

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



Causeway  
Coast & Glens  
Borough Council

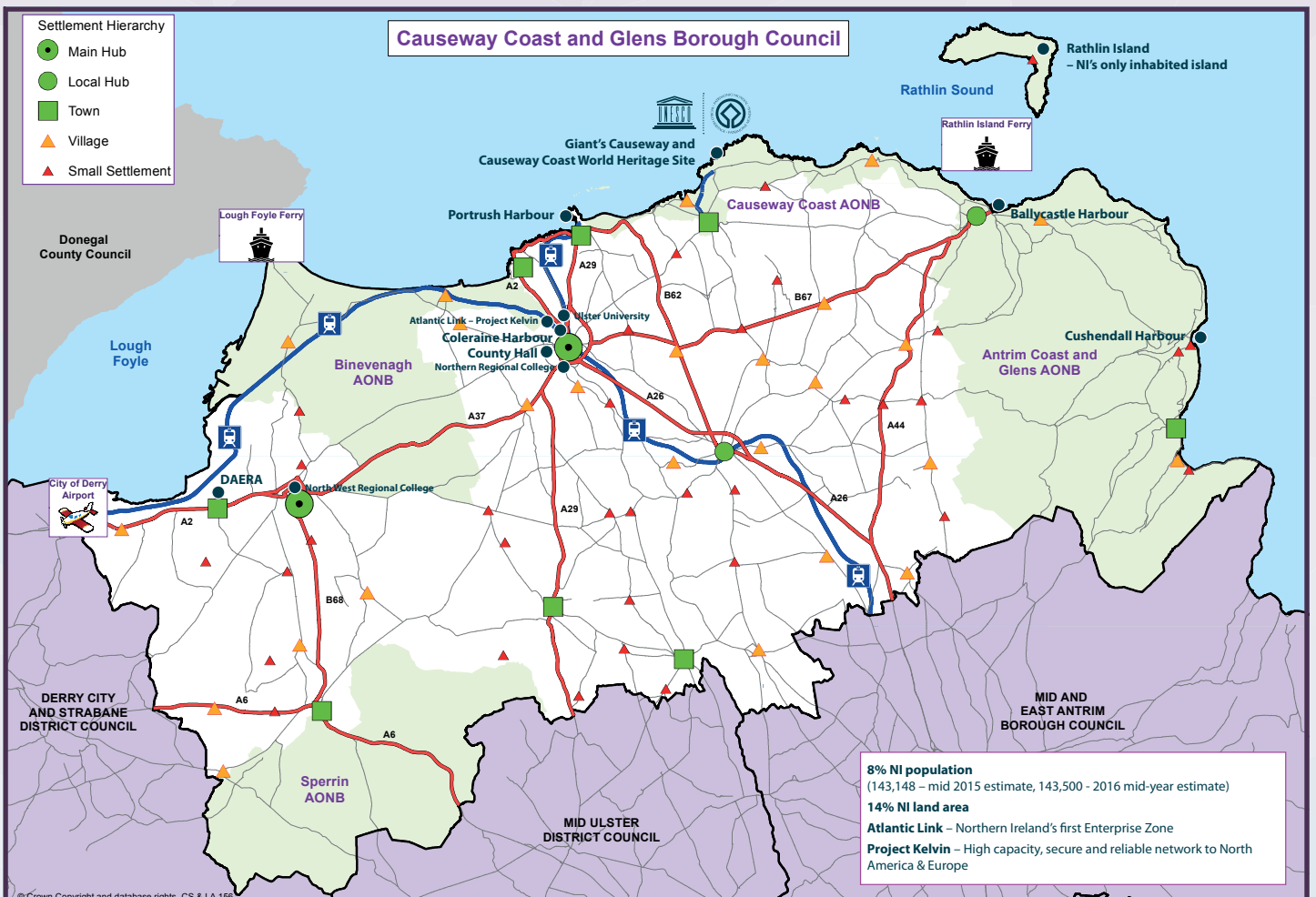
# What is the Local Development Plan?

