

<b>Local Development Plan – Preparatory Studies: Discussion Paper 13: Countryside Pressure Analysis</b>	<b>23<sup>rd</sup> November 2016</b>
<b>Planning Committee</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	<b>Outcome</b>
Leader and Champion	<ul style="list-style-type: none"> <li>Our Elected Members will provide civic leadership to our citizens working to promote the Borough as an attractive place to live, work invest and visit.</li> </ul>
Innovation and Transformation	<ul style="list-style-type: none"> <li>The Council will continuously examine and introduce ways to provide services in more accessible and efficient ways.</li> </ul>
Protect the environment in which we live	<ul style="list-style-type: none"> <li>All environments in the area will benefit from proactive decision making which protects the natural features, characteristics and integrity of the Borough;</li> <li>Our citizens will be given the maximum opportunity to enjoy our natural environments.</li> </ul>
<b>Lead Officer</b>	Principal Planning Officer/Local Development Plan Manager
<b>Cost:</b>	N/A

## **For Decision**

### **1.0 Background**

- 1.1 This is the thirteenth topic-related preparatory paper presented to Members, and relates to Countryside Pressure Analysis. The purpose of this paper is to provide Members with background information relating to development pressure in the countryside in relation to housing development and wind turbine (single and farm) development.
- 1.2 This paper focuses on the Countryside Development Pressure Analysis aspect of the overall Countryside Assessment. It provides information on:
- The Regional Planning Policy context relating to countryside assessment and development pressure analysis that should be addressed in LDPs;

- An overview of existing information on development pressure and the types of development in the countryside that will be used to inform the plan's production;
- Reference to the pertinent points in the Council's Tourism and Destination Management Strategy 2015-2020; and
- Countryside areas within the Borough which have experienced significant development pressure, particularly in the context of environmental designations.

1.3 Countryside development pressure analysis has traditionally only examined the level of pressure for single dwellings in the countryside. However, given the high level of pressure for single wind turbines and wind farm development in the Borough, the pressure analysis includes this also.

1.4 This information will be kept under review and will be presented to Members, when necessary, throughout the LDP process.

## **2.0 Financial Implications**

2.1 None.

## **3.0 Other Implications**

3.1 None

## **4.0 Recommendation**

4.1 **IT IS RECOMMENDED** that Members endorse the use of the information contained within this paper in the preparation of the Local Development Plan.

## **Appendix 1**

Discussion Paper 13: Countryside Pressure Analysis.



# **Draft Local Development Plan Preparatory Studies**

## **Discussion Paper 13: Countryside Pressure Analysis**

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### **Map Series**

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### **Acronyms**

AONB – Area of Outstanding Natural Beauty

ASSI – Area of Special Scientific Interest

SAC – Special Area of Conservation

SLNCI – Site of Local Nature Conservation Importance

SPA – Special Protection Area



## **1.0 Introduction**

1.0 The purpose of this paper is to provide Members with background information relating to development pressure in the countryside in relation to housing development and wind turbine (single and farm) development. The information will be used in the preparation of the Local Development Plan (LDP). Countryside assessment normally comprises four inter-related strands:

- An Environmental Assets Appraisal;
- A Landscape Assessment;
- A Development Pressure Analysis; and
- A Settlement Appraisal.

1.2 Members will recall that the following papers which incorporate aspects of the above have already been presented to Committee:

- Environment Paper;
- Landscape Character;
- The Coast; and
- Settlement Evaluation.

1.3 This paper focuses on the Countryside Development Pressure Analysis aspect of the Countryside Assessment. It provides information on:

- The Regional Planning Policy context relating to countryside assessment and development pressure analysis that should be addressed in LDPs;
- An overview of existing information on development pressure and the types of development in the countryside that will be used to inform the plan's production;
- Reference to the pertinent points in the Council's Tourism and Destination Management Strategy 2015-2020; and
- Countryside areas within the Borough which have experienced significant development pressure, particularly in the context of environmental designations.

1.4 Countryside areas are defined as areas that lie outside of development limits.

1.5 Countryside development pressure analysis has traditionally only examined the level of pressure for single dwellings in the countryside. However, given the high level of pressure for single wind turbine and wind farm development in the Borough, the pressure analysis includes this also.

## **2.20 Regional Planning Context**

### **i. Regional Development Strategy (RDS) 2035**

2.1 One of the eight aims set out in the RDS (page 21) is to:

*Protect and enhance the environment for its own sake.*

2.2 The amplification for this refers to Northern Ireland's environment as one of its greatest assets, with its stunning landscapes, outstanding coastline, a complex variety of wildlife and a rich built and cultural heritage for the ecosystem services it provides, and its sense of place and history for all.

- 2.3 The aim is translated with others into the RDS's Strategic Guidance on Economy, Society and Environment, which are inter-linked, with the Environment Strategic Guidance seeking to:

RG 9: Reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality;  
RG 11: Conserve, protect and, where possible, enhance our built heritage and our natural environment.

- 2.4 Measures identified in the RDS to achieve these aims and strategic guidance include:
- the reduction in the need to use the car,
  - the need to recognise and promote the conservation of local identity and distinctive landscape character, and
  - the need for local development to reflect regional differences in economic, social and environmental characteristics of rural areas, and consider the ability of landscapes to absorb development (pages 46, 52, 76-77).
- 2.5 Members will recall the RDS's spatial framework, as referred to in earlier papers, and its focus on population growth in the Hubs and Clusters of Hubs (SFG 11) and the need to sustain rural communities in smaller settlements and the open countryside (SFG 13).

## ii. Strategic Planning Policy Statement (SPPS)

### a. Development in the Countryside

#### Aim

- 2.6 With regard to the countryside, the aim of the SPPS is to manage development in a manner which strikes a balance between protection of the environment from inappropriate development, while supporting and sustaining rural communities, consistent with the RDS.

#### Regional Strategic Objectives

- 2.7 The Regional Strategic Objectives for development in the countryside are 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;
  - Facilitate development which contributes to a sustainable rural economy; and
  - Promote high standards in the design, siting and landscaping of development.
- 2.8 Planning must play its role in facilitating sustainable development in the countryside but not at the expense of the rich natural assets and not at the expense of the natural environment (pages 51-52, paragraphs 6.66 and 6.67).



Regional Strategic Policy

- 2.9 In preparing LDPs, councils should bring forward a strategy for sustainable development in the countryside, together with appropriate policies and proposals that must reflect the aims, objectives and policy approach of the SPPS, tailored to the specific circumstances of the plan area.
- 2.10 The SPPS states that the policy approach must be to cluster, consolidate and group new development with existing established buildings, and promote the re-use of previously used buildings. This approach facilitates essential new development, whilst mitigating the potential adverse impacts on rural amenity and scenic landscapes arising from the cumulative effect of one-off, sporadic development upon rural amenity and landscape character.
- 2.11 The SPPS requires new development in the countryside to integrate into its setting, respect rural character and be appropriately designed. Development must not mar the distinction between settlements and the surrounding countryside or result in urban sprawl. The policy approach for development in the countryside should also reflect and complement the overall approach to housing growth across a plan area (page 52, paragraphs 6.69-6.72).
- 2.12 The SPPS sets out strategic policy for residential and non-residential development in the countryside which should also be taken into account in the preparations of LDPs. These include the following categories:

Residential Development

New dwellings in existing clusters;  
Replacement dwellings;  
Dwellings on farms;  
Dwellings for non-agricultural business enterprises;  
Infill/ribbon development;  
The conversion and re-use of existing buildings for residential use;  
A dwelling where there are personal and domestic circumstances;  
A temporary caravan; and  
Social and affordable housing development.

Non-Residential Development

Farm diversification  
Agriculture and forestry development;  
The conversion and re-use of existing buildings for non-residential use.

Special Countryside Areas

- 2.13 The SPPS acknowledges that some areas of countryside exhibit exceptional landscapes, such as mountains, lough shores and stretches of coast, 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. LDPs may designate such areas as Special Countryside Areas and bring forward appropriate policies to ensure their protection from unnecessary and inappropriate development (page 55, paragraph 6.75).

## b. Renewable Energy

### Aim

- 2.14 The aim of the SPPS in relation to renewable energy is to facilitate 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 without compromising other environmental assets of acknowledged importance (page 90, paragraph 6.218).

### Regional Strategic Objectives

- 2.15 The Regional Strategic Objectives for renewable energy are to:
- Ensure that the environmental, landscape, visual and amenity impacts associated with or arising from renewable energy development are adequately addressed;
  - Ensure adequate protection of the region's built, natural and cultural heritage features; and
  - Facilitate the integration of renewable energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design.

### Regional Strategic Policy

- 2.16 The SPPS states that councils should set out policies and proposals in their LDPs that support a diverse range of renewable energy development, including the integration of micro-generation and passive solar design. LDPs must take into account the aim and regional strategic objectives, local circumstances, and the wider environmental, economic and social benefits of renewable energy development. Moratoria on applications for renewable energy development whilst LDPs are being prepared or updated are not appropriate (page 91, paragraph 6.221).
- 2.17 The SPPS advises that particular care should be taken when considering the potential impact of all renewable proposals on the landscape, for example some landscapes may be able to accommodate wind farms or solar farms more easily than others, due to their topography, landform and ability to limit visibility.
- 2.18 The SPPS states a cautious approach for renewable energy proposals will apply within designated landscapes which are of significant value, such as AONBs, and the Giant's Causeway and Causeway Coast World Heritage site, and their wider settings. The SPPS acknowledges that, in such sensitive landscapes, it may be difficult to accommodate renewable energy proposals, including wind turbines, without detriment to the region's cultural and natural heritage assets (paragraph 6.223).
- 2.19 The SPPS states that development that generates energy from renewable resources will be permitted where the proposal and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on the following planning considerations:
- Public safety, human health, or residential amenity;
  - Visual amenity and landscape character;
  - Biodiversity, nature conservation or built heritage interests;

- Local natural resources, such as air quality, water quality or quantity; and
- Public access to the countryside.

2.20 The wider environmental, economic and social benefits of all proposals for renewable energy projects are material considerations that will be given appropriate weight in determining whether planning permission should be granted. The SPPS states that development on active peatland will not be permitted unless there are imperative reasons of overriding public interest, as defined under The Conservation (Natural Habitats, etc) Regulations (NI) 1995 as amended.

### iii. Planning Policy Statements

#### a. PPS 21: Sustainable Development in the Countryside

2.21 This sets out sixteen regional planning policies pertaining to development in the countryside, with the policy headings as in the SPPS's section on Regional Strategic Policy set out in paragraphs 2.9-2.11 above, with the exception of Policy CTY 16: Development Relying on Non-Mains Sewerage which is addressed generally in the SPPS.

#### ii. PPS 18: Renewable Energy (August 2009)

2.22 Policy RE 1: Renewable Energy Development sets out generic policy considerations for all renewable energy proposals, and also contains a section specific to Wind Energy Development as additional considerations. The general considerations of the policy are similar to those set out in paragraph 2.19 above, with the additional considerations relating to wind energy focussed on the impact on visual amenity, residential amenity and landscape character, cumulative impact, landslide or bog burst, and electromagnetic interference on communications installations including air traffic control and emergency services. The policy refers to the Supplementary Planning Guidance, 'Wind Energy Development in Northern Ireland's Landscapes', which should be taken into account in assessing turbine proposals.

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

3.1 The Council's strategy records the role that tourism has in the generation of local employment opportunities (12% of jobs in the Borough) and that there were 1.6 million visits to visitor attractions in the Borough in 2013, with the Giant's Causeway being Northern Ireland's most popular visitor attraction that year. As part of the rationale for having a Destination Management Approach for the Council area, the protection and enhancement of the built and natural environment is cited (page 9). Among the 'Issues and Opportunities' bullet points listed on page 10, the sixth point reads:

*Protect and develop our natural and built environment. Improve access and activity opportunities to areas of public space and the area's natural environment.*

3.2 Therefore, the strategy recognises that the Borough's natural environment is one of the area's assets that forms part of its visitor attraction with potential opportunities for further growth.

#### 4.0 Existing Urban and Rural Housing Provision

- 4.1 Prior to examining the information relating to the residential pressure analysis, the context of the distribution of urban and rural populations, as presented previously to Members in the Population and Growth Paper, may be useful.
- 4.2 Members will recall the following information from the Population and Growth paper and is presented in an abbreviated form below:

**Table 1: Urban and Rural Split by Population 2005**

	<b>Ballymoney District</b>	<b>Coleraine District</b>	<b>Limavady District</b>	<b>Moyle District</b>
<b>Total % of Population in Towns</b>	34%	68%	37%	32%
<b>Total % of Population in Villages</b>	8%	7%	9%	16%
<b>Total % in Countryside</b>	58%	25%	54%	52%

*Source: NISRA: Report of the Inter-Departmental Urban-Rural Definition Group Statistical Classification and Delineation of Settlements February 2005*

**Table 2: NINIS Update re Urban – Rural Split of Dwellings at 2009**

<b>Causeway Coast and Glens</b>	<b>Dwellings</b>	<b>Urban Dwellings %</b>	<b>Rural Dwellings %</b>
	60,110	29,890 (49.7%)	30,220 (50.3%)

*Source: NINIS LGD 2014 Urban Rural Composition (administrative geographies)*

- 4.3 Therefore, Table 2 above indicates there are in the order of 30,000 dwellings in the Borough's countryside outside of defined settlements, which is slightly more than the number of dwellings located in settlements. However, Table 1 above indicates the distribution of dwellings in the countryside across the Borough is not uniform, with the former Ballymoney, Limavady and Moyle Districts having more than 50% of their populations in the countryside rather than in settlements, and the former Coleraine District the only former District having a strong town focus.
- 4.4 The 2011 Census results indicate there were 53,722 households in the Borough (Table KS105NI), therefore, of the 60,110 dwellings in Table 2 above, it would appear reasonable to assume in the order of 6,388 of these were, for example vacant or second homes, and that their distribution would be both urban and rural. However, regardless of their occupation or use, these units still represent a physical presence either in the countryside or in settlements, and the matter for consideration is the potential impact of development in the countryside.

