programmed scheme is required; where a proposed development is dependent upon the carrying out of works outside the site; and where archaeological investigation or mitigation is required.

Equality Impact Assessment (EQIA) - is the analysis of a policy and determination of any impact of a policy upon Section 75 groups as defined under Section 75 of Northern Ireland (NI) Act 1998.

Green Corridor – A linear strip or wedge of land with trees, hedges and natural green spaces which can link with areas of greater biodiversity providing sufficient habitat to support wildlife and the movement of wildlife along it often within settlements. Green corridors can be combined with Greenways including road and rail corridors, rivers and canals including their banks, cycling routes, pedestrian paths, and rights of way.

Green Infrastructure - Green infrastructure includes parks, sport pitches, green spaces and wooded areas. Green Infrastructure together with blue-green infrastructure is a network of natural spaces and corridors helping to address urban and climatic challenges by incorporating natural elements within developed areas. Green infrastructure can provide storm water management, climate adaptation, less heat stress, more biodiversity and improved air quality in urban areas.

Greenways - A network of largely off-road routes linking towns and the countryside, used largely for recreation and leisure.

Habitat Regulations Assessment (HRA) - Section 102 of the Conservation of Habitats and Species Regulations (2010) requires a Habitats Regulations Appraisal (HRA) to be undertaken during the preparation of a LDP, if necessary. Where a land use plan is likely to have a significant effect on a European site in Northern Ireland or a European offshore marine site (either alone or in combination with other plans or projects), the plan-making authority for that plan shall, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

Historic Parks, Gardens and Demesnes (of Special Interest) – Landscape, parks and gardens, incorporating a variety of natural and designed elements, sometimes as the setting for a grand house or built feature/s. Some have notable tree and plant collections, while others may provide an historical record, showing how the design of a parkland or garden has changed over the time. Inclusion on the governments Register of Parks, Gardens and Demesnes of Special Historic Interest is based upon a set of criteria.

House in Multiple Occupation (HMO) - A single unit of accommodation occupied by individuals as opposed to a family unit. A House in Multiple Occupation can refer to one of the following:

- Students living in shared accommodation;
- A house split into bedsits; and
- A house or flat-share where each tenant has their own tenancy agreement

Housing Association - A housing association is a society, body of trustees or company that provides rented accommodation and specialises in accommodation for special needs groups. They are the main developers of new social housing for rent in Northern Ireland.

Housing Growth Indicators (HGIs) - The RDS provides an estimated figure of total housing need required in the region from the period of 2008-2025. These figures provide a guide for future housing growth within the Council area.

Housing Monitor - The main purpose of the housing monitor is to measure the progress of housing development in settlements with regard to the Regional Development Strategy, and in accordance with the provisions of the prevailing development plan. It identifies the number of dwelling units completed, the area of land developed, and assesses the available potential of land and dwellings remaining on undeveloped monitored sites. It excludes dwellings in the open countryside.

Hubs - Hubs are large or sizeable towns which have a range of shops, services, facilities and transport nodes which sustains the town and the rural hinterland around the Hub. Coleraine, Limavady, Ballymoney and Ballycastle are identified as Main and Local Hubs in the RDS. The RDS spatial framework guidance defines most towns in Northern Ireland as either Main Hubs or Local Hubs.

Independent Examination (IE) - The Department will appoint the PAC or other independent examiners to hold the IE. The IE will examine the Draft Plan Strategy and Draft Local Policies Plan against soundness tests which will relate to how these plans have been produced, and how they have taken account of central government plans, policy and guidance, and also their coherence, consistency and effectiveness.

Infrastructure - The basic physical and organizational structures and facilities (e.g. buildings, roads and power supplies) needed for the operation of a society or enterprise.

Key Transport Corridor - A component of the Regional Strategic Transport Network outlined within the Regional Development Strategy. There are five key transport corridors which link people and freight to Northern Ireland's main cities, air, and sea ports. They provide a framework around which economic corridors can develop. The Key Transport Corridor comprises 3% of all Northern Ireland's roads, but carries 26% of the traffic.

Landscape Character Assessments (LCA) - Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

Listed Building - Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside.

Local Centre - Small group of shops and services, typically comprising a convenience store, a sub-post office and other small shops serving a local area of a settlement.

Local Development Plan (LDP) - The local development plan applies regional policies at the appropriate local level, and provides the policy framework and land use proposals to guide development decisions within the Council area. The LDP allocates appropriate land for differing types of land use, sets out the main planning requirements in respect of zoned sites, and shows particular designations.

Local Landscape Policy Areas (LLPA) - LLPA's consist of those features and areas within and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.

Local Nature Reserves (LNR) and Wildlife Refuges - Local Nature Reserves are areas of land, designated by a district council under Article 22 of the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985, to conserve its nature conservation, earth science and recreational value, with the primary land use being for conservation purposes.

Local Policies Plan - The Local Policies Plan will be prepared, after the Plan Strategy has been adopted. The Local Policies Plan will bring forward local site specific designations (e.g. zonings and policy areas), associated policy criteria and key site requirements consistent with the Plan Strategy.