- Spatial land use Plan – to guide future development of the Borough
- Balances competing demands for development and protection of our environment
- When adopted, will replace the Northern Area Plan 2016 and current suite of regional Planning Policy Statements (PPSs)
- When adopted, will be used to make decisions on planning applications across the Borough
- Three stages of public consultation: Preferred Options Paper; Plan Strategy; Local Policies Plan

# What is the Preferred Options Paper (POP)?

- First of three public consultation documents
- Council's earliest opportunity to seek public input into its Plan preparation
- Provides an overview of the Borough
- Identifies the key issues of strategic importance
- Outlines options to address the issues (including the Council's "preferred option")

## Causeway Coast and Glens Borough Profile



# Historic Environment

## Historic Environment - Natural

<b>42%</b>	of Borough covered by international, national or local environmental designations	<b>8</b>	Nature Reverses (NRs)
<b>240</b>	km of spectacular coastline	<b>1</b>	Local Nature Reserve (LNR)
<b>1</b>	World Heritage Site	<b>184</b>	Sites of Local Nature Conservation Importance (SLNCIs)
<b>3</b>	RAMSAR Sites	<b>2</b>	Wildlife Trust Sites
<b>16</b>	Special Areas of Conservation (SACs)	<b>4</b>	Areas of Outstanding Natural Beauty (AONBs)
<b>4</b>	Special Protection Areas (SPAs)	<b>148</b>	Local Landscape Policy Areas (LLPAs)
<b>63</b>	Areas of Special Scientific Interest (ASSIs)	<b>82</b>	Tree Preservation Orders (TPOs)
<b>4</b>	National Nature Reserves (NNRs)	<b>22</b>	Priority Habitats for Conservation Action
<b>2</b>	Areas of Scientific interest (ASIs)		



## Historic Environment - Built

<b>Over 900</b>	Listed Buildings
<b>5</b>	Conservation Areas
<b>6</b>	Areas of Townscape and Village Character
<b>20</b>	Areas of Archaeological Potential
<b>1</b>	Dunluce Castle Area of Significant Archaeological Interest
<b>24</b>	State Care Sites
<b>282</b>	Scheduled Monuments
<b>31</b>	Historic Parks, Gardens and Demesnes

# Vision for the Borough

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“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.”

## Overarching Principles for the LDP

- 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.

## Our Strategic Objectives

### A Healthy Safe Community

- Growth of our hubs
- Sustain our rural communities, including Rathlin Island
- Sustainable rural housing
- Accessibility for all
- Improved access to employment, health, education & community services
- Approximately 9,270 new homes in a range of types and tenures
- Protection of existing and provision of new open space
- High quality layout and design

### A Thriving Economy

- Sustainable economic growth
- Job creation
- Town centres first as places to work, shop and visit
- Town centre regeneration
- Protection of employment land
- New and improved infrastructure
- Integrated public transport systems
- Sustainable tourism
- Sustainable Minerals Development
- Better connectivity

### A Sustainable Accessible Environment

- Sustainable development
- Protection of our natural and built heritage
- Protection of our areas of high scenic landscape and seascape
- Flood prevention/alleviation
- Sustainable forms of travel



# Key Issues & Preferred Options

STRATEGIC	
SG1	<p>Spatial Growth Options for the Borough</p> <p><i>Preferred Option:</i></p> <p><i>Focus our housing and economic growth in the hubs and sustain our rural communities.</i></p>
SG2	<p>The Settlement Hierarchy</p> <p><i>Preferred Option:</i></p> <p><i>Review the existing Settlement Hierarchy.</i></p>
SG3	<p>Location of Zoned Development Land</p> <p><i>Preferred Option:</i></p> <p><i>Only zone land for development where adequate infrastructure exists or is planned.</i></p>
DC1	<p>Developer Contributions</p> <p><i>Preferred Option:</i></p> <p><i>Seek developer contributions on appropriate types and scale of development.</i></p>
GP1	<p>Good Design &amp; Place-Making</p> <p><i>Preferred Option:</i></p> <p><i>Provide policy applicable to all types of development with additional criteria applicable in our designated areas, eg AONBs, Conservation Areas, ATCs/AVCs, ASSIs etc.</i></p>
SOCIAL	
CO1	<p>Provision of Health, Education, Community &amp; Cultural Facilities</p> <p><i>Preferred Option:</i></p> <p><i>Review the existing policy framework.</i></p>
OS1	<p>Provision of Open Space</p> <p><i>Preferred Option:</i></p> <p><i>Review the existing threshold by which new developments should make provision for public open space.</i></p>
OS2	<p>Maintenance Arrangements for New Open Space</p> <p><i>Preferred Option:</i></p> <p><i>Review the existing maintenance arrangements to identify alternative arrangements.</i></p>