## **5.0 Countryside Development Pressure Analysis: Residential Development**

5.1 Information was presented in the preparation of the Draft Northern Area Plan to illustrate the distribution of housing stock in the countryside at December 2003, identifying areas of housing pressure, and this helped inform the Draft Plan's proposed Green Belts and Countryside Policy Areas. As Members are aware, PPS 21: Sustainable Development in the Countryside was published in June 2010, and this removed these two designations from development plans, replacing them with a generic regional planning policy framework for the countryside. The Draft Plan's GBs and CPAs have been retained in the Map Series to assist Members to understand the different planning policy regimes that were applicable at different times. They may also aid future discussion on the potential benefit or otherwise of bespoke local landscape protectionist designations and policies that Members may wish consider for the LDP.

5.2 Replacement dwellings are not shown on the map series, as these represent no net gain in the housing stock.

### **Map Series 1: Rural Housing Stock at April 2010**

### **Map Series 2: Rural Housing Stock at April 2016**

5.3 Maps Series 1 and 2 illustrate how extensive rural housing is within the Borough and that, generally speaking, there are very few parts of our countryside that have no physical residential presence within them, other than national and international designated areas such as SACs which are largely devoid of housing stock, for example Garry Bog between Ballymoney and Ballybogey, Slievanorra and Croghan ASSI to the east of Magherahoney and south of Cromaghs, and the locally designated Long Mountains Bog SLNCI between Finvoy and Dunloy (please refer to Maps 1a and 2a – Ballymoney Area Development Pressure Analysis, April 2010 and April 2016).

5.4 There are areas within the Borough's AONBs, designated for their significant landscape quality, which exhibit concentrations of existing housing, for example Maps 1b and 2c: Limavady Area Development Pressure Analysis, April 2010 and April 2016, show a concentration of dwellings:

- around Bellarena,
- in the Castlerock and Articlave areas, all lying within the Binevenagh AONB, and
- to the south and east of Dungiven within the Sperrin AONB.

5.5 Maps 1d and 2d: Moyle Area Development Pressure Analysis, April 2010 and April 2016 illustrate concentrations of existing dwellings along the road network to:

- the south and east of Ballycastle, and Ballyvoy.

5.6 The maps illustrate that there are some areas where the distinction between settlements and surrounding countryside appears to be becoming marred, for example:

- to the south of Ballymoney, and around Finvoy and Rasharkin (Maps 1a and 2a);
- between Coleraine and Loughan (Maps 2a and 2b)

- around Artikelly, and Glack (Maps 3a and 3b); and
- around Ballyvoy, and around Knocknacarry and Cushenun (Maps 4a and 4b).

5.7 There is a strong presence of housing development in the countryside located along the road network but dwellings are also set back at various distances from a road frontage, normally served either individually or collectively by a lane.

**Map Series 3: Development Pressure Analysis – Decision Spread 2002-2010**

5.8 Map Series 3 provides information on the distribution of planning applications for single houses in the countryside from 2002 – 2010, from the collection of data relating to publication of the Draft Northern Area Plan to the introduction of PPS 21 in 2010. It also identifies the determination of the applications – approval, refusal or withdrawn. These maps incorporate natural environmental designations and the former Green Belts (GB) and Countryside Policy Areas (CPAs) contained in the Draft Northern Area Plan. AONBs and other environmental designations are also delineated. Members should note that there may be some slight variation in the data from 2003 and 2010 as the information was compiled from two different sources (2003 data is sourced from the rural housing monitor, while the 2010 data is sourced from pointer data).

5.9 New housing stock between the years of 2002 and 2010 tended to be located close to existing areas of housing, rather than in areas where there is very little or no existing housing.

5.10 These maps demonstrate the continuing level of development pressure in the countryside for new single house developments, at a time when the Draft Plan contained proposed Green Belts and Countryside Policy Areas.

5.11 The white area (non GB or CPA) on each of the four maps illustrates the continuing pressure and high approval rate for new single dwellings in the countryside over this timeframe. The maps also generally illustrate the level of development pressure for single dwellings was much less in the Green Belts, with some notable exceptions such as:

- in the area to the south of Carneatly and to the south-east of Dunaghy on Map 3a, the area to the west of Articlave and Macosquin on Map 3b, and
- the areas to the south of Greysteel, and to the south, south-east and east of Ballykelly on Map 3c.

(There were no Green Belts proposed in Moyle District.)

5.12 In terms of CPA designations, which broadly correlated with AONBs and part of the River Bann Corridor outside the Ballymoney/Coleraine Green Belt, the position is similar to the Green Belts, in that pressure for new development was less than outside the area, other than in a number of local concentrations, for example:

- to the west and south of Bendooragh in the River Bann Corridor (Maps 3a),
- between Glenkeen and Kilrea in the River Bann Corridor, and to the north of Glenkeen (Map 3b)

- in the vicinity of Bellarena to the north, south and east in the Binevenagh AONB (Map 3c),
- to the south, south-west and south-east of Dungiven and south of Glenuillin in the Sperrin AONB (Map 3c),
- to the west and south-west of Bushmills and to the west and south-east of Lisnagunogue in the Causeway Coast AONB (Map 3d), and
- to the west of Cushendall in the Antrim Coast and Glens AONB (Map 3d).

5.13 In terms of the natural environment designations, the maps show that some of these sites also have been potentially affected by development pressure, for example:

- Map 3a: SAC and ASSI to north, south, east and west of Dunloy;
- Map 3b: SAC and ASSIs to the east of Artikelly in the AONB;  
SAC to west of Castlerock in the Green Belt;  
ASSI to east of Portrush in the Green Belt;
- Map 3c: SAC and ASSIs to west, south and south-west of Dungiven;
- Map 3d: ASSI to west of Waterfoot.

#### **Map Series 4: Development Pressure Analysis – Decision Spread 2010- April 2016**

5.14 The introduction of PPS 21 in June 2010 removed both the GB and CPA designations, and set out a regional planning context with no differentiation between the designated and undesignated countryside. Map Series 4 illustrates the development pressure in the Borough from 2010 to 2016, which is a shorter timeframe, in the context of an economic downturn. The purpose of Map Series 4 is to demonstrate if the removal of these protectionist designations has had an impact on the level of development pressure in the former areas. However, caution should be applied to a direct comparison of the ‘before’ and ‘after’ situations as the economic situation since 2010 is different to that prior to it, with the consequential impact on new housing development (as demonstrated in the previous Housing Paper). It should also be borne in mind that Map Series 4 covers a shorter time frame than Series 3 (6 years compared to 8 years).

5.15 They illustrate development pressure, and that the level of permissions in the context of the regional planning policy set out in PPS 21 continues, with the AONB designated areas highlighted above around:

- Bellarena,
- Castlerock and Articlave,
- Dungiven,
- Ballycastle, and
- Ballyvoy

still experiencing pressure. The area to the north and east of Cromaghs (Map 4d) within the Antrim Coast and Glens AONB has experienced more pressure since 2010 than in the period prior to this.

5.16 The table below illustrates some of the differences between the various designated areas.

**Table 3: Development Pressure in Former Green Belt and Countryside Policy Areas Post Introduction of PPS 21**

<b>MAP 4a</b>	
<b>Ballymoney/Coleraine Green Belt</b>	
	This map illustrates development pressure generally is much reduced compared to Map 3a, with the level of pressure in the former GB not dissimilar to the wider area.
<b>River Bann CPA</b>	
	Again, the pressure is similar to the wider area, although there remains a concentration to the south-west of Bendooragh.
<b>MAP 4b</b>	
<b>Ballymoney/Coleraine Green Belt</b>	
	Again, overall, the map illustrates much less development pressure. There are parts of the former GB to the west of Coleraine, and west of Articlave, where there is some concentration of pressure, likewise to the south of Castleroe and to the south east of Portrush.
<b>Binevenagh AONB</b>	
	Pressure continues to the west of Castlerock and Articlave in the AONB.
<b>Causeway Coast AONB</b>	
	There continues to be some pressure to the west and east of Bushmills.
<b>MAP 4c</b>	
<b>Limavady Green Belt</b>	
	Pressure continues around Greysteel, and to the south-west, west and south of Limavady and the area to the south of Shanvey. The area to the east of Artikelly has also been subjected to pressure.
<b>Dungiven Green Belt</b>	
	There has been some pressure to the north east of Dungiven.
<b>Binevenagh AONB</b>	
	As before, there continues to be pressure around Bellarena. A concentration of pressure is evident to the north-east of Artikelly.
<b>Sperrin AONB</b>	
	Pressure continues to be exerted to the south, east, and south-east of Dungiven. There is also evidence of pressure to the south of Feeny.
<b>MAP 4d</b>	
<b>Causeway Coast AONB</b>	
	There is pressure to the north and north-east of Lisnagunogue, to the west of Ballintoy and to the north-west of Ballycastle.



<b>Antrim Coast and Glens AONB</b>	
	Pressure is evident to the south of Ballintoy, and to the north and east of Cromaghs. There is development pressure between the settlements of Cushendun and Cushendall, and along the inland roads from Cushendun, Knocknacarry, Cushendall, Waterfoot, and Glenariffe.

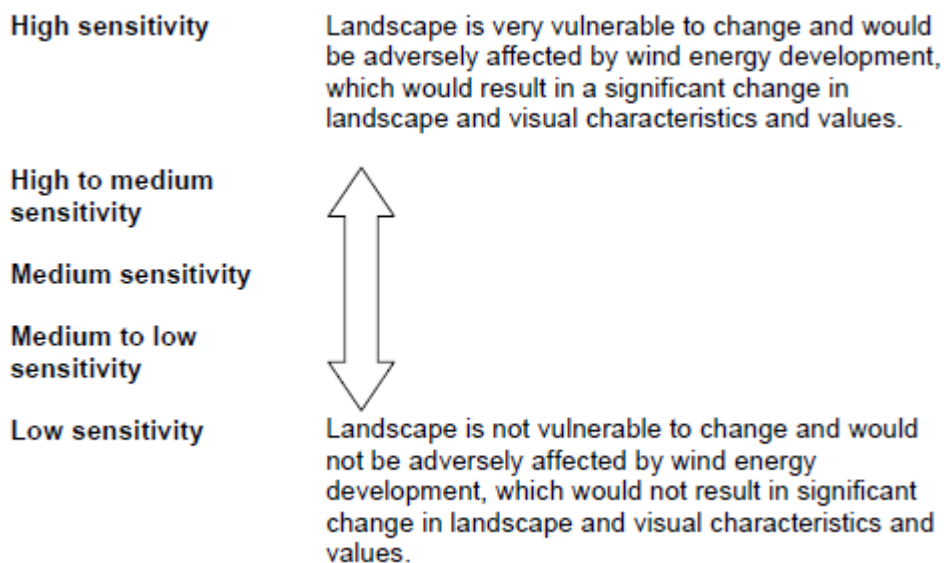
- 5.17 Although the prevailing economic climate has changed, the evidence presented in Map Series 4 would tend to suggest that the introduction of PPS 21 and the removal of the protectionist designations has had the effect of creating development pressure in some of the area's most valuable landscape areas. If the former market conditions had continued, it may be reasonable to assume that the level of development pressure in those areas where previously development opportunities were very limited would have been much greater, with the obvious potential impact on the quality of the landscape.

Giant's Causeway and Causeway Coast World Heritage Site and its Distinctive Landscape Setting

- 5.18 The Giant's Causeway and Causeway Coast World Heritage Site (WHS) and its Distinctive Landscape Setting are identified and designated respectively in the Northern Area Plan 2016. The Distinctive Landscape Setting designation supplements Policy BH5 of PPS 6: Planning, Archaeology and the Built Heritage, which set out a four kilometre area of control. The defined area from the Plan is shown on Maps 3d and 4d.
- 5.19 As Members are aware, the WHS is an international UNESCO designation, and requires an associated management plan to protect and manage the designation. Map 3d (Decision Spread 2002-2010) illustrates development pressure to the west of Lisnagunogue outside of the AONB designation. Map 4d (Decision Spread 2010-2016) shows this area continues to be under development pressure, and that permissions have been granted along Dunseverick Road

**6.0 Countryside Pressure Analysis: Wind Energy Development**

- 6.1 Map Series 5 provides information on single wind turbine and wind farm applications from July 2002 to October 2016. They also incorporate the landscape sensitivity to wind energy development based on the Supplementary Planning Guidance, 'Wind Energy Development in Northern Ireland's Landscapes', to PPS 18: Renewable Energy. This ranks Landscape Sensitivity as follows:



Source: SPG page 24

6.2 The tables below illustrate the level of pressure for single wind turbines and wind farms over the Borough up to October 2016. Members should note that these figures may have a slight degree of statistical variance due to the anomalies on a small number of particular sites. The figures are presently to illustrate the broad level of development pressure for turbine development.