Multi Use Games Area (MUGA) - A Multi Use Games Area (MUGA) is an outdoor pitch with an all-weather or natural grass surface either partially or fully enclosed by a fence which can be adapted for various sports games, such as football, basketball or tennis. MUGAs are often installed at schools and to serve housing areas.

National Playing Fields Association [Fields in trust (FIT)] standard - The promotion and protection of playing fields and open space is advocated by the charity Fields in Trust who developed the FIT Standard. Fields in Trust have kept the recreational space standard under review. The current *Six Acre Standard*, recommends 6 acres (2.4 ha) per 1,000 head of population as a minimum necessity for space. The Six Acre Standard recommends that 4 acres (1.6 hectares per 1000 population) for outdoor sport provision and 2 acres (0.8 hectares per 1000 population) for children's play. The 4 acres for outdoor sport is divided into 3 acres for pitch sports and 1 acre for other outdoor recreational facilities such as tennis courts, bowling greens, athletic tracks etc. Fields in Trust have not put a value on synthetic pitches in comparison to natural turf pitches. Sport NI consider the value of a synthetic pitch to be 6 times that of a natural turf surface.

Northern Ireland Housing Executive - The Northern Ireland Housing Executive was established in 1971 as Northern Ireland's strategic housing authority. It provides services to people living in socially rented, privately rented and owner occupied accommodation as well as supporting and working with a number of other public bodies.

Northern Ireland Statistics and Research Agency (NISRA) - NISRA is an Agency of the Department of Finance, and is the principal source of official statistics and social research on Northern Ireland. NISRA's Core Purpose is to provide a high quality, cost effective, statistics, research and registration service that informs policy making, the democratic process and the wider public.

Passive Solar Design - Passive Solar Design (PSD) refers to the use of solar energy for the heating and cooling of buildings. Using this approach, the building itself or some part of it will take advantage of the natural energy in materials and air created by exposure to the sun.

Planning Agreement (Section 76) - A planning agreement is a legally binding agreement between a council or, as the case may be, the Department and a person (or persons) with an estate in land i.e. the landowner and / or developer. A planning agreement can play a meaningful role in the development management process as a valuable mechanism for securing planning matters arising from a development proposal. An agreement may mean that development can be permitted whilst potentially negative impacts on land use, the environment and infrastructure could be reduced, eliminated or mitigated.

Planning Policy Statements (PPSs) - Planning Policy Statements set out the operational planning policies of central government on particular aspects of land-use planning and apply to the whole of Northern Ireland. Their contents must be taken into account in preparing development plans and are also material to individual planning applications and appeals.

Plan Strategy - The Plan Strategy is the first stage of the two stage local development plan process. The overarching purpose of the Plan Strategy is to provide the strategic policy framework for the plan area and to bring forward a local growth strategy. It will set out the Council's objectives in relation to the development and use of land in its district; its strategic policies for the implementation of those objectives; and other relevant matters.

Preferred Options Paper (POP) - The POP provides the basis for consulting with the public and stakeholders on a series of options for dealing with key issues in the plan area. It aims to stimulate public comment and help interested parties to become involved in a more meaningful way at the earliest stage of plan preparation. Public and stakeholder participation as part of the preparation of the preferred options paper is regarded as crucial, particularly in identifying relevant local issues which need to be considered from the outset of plan preparation.

Primary Retail Core - Areas within town centres where non-retail uses will be controlled at ground floor level.

Ramsar Sites - A Ramsar site is an internationally designated site of wetland habitat (Ramsar Convention 1971), with particular value to wetland birds. The designation aims to halt the loss of wetlands by promoting conservation and 'wise use' of wetland habitats, with Habitats Regulations applying in respect of the sites.

Regional Development Strategy 2035 (RDS) - The RDS sets the context for the future development of Northern Ireland to 2035 and is the spatial strategy for the Northern Ireland Executive. It influences the future distribution of development throughout the region and addresses economic, social and environmental issues aimed at achieving sustainable development and social cohesion.

Renewable Energy - Energy derived from natural processes (e.g. sunlight and wind) that are replenished at a faster rate than they are consumed. Solar, wind, geothermal, hydro, and some forms of biomass are common sources of renewable energy.

Rural Proofing - Rural proofing is an assessment of all major policies and strategies to ensure the fair and equitable treatment of rural communities, and that policy does not indirectly have a detrimental impact on rural dwellers and rural communities.

Scheduled Zone (Scheduled Monuments) - Archaeological sites and monuments may be taken into the care of the Department or scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. The work of scheduling is ongoing.

Settlement Hierarchy - A Settlement Hierarchy is a classification of settlements based upon different variables such as size, population and other criteria and is a consideration in allocating housing growth and land for economic development through the LDP. The Settlement Hierarchy includes the following tiers:

- Towns (Hubs)
- Towns
- Villages
- Small Settlements - Hamlets

Sites of Local Nature Conservation Importance (SLNCI): Formally identified sites of local nature conservation importance in development plans, based on their flora, fauna or earth science conservation importance.