OS3	<p>Provision of Green and Blue Infrastructure</p> <p><i>Preferred Option:</i></p> <p><i>Provide policy to facilitate proposed green and blue infrastructure in the Borough.</i></p>
HS1	<p>Social Housing Distribution</p> <p><i>Preferred Option:</i></p> <p><i>Distribute as per the focus of development in the hubs and on the basis of a settlement's population.</i></p>
HS2	<p>Provision of Social and Affordable Housing</p> <p><i>Preferred Option:</i></p> <p><i>Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.</i></p>
HS3	<p>Approach to the Split Between Urban and Rural Housing</p> <p><i>Preferred Option:</i></p> <p><i>Review the principle of the existing policy framework.</i></p>
HS4	<p>Private Amenity Space in New Residential Development</p> <p><i>Preferred Option:</i></p> <p><i>Revise existing standards to provide minimum space per unit in both urban and rural residential development.</i></p>
ECONOMY	
ED1	<p>Provision of an Ample Supply of Suitable and Available Economic Development Land</p> <p><i>Preferred Option:</i></p> <p><i>Review existing zonings and provide policy to facilitate new economic development uses outside of zoned land.</i></p>
ED2	<p>Atlantic Link Enterprise Campus (Enterprise Zone)</p> <p><i>Preferred Option:</i></p> <p><i>Zone land and provide policy to facilitate the expansion of the Enterprise Zone.</i></p>
RT1	<p>Retail Centre Hierarchy</p> <p><i>Preferred Option:</i></p> <p><i>Review existing hierarchy and identify new centres.</i></p>

RT2	Town, Village and Local Centre Boundaries  <i>Preferred Option:</i>  <i>Review existing boundaries and include new boundaries.</i>
RT3	Primary Retail Cores - Acceptable Uses  <i>Preferred Option:</i>  <i>Retain dominance of A1 uses by setting a minimum threshold on their presence in Primary Retail Cores.</i>
RT4	Town Centres - Promoting an Evening Economy  <i>Preferred Option:</i>  <i>Provide policy to facilitate a range of uses that encourage an evening economy.</i>
RT5	Retail Impact Assessment – Thresholds  <i>Preferred Option:</i>  <i>Retain 1000 sqm gross for Coleraine, Limavady and Ballymoney and reduce to 500 sqm gross in all other town centres.</i>
RT6	Riverside  <i>Preferred Option:</i>  <i>Retain the principle of the existing policy framework.</i>
RT7	Filling Stations in the Countryside  <i>Preferred Option:</i>  <i>Provide policy on acceptable location, size and function.</i>
TO1	Increasing Visitor Numbers - Impact on Our Sensitive Landscapes  <i>Preferred Option:</i>  <i>Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.</i>
MN1	Promoting Sustainable Minerals Development - Buffer Zones  <i>Preferred Option:</i>  <i>Define buffer zones around quarries to exclude inappropriate development.</i>