**Table 4: Level of Pressure for Single Turbines in the Borough**

	<b>Approved</b>	<b>Refused</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Total</b>
Ballymoney	103	8	2	29	142
Coleraine	121	30	3	29	183
Limavady	59	23	1	17	100
Moyle	34	17	0	22	73
<b>Total</b>	<b>317</b>	<b>78</b>	<b>6</b>	<b>97</b>	<b>498</b>

**Table 5: Level of Pressure for Wind Farms in the Borough**

	<b>Approved</b>	<b>Refused</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Total</b>
Ballymoney	8	0	0	0	8
Coleraine	3	1	2	3	9
Limavady	7	1	0	1	9
Moyle	1	0	1	0	2
<b>Total</b>	<b>19</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>28</b>

6.3 The Map Series illustrate that pressure for wind energy developments is widespread across the Borough and the AONB designated areas are not immune from this, which are areas identified as having High to Medium, or High Overall Sensitivity to such developments. The vast majority of development pressure is for single wind turbines.

6.4 It is only in the more remote areas, such as in the Sperrin AONB and Antrim Coast and Glens AONB that development pressure is absent. Lower lying parts of an AONB such as:

- to the south of Dungiven (Map 5c);
- in Binevenagh AONB (Map 5c); and
- to the south and east of Ballycastle in the Antrim Coast and Glens AONB (Map 5d)

have experienced a level of pressure not dissimilar to areas without a landscape designation.

6.5 The table below illustrates some areas of pressure for development for wind energy as shown on the relevant Map Series 5 maps.

**Table 6: Areas of Pressure for Wind Energy Development**

<b>Map</b>	<b>Location of Pressure</b>
5a	Area around Loughguile and Corkey for both single turbines and wind farms (High to Medium Sensitivity), North-west, west and south of Dunloy again for single turbines and wind farms (Medium Sensitivity), South of Cloughmills for single turbines (High to Medium Sensitivity), Around Dunaghy for single turbines (Medium Sensitivity), and South west of Rasharkin for single turbines (High Sensitivity).
5b	Between Coleraine, Portstewart and Portrush, and west of Coleraine for single turbines (High Sensitivity), Between Castlerock and Macosquin for single turbines (High to Medium Sensitivity), Area to south west of Castlerock and West of Macosquin for wind farms in the Binevenagh AONB (High to Medium Sensitivity), West of Ringsend and Garvagh for single turbines and wind farms (High to Medium Sensitivity), and Around Glenullin and Craigavole for single turbines and wind farms including with the Sperrin AONB (High Sensitivity).
5c	South of Limavady to and around Dungiven for single turbines including within the Sperrin AONB (High to Medium Sensitivity) for single turbines, West of Gortnahey where there are three wind farms and pressure for single turbines (Medium to Low Sensitivity), Around Drumsurn for single turbines (High to Medium Sensitivity), and Around Foreglen (High Sensitivity).
5d	Around Armoy for single turbines (Medium to Low Sensitivity), Around Cromaghs for single turbines in the Antrim Coast and Glens AONB (Medium Sensitivity, and High to Medium Sensitivity), South west of Ballycastle for single turbines in the Antrim Coast and Glens AONB (Medium Sensitivity), and North or Ballyvoy for single turbines in the Antrim Coast and Glens AONB (High Sensitivity) and east of Ballyvoy for single turbines in the Antrim Coast and Glens AONB (High to Medium Sensitivity).

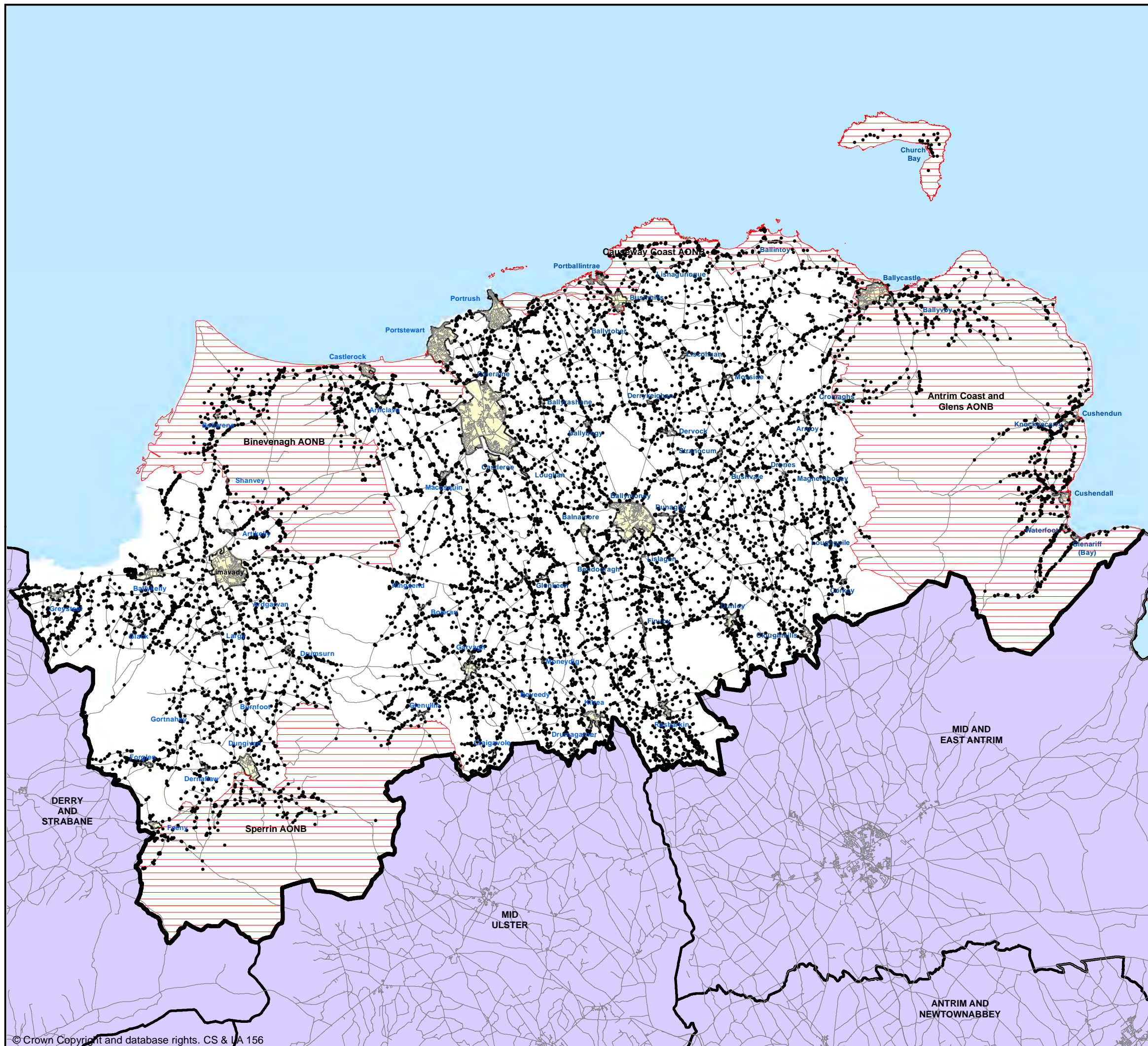
## **7.0 Conclusions**

- 7.1 The RDS 2035 seeks to create a more sustainable pattern of development by focussing growth in hubs and clusters of hubs, and consolidating rural settlements. Its aims include the reduction of our carbon footprint, and to conserve, protect and enhance our built and natural environment. The SPPS acknowledges that there may be some parts of the countryside that exhibit exceptional landscapes where the quality of the landscape and unique amenity value is such that they are worthy of designation as Special Countryside Areas.
- 7.2 The Borough has a strong landscape quality which is evident in its extensive coastline, and the presence of three AONBs, and part of a fourth AONB, out of eight AONBs in total in Northern Ireland. The Giant's Causeway and Causeway Coast World Heritage Site is recorded as the main tourist attraction in Northern Ireland. The attraction of the Borough's countryside for the international film industry sites is evident in recent times with the Game of Thrones and Dracula filmed locally. The Borough also has many natural environment designations, such as SACs and SPAs, that relate to countryside areas. The Council's Tourism and Destination Management Strategy highlights the need to protect and development the Borough's natural environment and improve access and activity opportunities to it as one of the area's visitor attractions.
- 7.3 Presently, 50% of our housing stock lies outside of settlements in the countryside. Pressure for new housing in the countryside is widespread over the whole of the Borough. In terms of most recent development pressure, the evidence tends to indicate that the removal of the Green Belt and Countryside Policy Area designations with the introduction of PPS 21 has resulted in increased development pressure in parts of these more sensitive landscape areas. The distribution of development pressure for wind energy developments also bears little cognizance of AONBs or landscape sensitivity, with physical constraints such as remoteness having more of a bearing than landscape quality.
- 7.4 It is in the context of regional planning that future development in the countryside should be taken, which its focus on the promotion of hubs for population growth, together with local circumstances. The local experience in terms of development pressure in the countryside and the acknowledgement of the wider economic value that the Borough's environmental assets have will assist in informing the consideration of future development in the countryside and the types of designations and policies that the LDP should incorporate.