Social Housing - Housing provided by registered Social Landlords for rent. Such housing is allocated by reference to an approved Central Government allocation system.

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.

Special Countryside Areas (SCA) - The SPSS states that SCA's should be designated where some areas of the countryside exhibit exceptional landscapes, such as mountains, stretches of the coast or lough shores, and certain views or vistas, wherein the quality of the landscape and unique amenity value is such that development should only be permitted in exceptional circumstances.

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.

Statement of Community Involvement (SCI) - The purpose of the Statement of Community Involvement (SCI) is to outline how a council proposes to engage the community and stakeholders in exercising its planning functions. The SCI sets out a council's policy on how to participate in the planning process (including development planning, management and enforcement).

Strategic Environmental Assessment (SEA) - SEA is required under the European Directive 2001/42/EC. The objective of the SEA Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with the view to promoting sustainable development.

Strategic Planning Policy Statement (SPPS) - The SPPS was published in September 2015 and sets out the Department's regional planning policies for securing the orderly and consistent development of land in Northern Ireland under the reformed two-tier planning system. The provisions of the SPPS must be taken into account in the preparation of Local Development Plans, and are also material to all decisions on individual planning applications and appeals.

Supplementary Planning Guidance (SPG) - supplements, clarifies or illustrates by example its policy statements and plans. This can take the form of design guides such as 'Building on Tradition': A Sustainable Design Guide for the Northern Ireland Countryside (2012) or guides prepared for Conservation Areas.

Supported Housing - housing which caters for tenants with a need for a more supportive and intensive style of housing management than is found in 'ordinary' housing.

Sustainability Appraisal (SA) - The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation plans and programmes such as local development plans. The main difference between SA and Strategic Environmental Assessment (SEA) is that SA is wider in scope as it covers the social and economic effects of plans, as well as the more environmentally focused considerations of SEA as required by the SEA Directive.

Sustainable Development Strategy - In May 2010, the NI Executive launched the Sustainable Development Strategy 'Everyone's Involved'. The aim of this document is to identify and develop actions that will improve the quality of life for ourselves and future generations.

Sustainability Appraisal – Interim Report - The Sustainability Appraisal – Interim Report consists of a Sustainability Appraisal Scoping Report, assessment of reasonable alternatives against agreed SA framework and undertaking public consultation along with the Preferred Options Paper.

Sustainable Development - Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems - a form of drainage that aims to control run-off as close to its source as possible using a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques such as storm water networks.

Travellers - defined under paragraph 5(2a) of The Race Relations (Northern Ireland) Order 1997 as people with a shared history, culture and traditions including, historically, a nomadic way of life on the island of Ireland.

Urban Capacity Study - an essential tool in both ensuring a sequential approach to the identification of sites through the development plan process and managing the release of housing land. These studies provide a full understanding of the potential for future housing growth within the urban footprint of settlements.

Urban Footprint - This is defined as the continuous built-up area of a settlement. The boundary is represented by an uninterrupted line, often lying inside the planned settlement limit. It contains land which has a formal urban use and, for example, gardens on the edge of the settlement will be included within the urban area as they form part of a curtilage of a building. Undeveloped zoned land at the edge of the settlement is excluded.

Urban Regeneration - Urban Regeneration aims to improve the physical, economic, community and social environment of neighbourhoods, towns, and cities with a particular emphasis on tackling disadvantage.

Well-being - Well-being refers to diverse and interconnected states of physical, mental, and social well-being of an individual or group. A high level of well-being means an individual or group's condition is positive. There are many ways that Planning functions can contribute to a population's well-being through the protection of scenic landscapes, the provision of open space and playing fields and the protection and enhancement of listed buildings and conservation areas.

Viability - a measure of a centres capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs.

Vitality - a measure of how busy a centre is.

Windfall sites - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

APPENDIX 2

LDP CONTEXT: REGIONAL, LOCAL AND LEGISLATIVE

REGIONAL CONTEXT

NI Programme for Government

NI Sustainable Development Strategy 2010: 'Everyone's Involved'

NI Regional Development Strategy 2035: 'Building a Better Future'

NI Regional Transportation Strategy 2011: 'Ensuring a Sustainable Transport Future'

NI Regional Water Strategy 2016: 'Sustainable Water – a Long Term Water Strategy for NI (2015-2040)'

NI Industrial Strategy 2017: 'Economy 2030' (emerging – currently with the NI Executive)

NI Strategic Planning Policy Statement (SPPS) 2015: 'Planning for Sustainable Development'

NI Planning Policy Statements

A Planning Strategy for Rural Northern Ireland (PSRNI) 1993

Republic Of Ireland - Draft National Planning Framework: 'Ireland 2040'

NI Waste Management Strategy: 'Delivering Resource Efficiency' (2015) (DAERA)

'Lifetime Opportunities': Government's Anti-poverty & Social Inclusion Strategy for NI

The Marine Policy Statement (MPS) (2011)

The Marine Plan for Northern Ireland (when adopted)

'Valuing Nature': A Biodiversity Strategy for Northern Ireland to 2020 (2015)