MN2	Promoting Sustainable Minerals Development - Areas of Constraint on Minerals Development (ACMDs)  <i>Preferred Option:</i>  <i>Designate areas to be protected from mineral development and define other areas elsewhere where mineral development will be acceptable in principle.</i>
MN3	Development in the Vicinity of Abandoned Mines, Adits and Shafts  <i>Preferred Option:</i>  <i>Provide policy to restrict development on land known to be at risk of instability.</i>
MN4	Lignite Resources within the Borough  <i>Preferred Option:</i>  <i>Retain the existing designation and amend existing policy framework to provide greater flexibility for development.</i>
<b>ENVIRONMENT</b>	
AB1	Safeguarding our Non-Listed Heritage Assets  <i>Preferred Option:</i>  <i>Provide policy to facilitate identification on a case by case basis.</i>
NH1	Protection of Our Most Sensitive Landscapes and Seascapes  <i>Preferred Option:</i>  <i>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.</i>
NH2	Protection of our Areas of Outstanding Natural Beauty (AONBs)  <i>Preferred Option:</i>  <i>Provide policy based on the identified landscape quality of each AONB.</i>
CY1	Dwellings on Farms  <i>Preferred Option:</i>  <i>Retain the principle of the existing policy framework.</i>

CY2	Economic Development in the Countryside  <i>Preferred Option:</i>  <i>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.</i>
CY3	Provision of Social and Affordable Housing in Rural Areas  <i>Preferred Option:</i>  <i>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.</i>
CY4	Reuse of Farm Buildings for Non-Farm Related Activities (Non-Residential)  <i>Preferred Option:</i>  <i>Provide policy to allow greater flexibility in the reuse of buildings.</i>
WH1	Development within the World Heritage Site's Distinctive Landscape Setting  <i>Preferred Option:</i>  <i>Review the existing policy framework and retain the existing designation.</i>
<b>INFRASTRUCTURE</b>	
TP1	Encourage Active and Sustainable Travel  <i>Preferred Option:</i>  <i>Identify potential transport hubs and provide policy to ensure active and sustainable modes of transport are accommodated in new development.</i>
TP2	Parking Provision at Key Tourist Assets  <i>Preferred Option:</i>  <i>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.</i>
PU1	High Structures in Sensitive Landscapes  <i>Preferred Option:</i>  <i>Identify specific areas within our most sensitive landscapes as Areas of Constraint on High Structures development.</i>

FR1	Development in Floodplains  <i>Preferred Option:</i>  <i>Allow no further development in floodplains or areas where development is likely to exacerbate flooding elsewhere.</i>
FR2	Impact of Potential Future Flooding on New Development Outside of Existing Floodplains  <i>Preferred Option:</i>  <i>Identify buffer strips (based on the Rivers Agency's 2030 predictions) around existing identified floodplains and provide policy for the protection of these areas.</i>
FR3	Promote the Use of Sustainable Drainage Systems (SuDS)  <i>Preferred Option:</i>  <i>Provide policy on the use of SuDS for all development.</i>
FR4	Development in Proximity to Reservoirs  <i>Preferred Option:</i>  <i>Identify the flood inundation areas of controlled reservoirs and retain the principle of the existing policy framework.</i>
RN1	Facilitating Renewable Energy Development Whilst Protecting Our Landscape  <i>Preferred Option:</i>  <i>Retain the principle of the existing policy framework and designate areas of constraint within our most sensitive landscapes and provide policy for these areas.</i>
RN2	Settlement Growth - Impact of Wind Turbines outside Settlement Development Limits on Future Settlement Growth  <i>Preferred Option:</i>  <i>Identify a buffer around our towns and villages where wind turbines will not be permitted.</i>

# Have Your Say!

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We want to hear your comments on the key issues and preferred options.

The 12 week public consultation runs from Tuesday 26th June to 5pm on Friday 21st September 2018.

The POP and associated documents are available to view online at:  
<https://www.causewaycoastandglens.gov.uk/live/planning/development-plan>  
or at the Planning Office.

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

Responses should be submitted, on the POP Questionnaire, to:

**By e-mail:** [development.plan@causewaycoastandglens.gov.uk](mailto: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, which will consider your request.

## What Next?

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The outcome of this public consultation will inform the next Plan document: The Draft Plan Strategy.

You may wish to register your interest in the LDP process online at:  
<https://www.causewaycoastandglens.gov.uk/live/planning/development-plan>



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