**Map No. 1**  
**Causeway Coast and Glens**  
**Borough Council**  
**Development Pressure Analysis**

Rural Stock at April 2010

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network



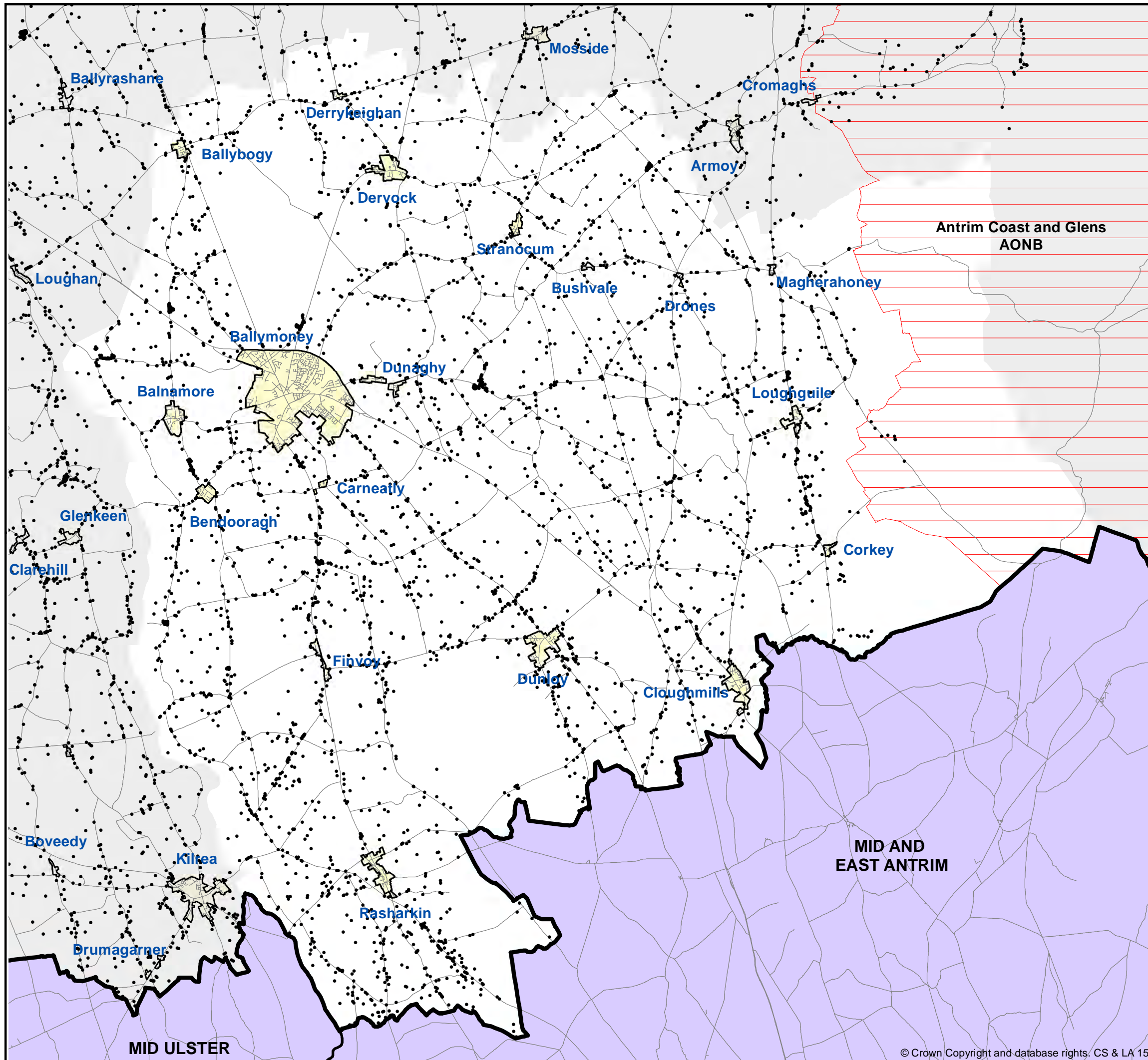
0 5 10 Kilometres



**Map No. 1a  
Ballymoney Area  
Development Pressure Analysis**

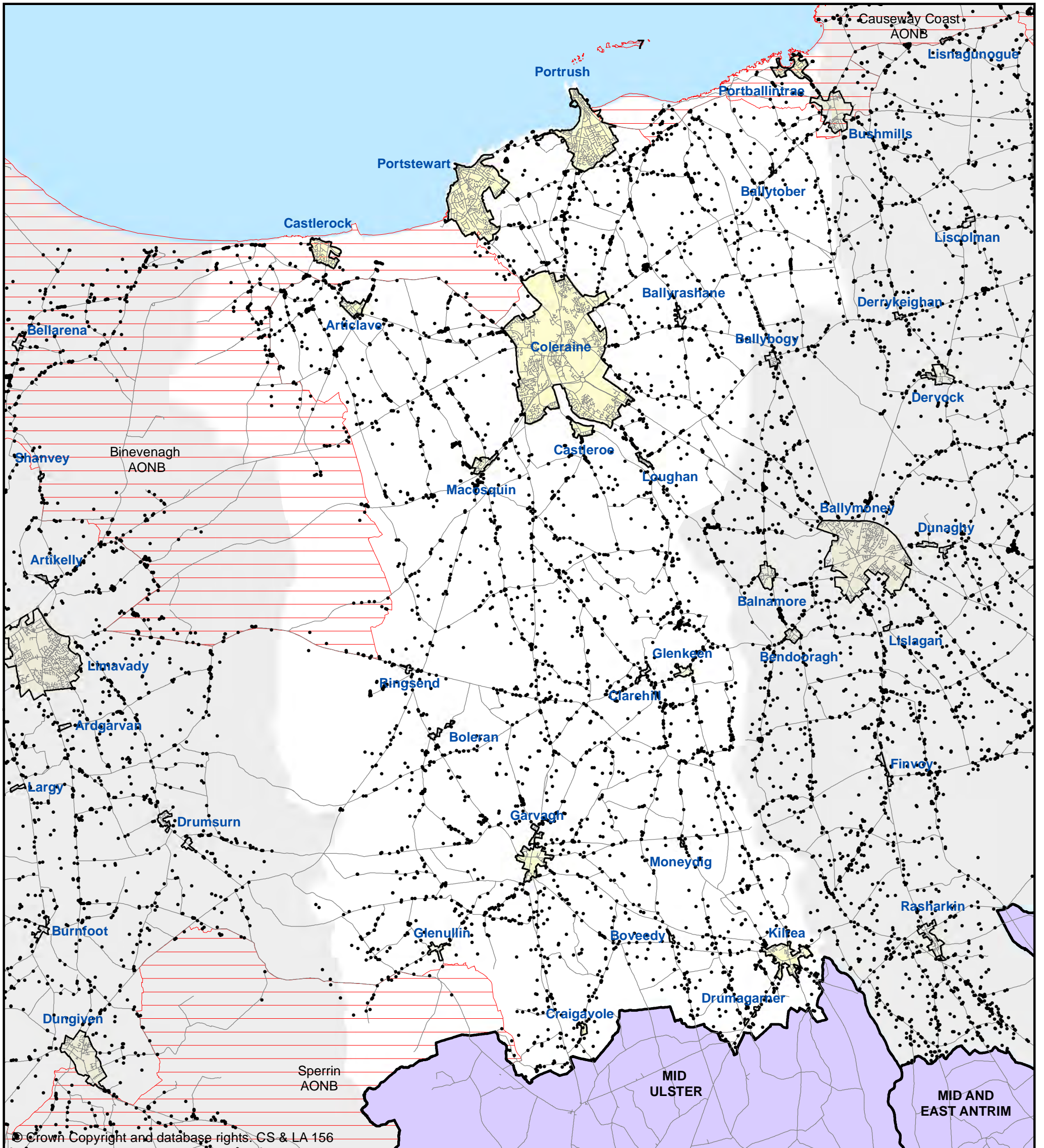
Rural Stock at April 2010

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network



0 1.5 3 Kilometres





Causeway Coast and Glens Borough Council

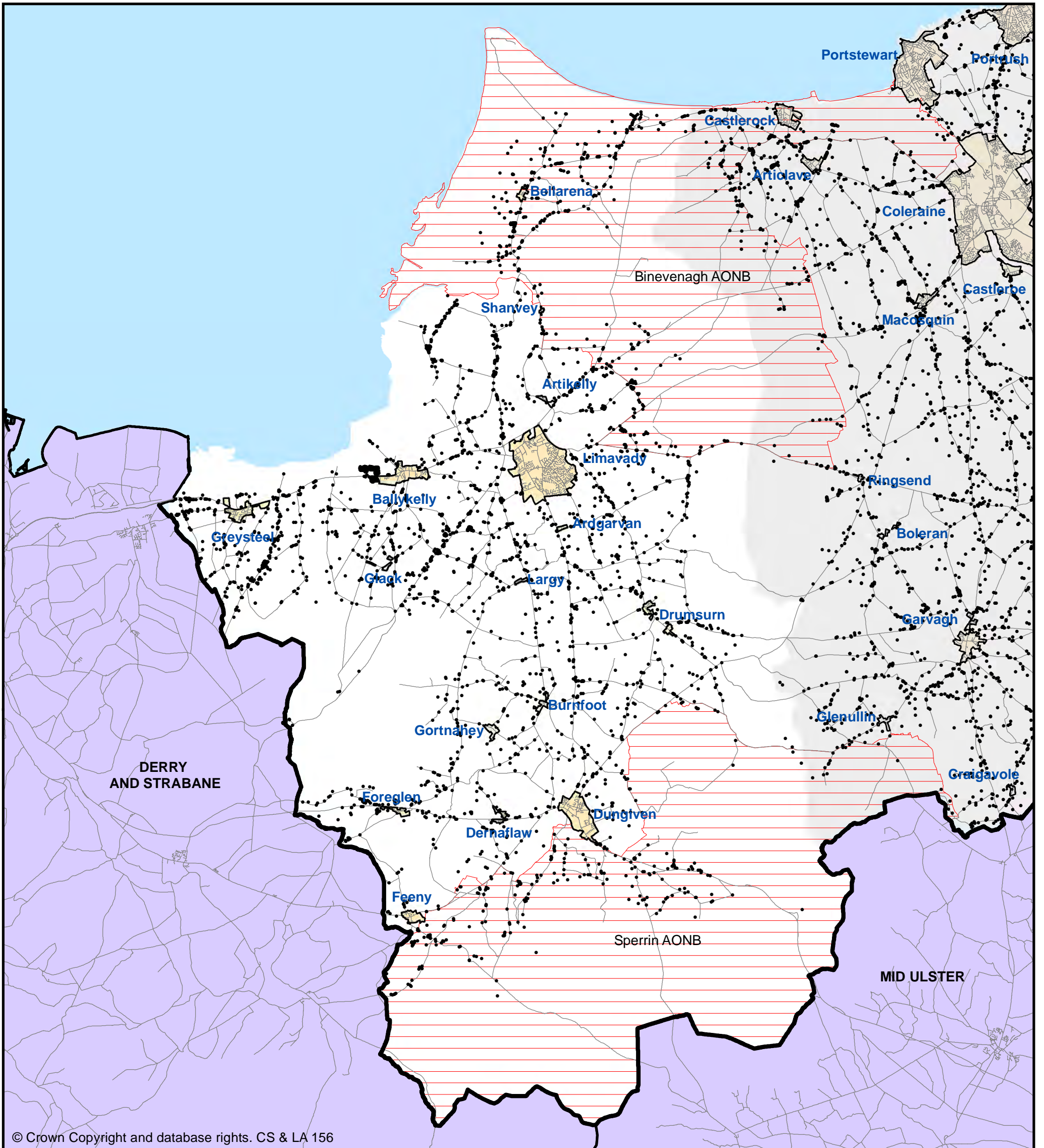
**Map No. 1b - Coleraine Area Development Pressure Analysis**