'Living Places': An Urban Stewardship and Design Guide (2104)

'Building on Tradition': A Sustainable Design Guide for the Northern Ireland Countryside (2012)

'Creating Places': Achieving Quality in Residential Development (2000)

LOCAL CONTEXT

The Northern Area Plan (NAP) 2016

Council's Community Plan 2017: 'A Better Future Together (2017-2030)'

Council Masterplans and Strategies, including:

CC&GBC Council Strategy (2015-2019)

CC&GBC Economic Strategy and Action Plan (2015-2018)

CC&GBC Local Biodiversity Action Plan 2013 – 2018

CC&GBC Sport and Leisure Facilities Strategy - August 2015

CC&GBC Play Strategy – Update on Spatial Gap Analysis/Play Value – October 2017

The LDP will also consider any other plans and strategies in which the Council is a lead partner.

All of the documents listed above have informed the preparation of the preferred options and will be taken into account in the preparation of the LDP.

LEGISLATION

The Planning Act (Northern Ireland) 2011

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

The Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004

The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended)

The Rural Needs Act (Northern Ireland) 2016

The Northern Ireland (Miscellaneous Provisions) Act 2006

The Local Government Act (Northern Ireland) 2014

The Northern Ireland Act 1998 (Section 75)

The Marine Act (Northern Ireland) 2013

It should be noted that the above list is not exhaustive and is likely to be updated as we work through our LDP programme. The Council will work with the prevailing policy, guidance and legislation at each stage of the LDP preparation.

Appendix 3: PLANNING POLICY REVIEW

Planning Policy Statement 2: Natural Heritage (Adopted July 2013)				
Policy	Topic	Preferred Policy Approach	Comments	Related SPPS Paragraph
NH1	European and Ramsar Sites - International	Retain policy approach, with possible amendments.	No evidence to suggest that policy needs to be substantially amended. SPPS not as detailed, however, accords with policy. Update could provide more detail re: cumulative impact, HRA, assessments, and in particular, hydrological links to these sites.	6.175 – 6.178
NH2	Species Protected by Law	Retain policy approach, with possible amendments.	No evidence to suggest that policy needs to be substantially amended. SPPS not as detailed, however, accords with policy.	6.179 – 6.182
NH3	Sites of Nature Conservation Importance - National	Retain policy approach, with possible amendments.	Carried through to SPPS, which also contains updated text re Marine Conservation Zones. No evidence to suggest that policy needs to be substantially amended.	6.183 - 6.188
NH4	Sites of Nature Conservation Importance - Local	Retain policy approach, with possible amendments.	Carried through to SPPS. No evidence to suggest that policy needs to be substantially amended. NAP 2016 designated Sites of Local Nature Conservation Importance (SLNCIs).	6.189 – 6.190
NH5	Habitats, Species or Features of Natural Heritage Importance	Retain policy approach, with possible amendments.	Carried through to SPPS. No evidence to suggest that policy needs to be substantially amended. Natural heritage features which are of particular importance in the Borough should be highlighted.	6.191 – 6.193

NH6	Areas of Outstanding Natural Beauty (AONBs)	Retain policy approach, with possible amendments.	SPPS not as detailed, however, accords with policy. Update policy to address new SPPS requirements in relation to AONB Management Plans; Landscape Character Assessments; Local Design Guides; as well as: Cumulative impacts of certain types of development in highly visually sensitive areas within the AONBs; and any spatial designations, including Areas of Constraint and SCAs that may be introduced through the LDP.	6.186 – 6.188
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Planning Policy Statement 3: Access, Movement and Parking (Adopted February 2005)

AMP1	Creating an Accessible Environment	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy. Will require further consultation with Dfl.	6.302
AMP2	Access to Public Roads	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed. Concern was raised re control of lands required to provide visibility splays. Will require further consultation with Dfl.	6.303
AMP3	Clarification of Policy AMP 3: Access to Protected Routes (Adopted October 2006)	Retain policy approach, with possible amendments.	This policy supersedes the original PPS 3: Policy AMP 3. Removed the word 'direct' from proposals involving access on to a Protected Route. Also clarified that where access could not be reasonably obtained from an adjacent minor road, then proposals will be required to make use of an existing access on to the Protected Route. No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy.	6.301

AMP4	Protection for New Transport Schemes	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS is less detailed, however, accords with Policy.	6.301
AMP5	Disused Transport Routes	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy. Update policy to include reference to Greenways.	6.210 & 6.301
AMP6	Transport Assessment	Retain policy and TA guidance approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy.	6.303
AMP7	Car Parking and Servicing Arrangements	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS is less detailed, however, accords with Policy. Concerns raised re the number of disabled parking spaces and parking space size and configuration (given the larger size of some modern vehicles). May be considered in combination with other car parking policies at Plan Strategy stage. Requires further consultation with Dfl. Update to reflect Council's Car Parking Strategy.	6.304
AMP8	Cycle Provision	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS is less detailed, however, it accords with Policy. Update policy to add criteria in relation to Greenways.	6.297 & 6.301

AMP9	Design of Car Parking	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. Operational policy not addressed in SPPS. This policy may be considered in combination with other car parking policies at Plan Strategy stage. Requires further consultation with Dfl.	Omitted
AMP10	Provision of Public and Private Car Parks	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect Council's Car Parking Strategy. May be considered in combination with other car parking policies at Plan Strategy stage. Requires further consultation with Dfl.	6.301 & 6.305
AMP11	Temporary Car Parks	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. Temporary car parks are not addressed in SPPS. May be considered in combination with other car parking policies at Plan Strategy stage. Requires further consultation with Dfl. Update to reflect Council's Car Parking Strategy.	Omitted

Planning Policy Statement 4: Planning and Economic Development (Adopted November 2010)

PED1	Economic Development in Settlements	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy.	6.83 - 6.86
PED2	Economic Development in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update may be required as this may be affected by future designations, e.g SCA's.	6.87 – 6.88

PED3	Expansion of an Established Economic Development Use in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update may be required as this may be affected by future designations, e.g SCA's.	6.87
PED4	Redevelopment of an Established Economic Development Use in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update may be required as this may be affected by future designations, e.g SCA's.	6.87
PED5	Major Industrial Development in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy. Update may be required as this may be affected by future designations, e.g SCA's.	6.88
PED6	Small Rural Projects	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update may be required as this may be affected by future designations, e.g SCA's.	6.88
PED7	Retention of Zoned Land and Economic Development Uses (Adopted September 2011)	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. Update required to include 'sui generis' uses and to ensure that the policy accords with the SPPS. Also, to include a presumption against retail and commercial leisure development as these are considered town centre uses.	6.89

PED 8	Development Incompatible with Economic Development Uses (Supplementary Planning Guidance) (October 2012)	Retain principles of the existing SPG.	No evidence to suggest SPG needs to be substantially amended. SPPS less detailed, however, accords with Policy. It does not detail the 3 policy tests outlined in the SPG. Update to reflect test set out above.	6.90
PED9	General Criteria for Economic Development	Retain the principle of the existing policy approach	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy.	6.91 – 6.92 & 6.97

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (Adopted March 1999)

BH1	The Preservation of Archaeological Remains of Regional Importance and their Settings	Retain policy approach, with amendments, inc. updated SPPS approach.	No evidence to suggest policy needs to be substantially amended. SPPS not as detailed, however, accords with Policy.	6.8
BH2	The Protection of Archaeological Remains of Local Importance and their Settings	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS not as detailed, however, accords with Policy.	6.9
BH3	Archaeological Assessment and Evaluation	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS not as detailed, however, accords with Policy.	6.10
BH4	Archaeological Mitigation	Retain policy approach, with possible amendments, inc. SPPS approach.	No evidence to suggest policy needs to be substantially amended. SPPS not as detailed, however, accords with Policy.	6.11

BH5	The Protection of World Heritage Sites	Retain policy approach, with possible amendments.	<p>The policy acknowledges that NI's only World Heritage Site is located within this Borough. However, it does not reflect the fact that the setting has now been designated. The SPPS, although less detailed, is more up to date. It accords with Policy.</p> <p>Concern has been raised that the existing policy relating to the Distinctive Landscape Setting is too restrictive for residents and farmers working in the area.</p>	6.6 – 6.7
BH6	The Protection of Parks, Gardens and Demesnes of Special Historic Interest	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy. Update policy wording, replacing 'will not normally' with 'should not' to reflect SPPS.	6.16 – 6.17
BH7	Change of Use of a Listed Building	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy.	6.12 – 6.13
BH8	Extension or Alteration of a Listed Building	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy.	6.13
BH9	The Control of Advertisements on a Listed Building	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy. Possible SPG.</p> <p>Proposals must also meet requirements set out in PPS17: Control of Outdoor Advertisements.</p>	6.14
BH10	Demolition of a Listed Building	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS accords with Policy. Concerns have been raised that the economic viability of a proposal can outweigh the adverse impact on the heritage asset.	6.15

BH11	Development affecting the Setting of a Listed Building	Retain the principle of the existing policy approach with minor amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. SPPS provides no specific wording on impact of proposed development on the setting of a listed building.</p> <p>Possible new/additional criteria and may be considered as SPG.</p>	6.12 – 6.13
BH12	New Development in a Conservation Area	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. The SPPS places a greater emphasis on new development that will 'enhance' character.</p>	6.18 - 6.19
BH13	The Control of Advertisements in a Conservation Area	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to specify control of non-static (e.g flashing, scrolling, animated, intermittent or moving digital) signage.</p> <p>Wider policy on the Control of Advertisements may also apply, where proposals must take account of the special architectural or historic interest of conservation areas.</p>	6.20
BH14	Demolition in a Conservation Area	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update required re buildings and parts of buildings – as partial demolition now requires demolition consent. Could also include demolition in ATCs/AVCs.</p>	6.18 – 6.19