Rural Stock at April 2010

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network

0 1.5 3 Kilometres





Causeway Coast and Glens Borough Council

**Map No. 1c - Limavady Area Development Pressure Analysis**

Rural Stock at April 2010

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network

0 2 4 Kilometres

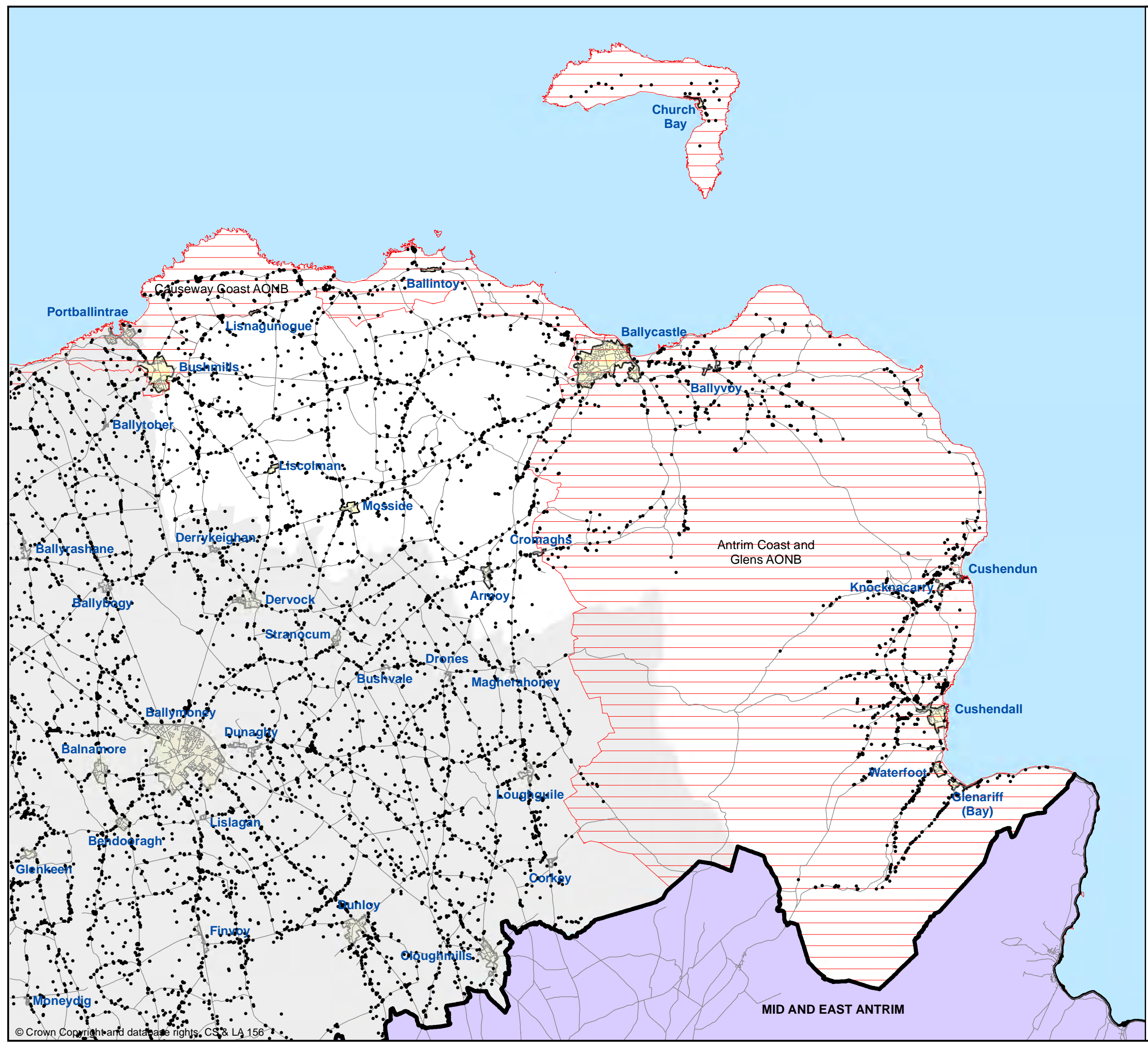




**Map No. 1d**  
**Moyle Area**  
**Development Pressure Analysis**

Rural Stock at April 2010

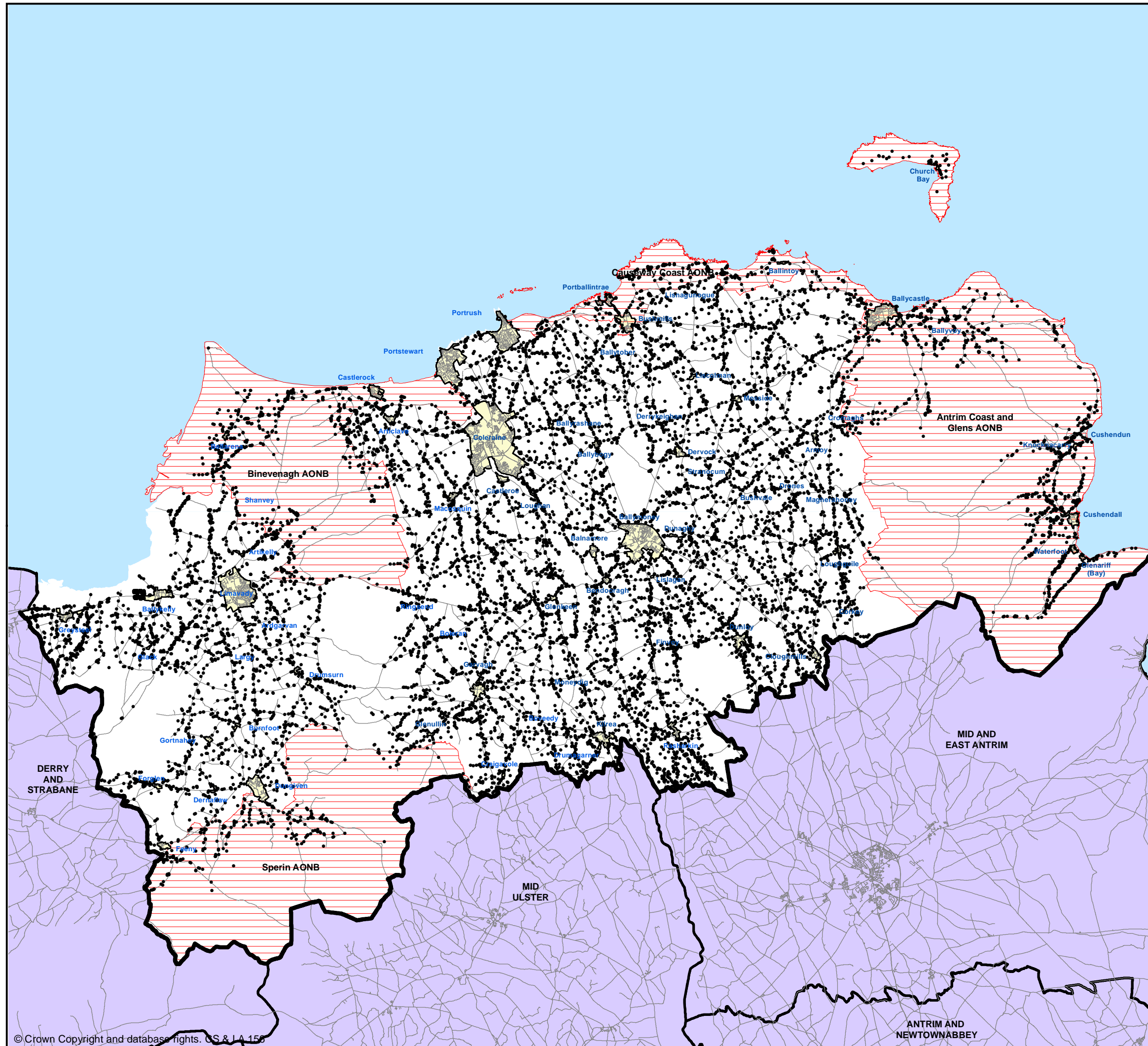
- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network



Map No. 2  
Causeway Coast and Glens  
Borough Council  
Development Pressure Analysis

Rural Stock at April 2016

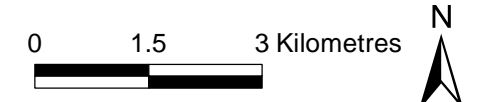
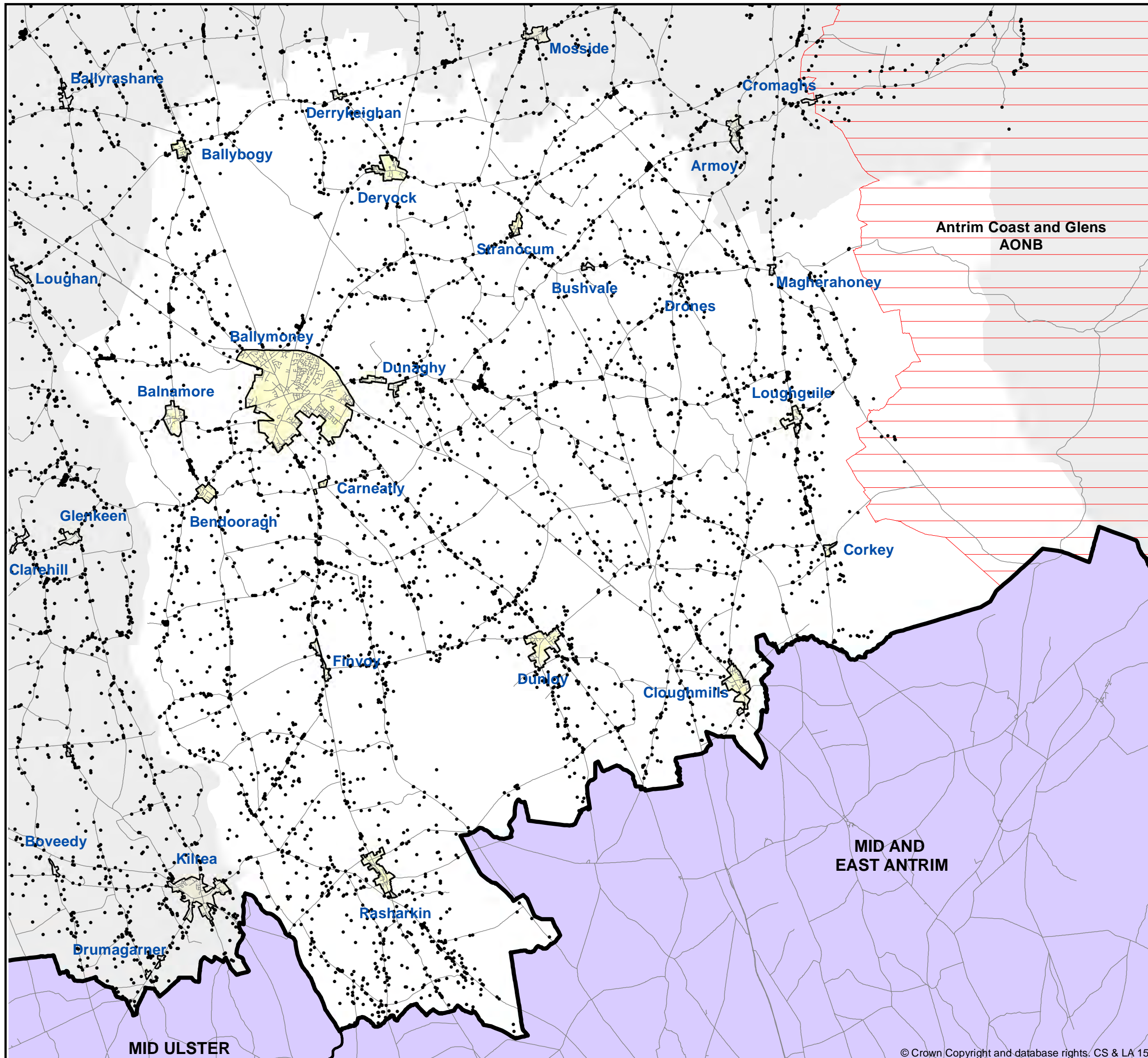
- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network