BH15	The Re-use of Non-listed Vernacular Buildings	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. It does not provide any specific criteria but does suggest that Councils may wish to bring forward bespoke policies in the LDP. Also need to consider other planning policies, such as: PPS 21: Policy CTY3 Replacement Dwellings in the Countryside; and PPS 21: Policy CTY 4 Re-use of Existing Buildings in the Countryside, insofar as they relate to non-listed vernacular dwellings and buildings.</p> <p>Criteria (d) of BH15 states a presumption against extending such buildings. If retained, this criterion could hinder delivery of policy, which seeks secure the long term re-use of the non-listed vernacular buildings within the Borough.</p>	6.24
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Addendum to PPS 6: Areas of Townscape Character (Adopted August 2005)

ATC1	Demolition Control in an Area of Townscape Character	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect language used in SPPS and also refer to Areas of Village Character (AVCs). May be considered under an amended/updated 'Demolition in Conservation Areas' policy or SPG.</p>	6.22
ATC2	New Development in an Area of Townscape Character	Retain policy approach, with possible amendments.	<p>No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update should refer to Areas of Village Character (AVCs) also. May be covered under SPG.</p>	6.21

ATC3	The Control of Advertisements in an Area of Townscape Character	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to specify control of non-static (e.g flashing, scrolling, animated, intermittent or moving digital) signage. It could refer to Areas of Village Character (AVCs) also. Wider policy on the Control of Advertisements may also apply, where proposals must take account of the special architectural or historic interest of ATCs/AVCs.	6.23
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Planning Policy Statement 7: Quality Residential Environments (Adopted June 2001)

QD1	Quality in New Residential Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS has a more strategic focus, however, accords with Policy. Design criteria may require amendments to meet SPPS requirements. Update could incorporate the relevant guidance contained in 'Creating Places', 'Living Places' and DCAN 8, if not within a 'General Principles' policy or SPG.	6.136 – 6.137
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QD2	Design Concept Statements, Concept Masterplans and Comprehensive Planning	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Concerns have been raised regarding the threshold requiring submission of a concept master plan. Evidence base shows that this is much greater than the typical application sizes received in this Borough. Update could include a more realistic threshold to reflect the Borough circumstances, and wording in QD 2 to ensure that housing proposals of less than 50 units/under 2 hectares are still require a Concept Statement/Design and Access Statement.	6.137
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Addendum to PPS7: Residential Extensions and Alterations (Adopted March 2008)

EXT1	Residential Extensions and Alterations	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS has a more strategic focus, however, accords with Policy. Retain Annex A (guidance for residential extensions and alterations) referred to within the Policy. Could be addressed through a 'General Principles' policy or SPG.	6.137
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Addendum to PPS7: Safeguarding the Character of Established Residential Areas (Adopted August 2010)

LC1	Protecting Local Character, Environmental Quality and Residential Amenity	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy.	6.137
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LC2	The Conversion or Change of Use of Existing Buildings to Flats or Apartments	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy.	Omitted
LC3	Permeable Paving in New Residential Developments	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update with greater link to flood risk policies.	6.118

**Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
(Adopted February 2004)**

OS1	Protection of Open Space	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy.	6.205
OS2	Public Open Space in New Residential Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect relevant SPG in "Creating Places" and/or "Living Places".	6.206
OS3	Outdoor Recreation in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect relevant SPG in "Creating Places" and/or "Living Places".	6.207
OS4	Intensive Sports Facilities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect relevant SPG in "Creating Places" and/or "Living Places".	6.207

OS5	Noise Generating Sports and Outdoor Recreational Activities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect relevant SPG in “Creating Places” and/or “Living Places”.	6.208
OS6	Development of Facilities Ancillary to Water Sports	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy.	6.213
OS7	The Floodlighting of Sports and Outdoor Recreational Facilities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended. SPPS less detailed, however, accords with Policy. Update to reflect relevant SPG in ‘Creating Places’ and/or ‘Living Places’.	6.213

Planning Policy Statement 10: Telecommunications (Adopted April 2002)

TEL1	Control of Telecommunications Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update may be required to take account to future landscape designations and associated policies.	6.243 – 6.245
TEL2	Development and Interference with Television Broadcasting Services	Do not carry forward	This policy has been cancelled by the SPPS.	Omitted

Planning Policy Statement 11: Planning and Waste Management (Adopted December 2002)

WM1	Environmental Impact of a Waste Management Facility	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.321 – 6.322
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WM2	Waste Collection and Treatment Facilities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update policy to remove references to Best Practicable Environmental Option (BPEO).	6.313 – 6.314
WM3	Waste Disposal	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update policy to remove references to Best Practicable Environmental Option (BPEO).	6.316
WM4	Land Improvement	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. No reference to land improvement in SPPS. Update policy to remove references to Best Practicable Environmental Option (BPEO).	Omitted
WM5	Development in the vicinity of Waste Management Facilities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.318

Planning Policy Statement 12: Housing in Settlements (Adopted July 2005)

PCP1	Increased Housing Density without Town Cramming	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.137
PCP2	Good Design	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.137
PCP3	Sustainable Forms of Development	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.137