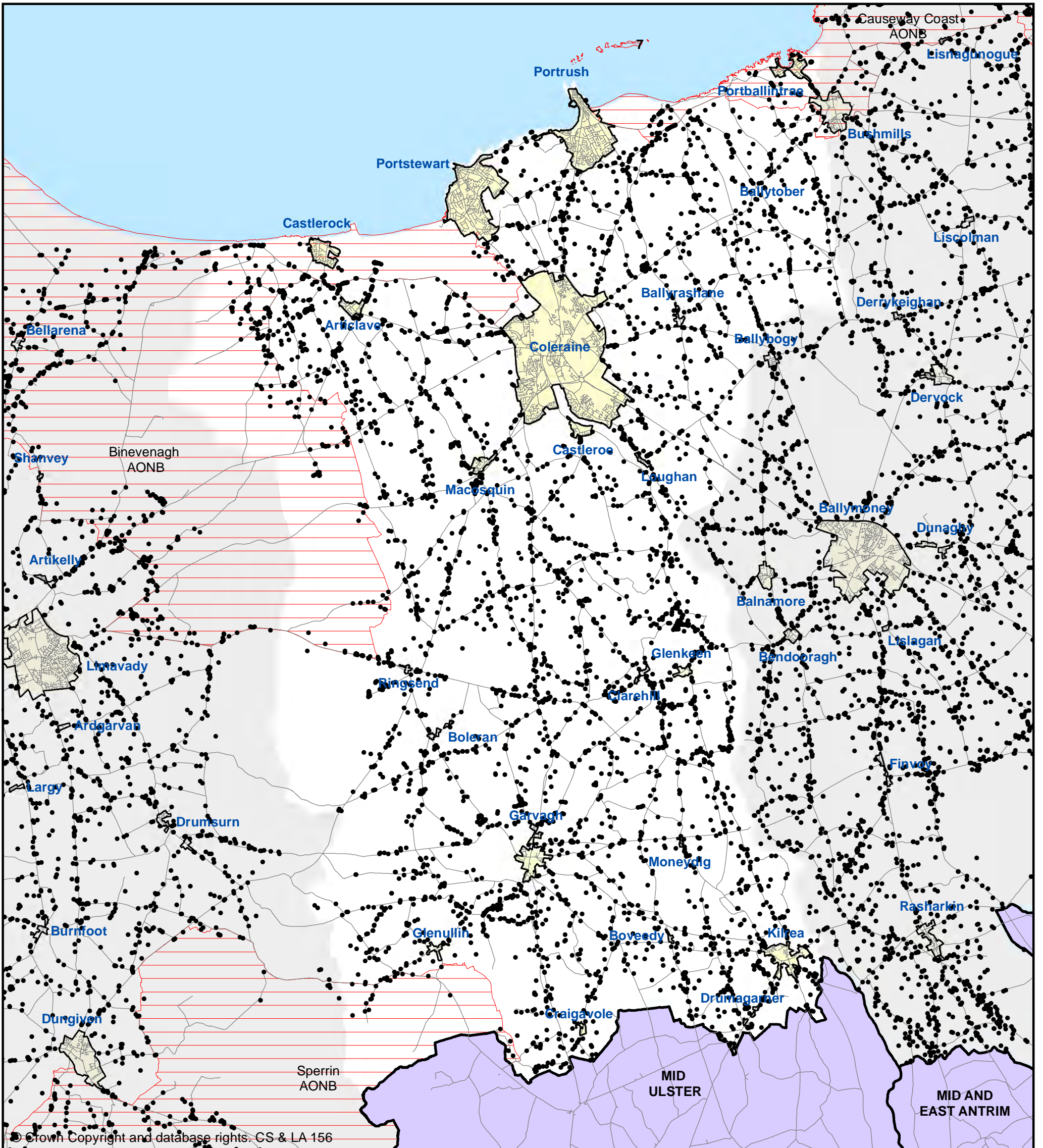


**Map No. 2a  
Ballymoney Area  
Development Pressure Analysis**

Rural Stock at April 2016

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network





Causeway Coast and Glens Borough Council

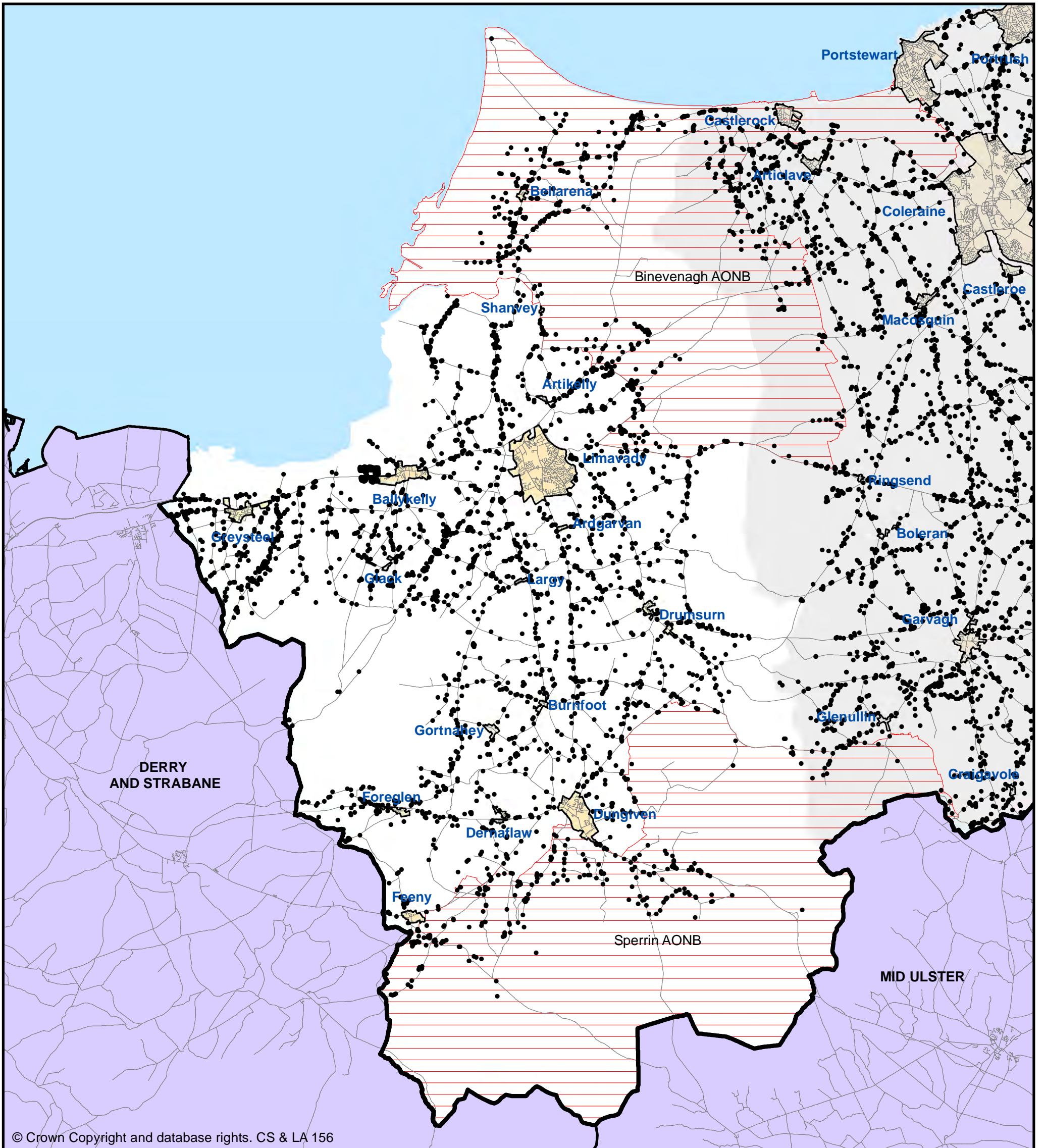
Map No. 2b - Coleraine Area Development Pressure Analysis

Rural Stock at April 2016

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▨ Area of Outstanding Natural Beauty
- Road Network

0 1.5 3 Kilometres





Causeway Coast and Glens Borough Council

**Map No. 2c - Limavady Area Development Pressure Analysis**

Rural Stock at April 2016

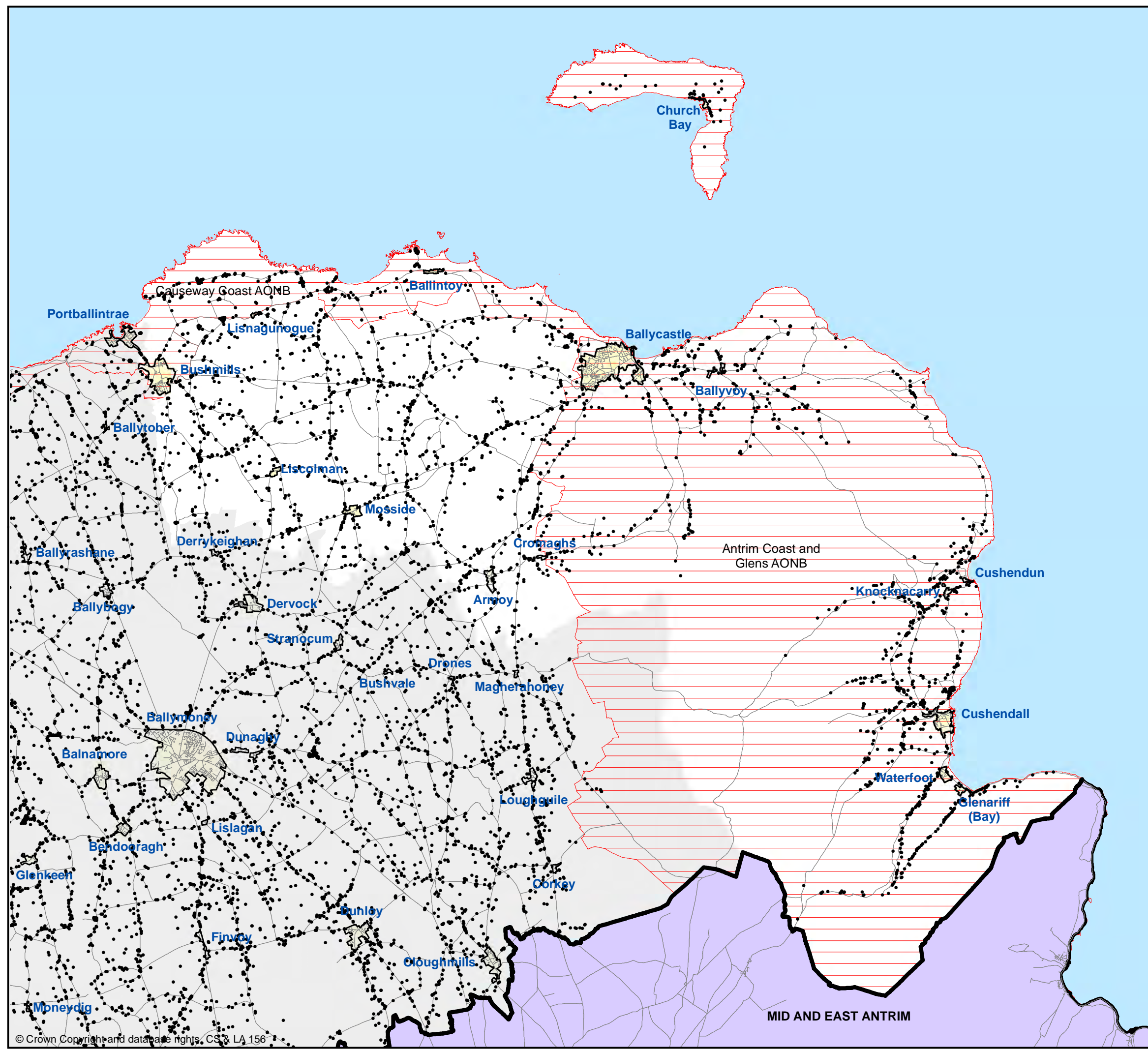
- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network



**Map No. 2d**  
**Moyle Area**  
**Development Pressure Analysis**

Rural Stock at April 2016

- Dwelling Unit
- Plan Area Boundary
- Settlement Development Limit
- ▭ Area of Outstanding Natural Beauty
- Road Network



**Map No. 3**  
**Causeway Coast and Glens**  
**Borough Council**  
**Development Pressure Analysis**

Decision Spread 2002 - 2010

- Approval
- Refusal
- Withdrawn

— Plan Area Boundary

▭ Settlement Development Limit

▭ Area of Outstanding Natural Beauty

— Road Network

▭ The Distinctive Landscape Setting  
of the Giant's Causeway and  
Causeway Coast World Heritage Site

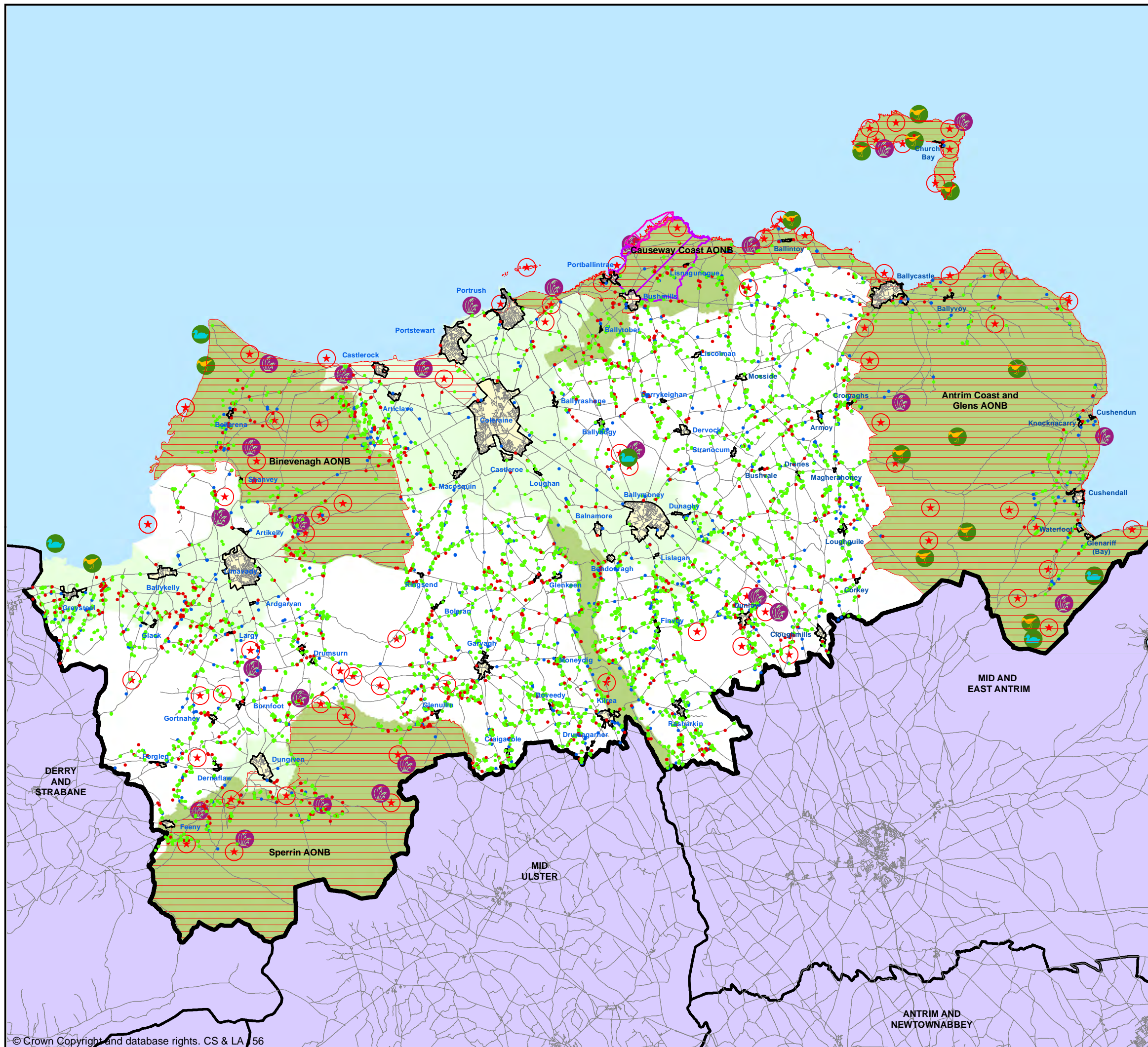
▭ The Giant's Causeway and Causeway  
Coast World Heritage Site

Environmental Designation

- Ramsar Site
- Special Protection Area
- Special Area of Conservation
- Area of Special Scientific Interest