PCP4	Balanced Communities	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.137
HS1	Living Over the Shop	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.137
HS2	Social Housing	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.143
HS3	Travellers Accommodation (Amended) (Adopted January 2013)	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.144 – 6.146
HS4	House Types and Size	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.142

Planning Policy Statement 13: Transportation and Land Use (Adopted February 2005)

GP1	General Principle 1	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.299
GP2	General Principle 2	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.300
GP3	General Principle 3	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.303
GP4	General Principle 4	Do not carry forward	As above. This is a principle, not operational policy. It has been carried through to the SPPS.	6.303

GP5	General Principle 5	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	5.69 – 5.71
GP6	General Principle 6	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.303
GP7	General Principle 7	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.301
GP8	General Principle 8	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.301
GP9	General Principle 9	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.303
GP10	General Principle 10	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.301 – 6.303
GP11	General Principle 11	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.301 – 6.303
GP12	General Principle 2	Do not carry forward	This is a principle, not operational policy. It has been carried through to the SPPS.	6.302

Revised Planning Policy Statement 15: Planning and Flood Risk (Adopted September 2014)

FLD1	Development in Fluvial (River) and Coastal Flood Plains	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update to include Sustainable Drainage Systems (SuDS). Possible update re buffer around existing flood plain areas.	6.106 – 6.111
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FLD2	Protection of Flood Defence and Drainage Infrastructure	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.123
FLD3	Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update to include Sustainable Drainage Systems (SuDS).	6.112 – 6.118
FLD4	Artificial Modification of Watercourses	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.124 – 6.125
FLD5	Development in Proximity to Reservoirs	Retain policy approach, with possible amendments.	SPPS generally accords with Policy. However, concerns have been raised that this policy is outside the remit of Planning. It is considered unduly onerous on the applicant, rather than on the regulatory system. As such, further legal opinion and consultation with DfI required.	6.119 – 6.122

Planning Policy Statement 16: Tourism (Adopted June 2013)

TSM1	Tourism Development in Settlements	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy.	6.258 – 6.259
TSM2	Tourism Amenities in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Possible update re Tourism Opportunity Zones and Tourism Conservation Zones.	6.260 – 6.266

TSM3	Hotels, Guest Houses and Tourist Hostels in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update to include reference to change of use of 'suitable' buildings.	6.260
TSM4	Major Tourism Development in the Countryside - Exceptional Circumstances	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update to refer to the NI Tourism Strategy, rather than the Tourism 'Priorities for Action' Plan and make reference to Council's Tourism & Destination Management Strategy (2015-2020).	6.261
TSM5	Self-Catering Accommodation in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update may be required following proposed landscape designations, etc.	6.260
TSM6	New and Extended Holiday Parks in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. Update with policy restricting development on the seaward side of the coast, and proposed landscape designations, etc.	6.260
TSM7	Criteria for Tourism Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS less detailed, however, accords with Policy. This may be addressed through a 'General Principles' policy or SPG.	6.266

TSM8	Safeguarding of Tourism Assets	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS accords with Policy. Possible update re Tourism Opportunity Zones and Tourism Conservation Zones.	6.262
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Planning Policy Statement 17: Control of Outdoor Advertisements (Adopted March 2006)

AD1	Amenity and Public Safety	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS accords with Policy. Update should specify control of non-static (e.g flashing, scrolling, animated, intermittent or moving digital) signage. It could refer to Areas of Village Character (AVCs) also.	6.57 – 6.60
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Planning Policy Statement 18: Renewable Energy (Adopted August 2009)

RE1	Renewable Energy Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS accords with Policy, however, it introduced a policy change in relation to the adoption of a 'cautious approach' to renewable energy development within areas designated for landscape importance, such as AONBs. Weight to be given to the wider environmental, economic and social benefits from 'significant' to 'appropriate'. SPPS Policy on Renewables is currently under review. May also be impacted by proposed landscape designations, e.g SCA's & Areas of Constraint.	6.221 – 6.227
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RE2	Integrated Renewable Energy and Passive Solar Design	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS accords with Policy, however, the Renewables policy is currently under review. Update to make greater reference to cumulative impact.	6.233
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**Planning Policy Statement 21: Sustainable Development in the Countryside
(Adopted June 2010)**

CTY1	Development in the Countryside	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS does not have a similar overarching policy. SPPS policies on Development in the Countryside currently under review. Update to reflect the SPPS removal of reference to Dispersed Rural Communities (CTY 2) and to clarify definitions throughout policy. References to other related PPS policies may also require a consequential update. May be affected by proposed landscape designations, e.g SCAs.	6.68 – 6.75
CTY2	Development in Dispersed Rural Communities	Do not carry forward	No reference in SPPS to Dispersed Rural Communities (DRCs). No DRCs within the Borough.	Omitted
CTY2a	New Dwellings in Existing Clusters	Retain the principle of the existing policy approach with amendments where required.	No evidence to suggest policy needs to be substantially amended at this stage. It does, however lack justification and amplification. SPPS is less detailed, however, accords with Policy. Update to clarify definitions throughout policy.	6.73
CTY3	Replacement Dwellings	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Update to clarify definitions throughout policy.	6.73