Rural Strategy Policy GB/CPA 1

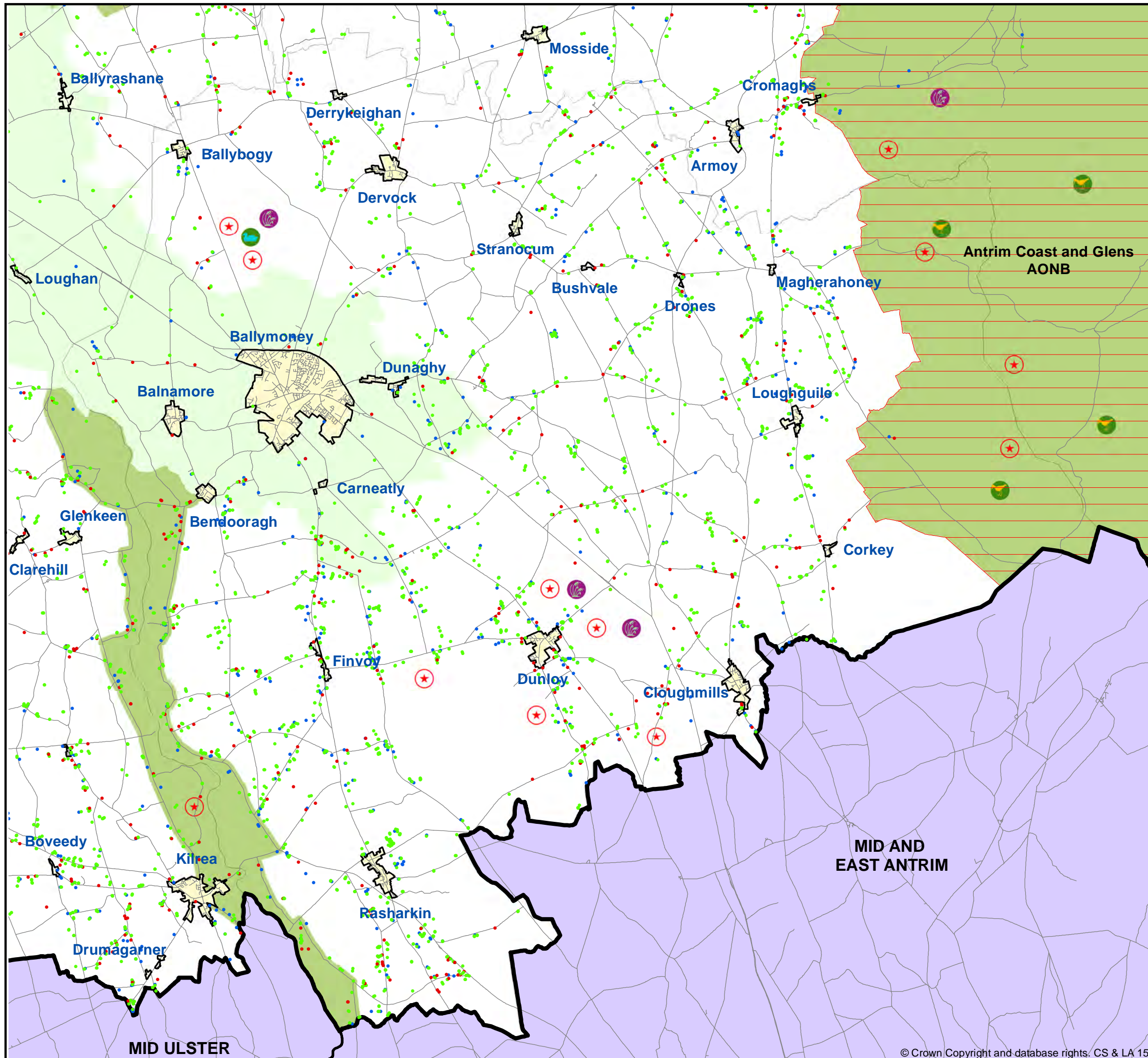
- ▭ Green Belt
- ▭ Countryside Policy Area



0 5 10 Kilometres



**Map No. 3a  
Ballymoney Area  
Development Pressure Analysis**



Decision Spread 2002 - 2010

- Approval
- Refusal
- Withdrawn

Plan Area Boundary

Settlement Development Limit

Area of Outstanding Natural Beauty

Road Network

Environmental Designation

- Ramsar Site
- Special Protection Area
- Special Area of Conservation
- Area of Special Scientific Interest

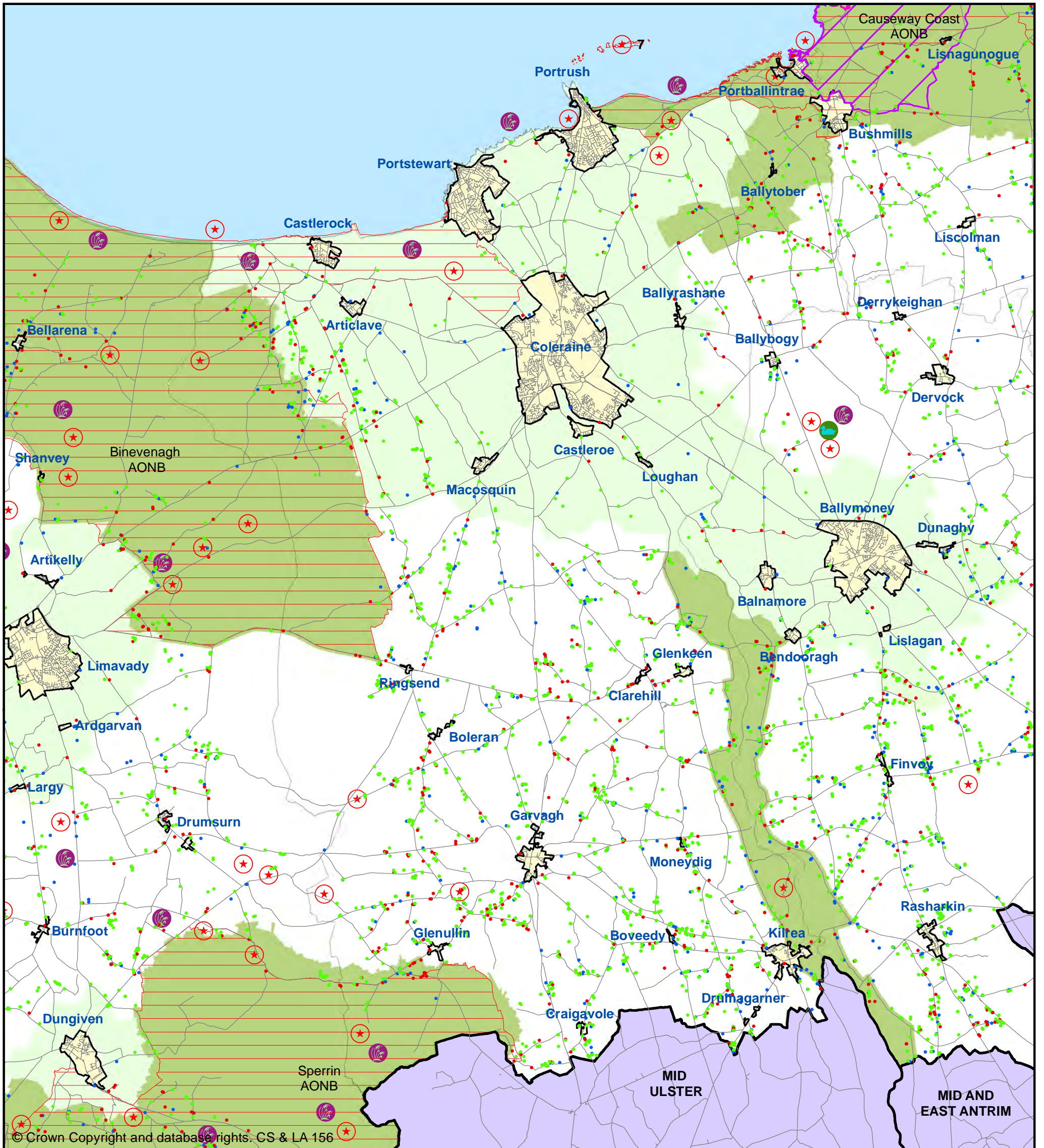
Rural Strategy Policy GB/CPA 1

- Green Belt
- Countryside Policy Area

0 1.5 3 Kilometres







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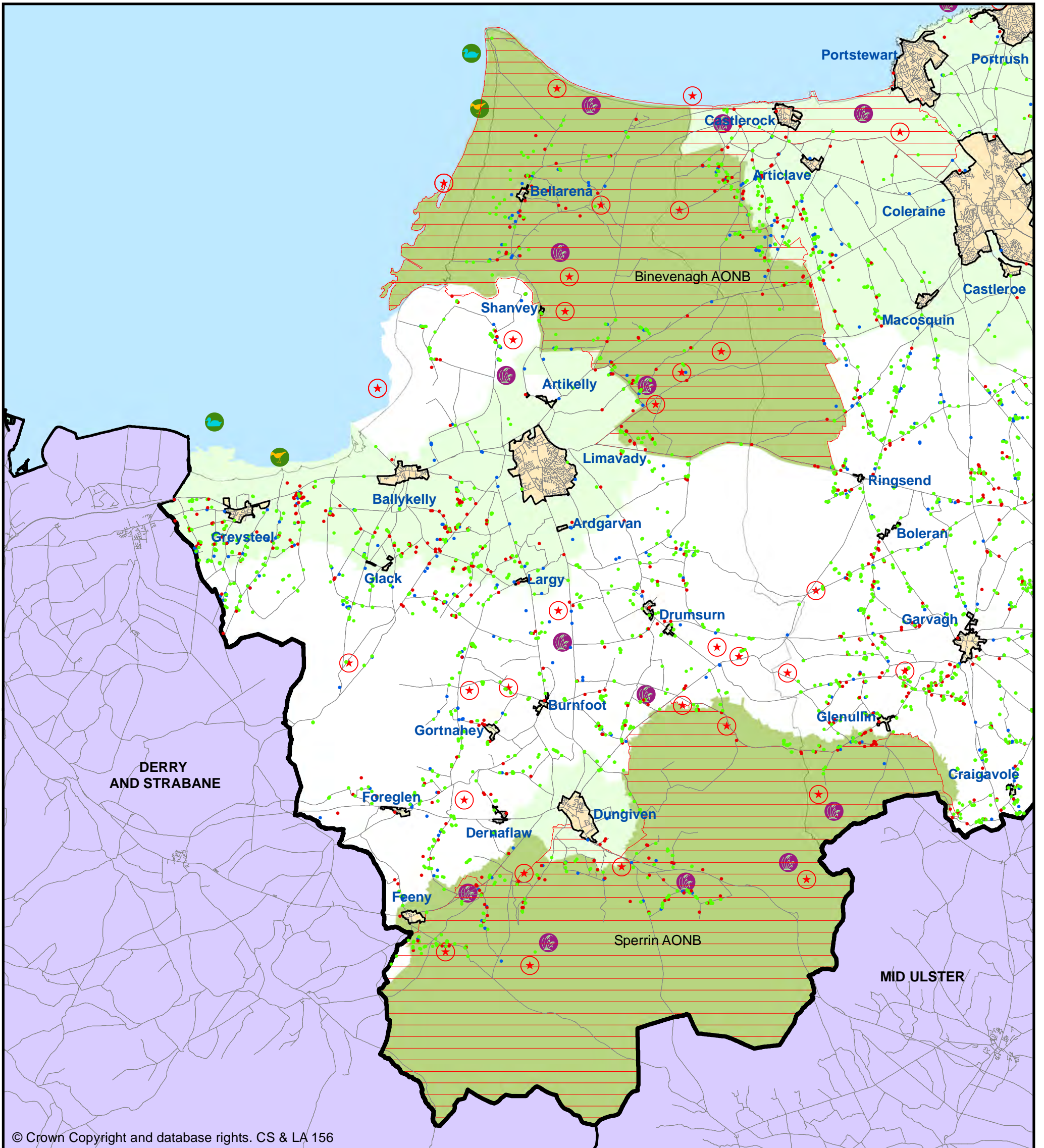
Causeway Coast and Glens Borough Council  
**Map No. 3b - Coleraine Area Development Pressure Analysis**

Decision Spread 2002 - 2010

- |             |  |   |                                |
|-------------|--|---|--------------------------------|
| ● Approval  | — Plan Area Boundary   | ⊠ The Giant's Causeway and Causeway Coast World Heritage Site | Rural Strategy Policy GB/CPA 1 |
| ● Refusal   | ▭ Settlement Development Limit   | Environmental Designation                                     | Green Belt                     |
| ● Withdrawn | ▨ Area of Outstanding Natural Beauty   | ● Ramsar Site   | Countryside Policy Area        |
|             | — Road Network   | ● Special Protection Area                                     |                                |
|             | ▨ The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site | ● Special Area of Conservation                                |                                |
|             |  | ● Area of Special Scientific Interest                         |                                |

0 1.5 3 Kilometres

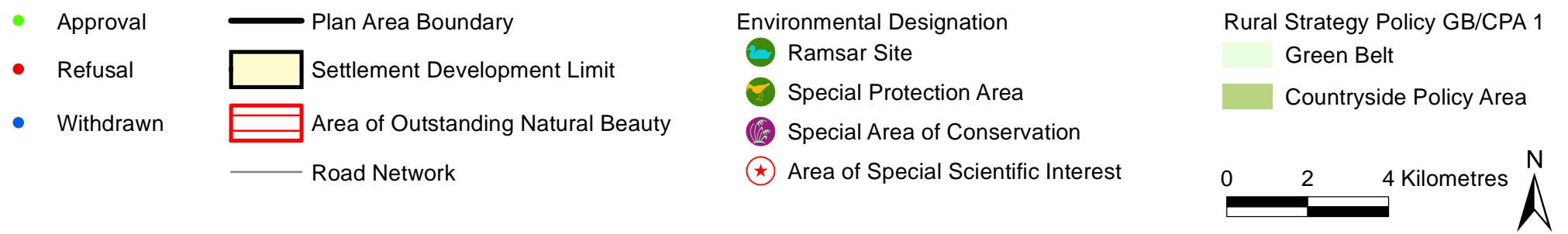




Causeway Coast and Glens Borough Council

Map No. 3c - Limavady Area Development Pressure Analysis

Decision Spread 2002 - 2010



**Map No. 3d  
Moyle Area  
Development Pressure Analysis**



Decision Spread 2002 - 2010

- Approval
- Refusal
- Withdrawn

— Plan Area Boundary

□ Settlement Development Limit

▭ Area of Outstanding Natural Beauty

— Road Network

▭ The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site

▭ The Giant's Causeway and Causeway Coast World Heritage Site

Environmental Designation

- Ramsar Site
- Special Protection Area
- Special Area of Conservation
- Area of Special Scientific Interest