CTY4	The Conversion and Reuse of Existing Buildings	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Update to clarify definitions throughout policy.	6.73
CTY5	Social and Affordable Housing	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Update to remove reference to DRCs, and to amend definition of small settlement population to reflect Settlement Hierarchy better. May be affected by proposed landscape designations, e.g. SCAs.	6.73
CTY6	Personal and Domestic Circumstances	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. May be affected by proposed landscape designations, e.g. SCAs.	6.73
CTY7	Dwellings for Non-Agricultural Business Enterprises	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. May be affected by proposed landscape designations, e.g. SCAs.	6.73
CTY8	Ribbon Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Update to clarify definitions throughout policy.	6.73
CTY9	Residential Caravans and Mobile Homes	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. May be affected by proposed landscape designations, e.g. SCAs.	6.73

CTY10	Dwellings on Farms	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Update to clarify definitions throughout policy. May be affected by proposed landscape designations, e.g SCAs.	6.73
CTY11	Farm Diversification	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.73
CTY12	Agricultural and Forestry Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. May be affected by proposed landscape designations, e.g. SCAs.	6.73
CTY13	Integration and Design of Buildings in the Countryside	Retain policy approach, with possible amendments..	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.77
CTY14	Rural Character	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. May be affected by proposed landscape designations, e.g SCAs.	6.77
CTY15	The Setting of Settlements	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. May be affected by proposed landscape designations, e.g SCAs.	Omitted

CTY16	Development Relying on Non Mains Sewerage	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. This may be incorporated in a 'General Principles' policy.	6.77
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Planning Policy Statement 23: Enabling Development for the Conservation of Significant Places (Adopted April 2014)

ED1	Enabling Development	Retain the principle of the existing policy and guidance approach.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.25
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A Planning Strategy for Rural Northern Ireland (PSRNI) (Adopted September 1993)

DES 2	Townscape	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. This may be incorporated in a 'General Principles' policy or SPG.	4.26
DES10	Landscaping	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. Not specifically carried across to the SPPS. This may be incorporated in a 'General Principles' policy or SPG.	Omitted
IC15	Roadside Service Facilities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is silent on Roadside Service Facilities. SPPS does not list this as an exception to the general presumption against retail development in the countryside.	6.279

IC16	Office Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Partly superseded by PPS 4 insofar as it applies to Class B1 Uses.	6.95
IC17	Small Office and Business Development	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. This policy has been partly superseded by PPS 4 in so far as it applies to Class B1 Uses. Update to reflect PPS 4 re: 'Homeworking' and 'sui generis' uses.	6.95
MIN1	Environmental Protection	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. Update to reflect the greater detail contained in the SPPS in regard to economic considerations and any proposed landscape designations, e.g Areas of Constraint on Minerals Development.	6.154
MIN2	Visual Implications	Do not carry forward	This policy has already been carried forward into the SPPS.	6.165
MIN3	Areas of Constraint	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. Update to reflect SPPS approach.	6.155 – 6.158
MIN4	Valuable Minerals	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage.	6.157
MIN5	Mineral Reserves	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. Lignite Resource Area outside Ballymoney (NAP Designation COU5).	6.156

MIN6	Safety and Amenity	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.159
MIN7	Traffic	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.160
MIN8	Restoration	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. Update to reflect SPPS approach and to include a requirement for life-cycle plans for mineral operations.	6.161
PSU1	Community Needs	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. Policy now contained within “Telecommunications & other Utilities” section of SPPS.	6.246
PSU3	Transport Facilities	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy. Update to include the developed coast.	6.247
PSU 8	New infrastructure	Retain policy approach, with possible amendments.	Partly superseded by PPS 11 (insofar as it applies to applications for WWTW). Update to include the developed coast.	6.238 – 6.247
PSU10	Development at Risk	Retain policy approach, with possible amendments.	No evidence to suggest that policy needs to be substantially amended. SPPS accords with the policy, however, is stricter in that it states “will not” instead of “not normally”. Also, this policy is superseded by PPS 15 insofar as it relates to flooding. Further consultation with Dfl required.	6.42 – 6.46

PSU11	Overhead Cables	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.250
CO1	The Undeveloped Coast	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.34 – 6.51
CO2	The Developed Coast	Retain policy approach, with possible amendments.	No evidence to suggest policy needs to be substantially amended at this stage. SPPS is less detailed, however, accords with Policy.	6.34 – 6.51
CO3	Areas of amenity or Conservation Value on the Coast	Retain policy approach (where relevant).	No evidence to suggest that policy needs to be substantially amended. SPPS is less detailed, however, accords with Policy. This policy has largely been superseded by PPS 2, PPS6, PPS8 and PPS16.	6.34 & 6.39
TOU5	Advance Direction Signs	Do not carry forward	SPPS does not address signs directing visitors to tourist attractions. These are regulated by DfI (Transport NI).	Omitted



Causeway
Coast & Glens
Borough Council