Rural Strategy Policy GB/CPA 1

- Green Belt
- Countryside Policy Area

0 2 4 Kilometres



**Map No. 4**  
**Causeway Coast and Glens**  
**Borough Council**  
**Development Pressure Analysis**

Decision Spread 2010 - April 2016

- Approval
- Refusal
- Withdrawn

— Plan Area Boundary

▭ Settlement Development Limit

▭ Area of Outstanding Natural Beauty

— Road Network

▭ The Distinctive Landscape Setting  
of the Giant's Causeway and  
Causeway Coast World Heritage Site

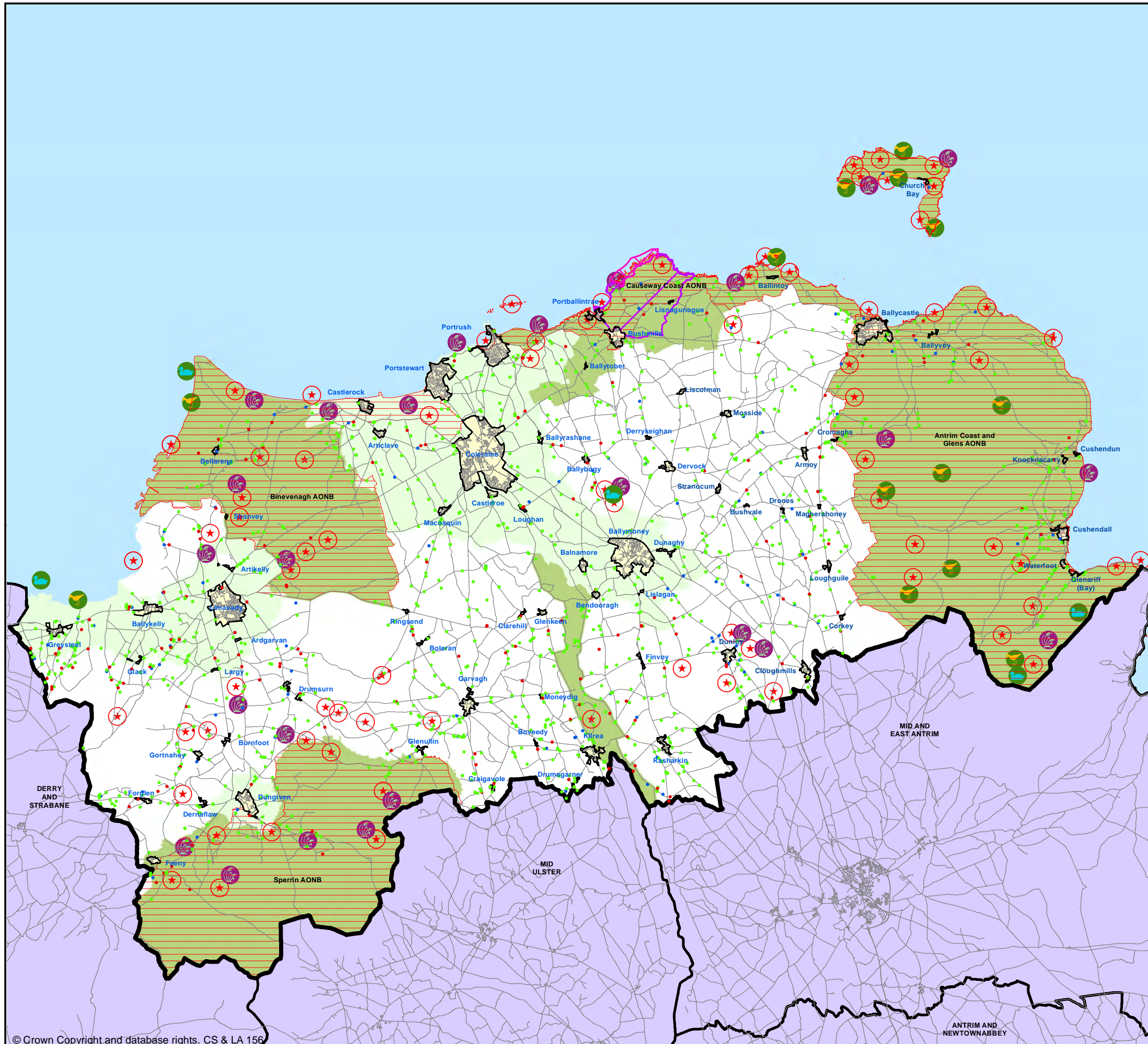
▭ The Giant's Causeway and Causeway  
Coast World Heritage Site

Environmental Designation

- Ramsar Site
- Special Protection Area
- Special Area of Conservation
- Area of Special Scientific Interest

Rural Strategy Policy GB/CPA 1

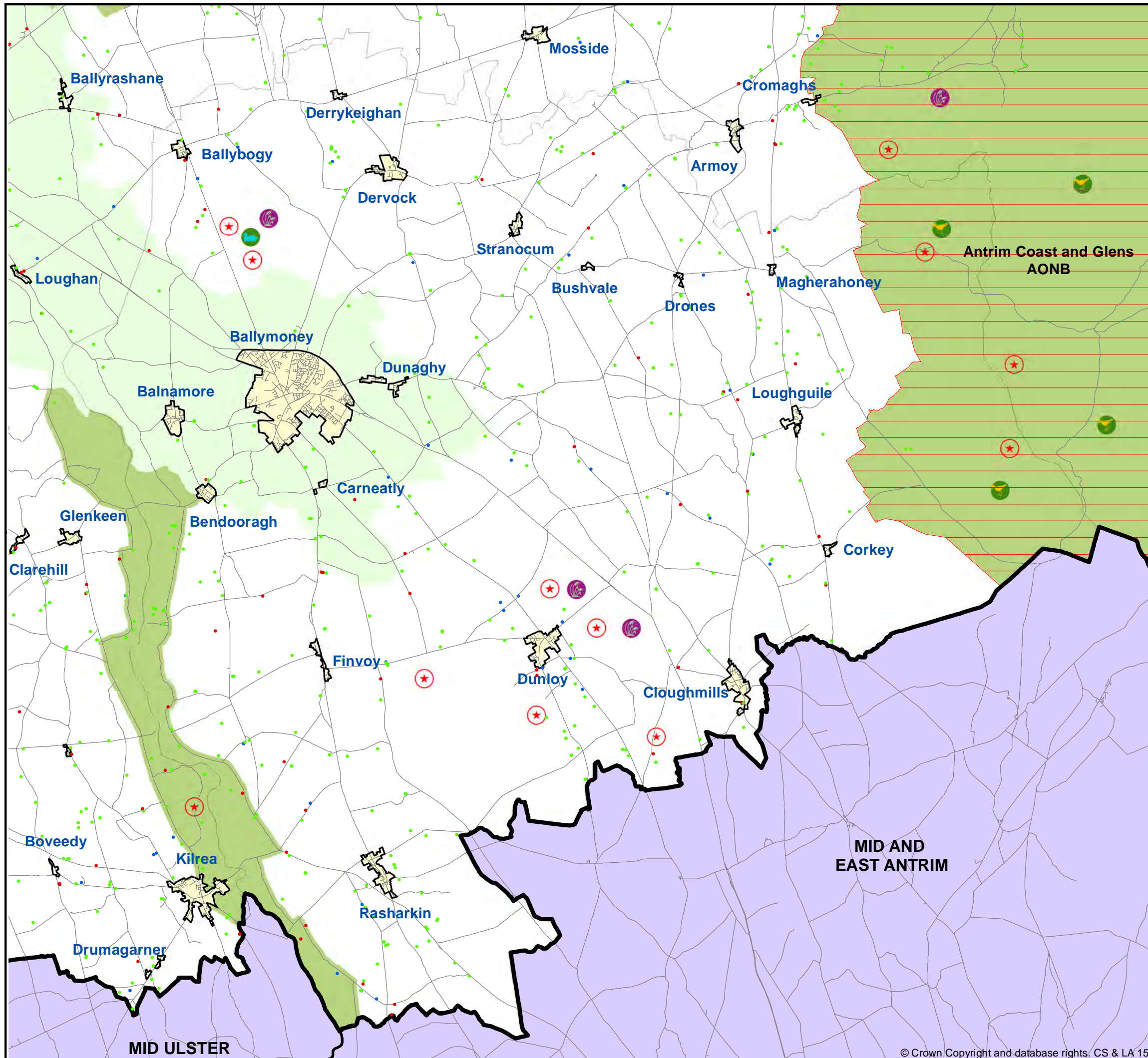
- ▭ Green Belt
- ▭ Countryside Policy Area



0 5 10 Kilometres



**Map No. 4a  
Ballymoney Area  
Development Pressure Analysis**



Decision Spread 2010 - April 2016

- Approval
- Refusal
- Withdrawn

Plan Area Boundary

Settlement Development Limit

Area of Outstanding Natural Beauty

Road Network

Environmental Designation

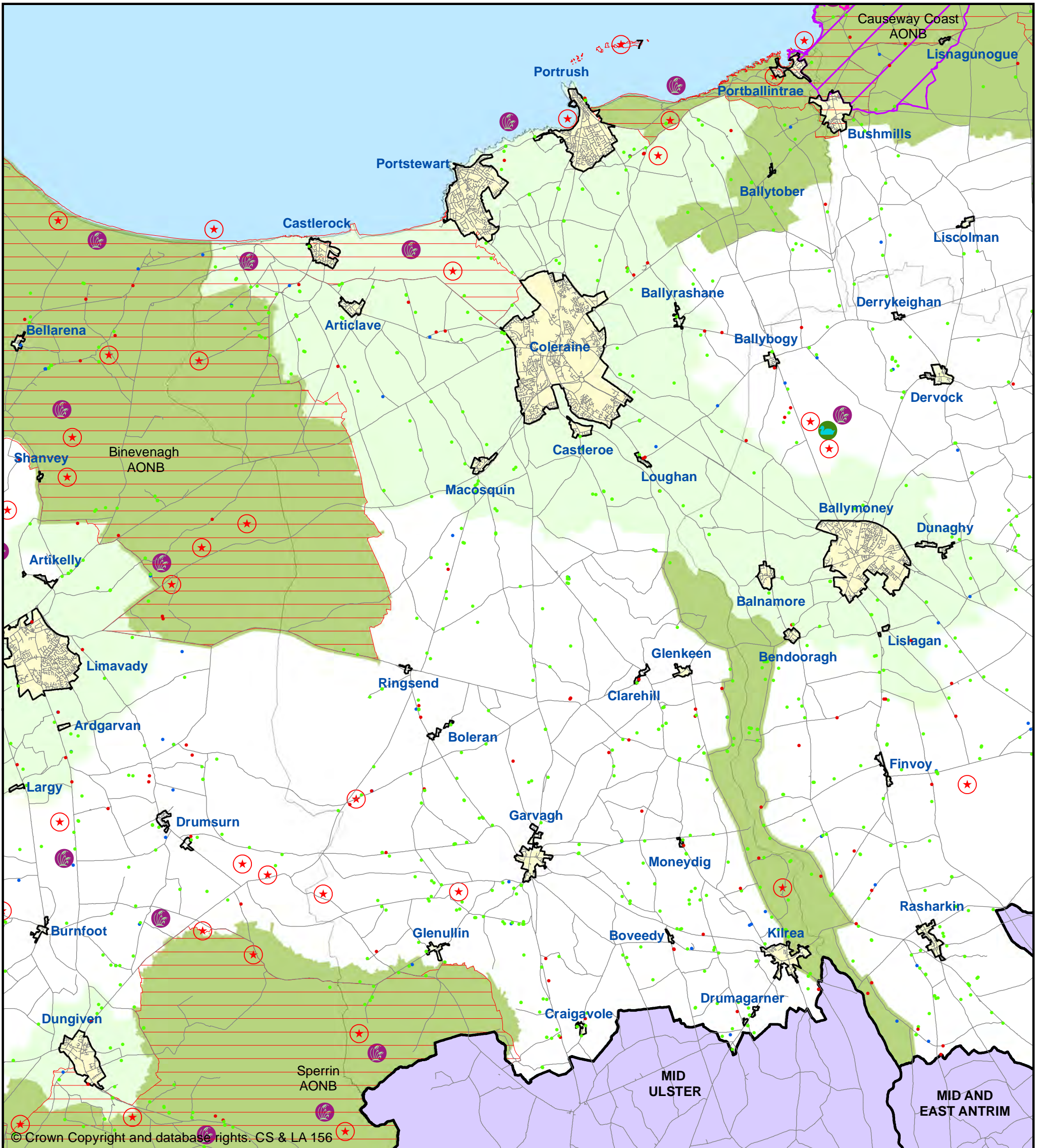
- Ramsar Site
- Special Protection Area
- Special Area of Conservation
- Area of Special Scientific Interest

Rural Strategy Policy GB/CPA 1

- Green Belt
- Countryside Policy Area

0 1.5 3 Kilometres





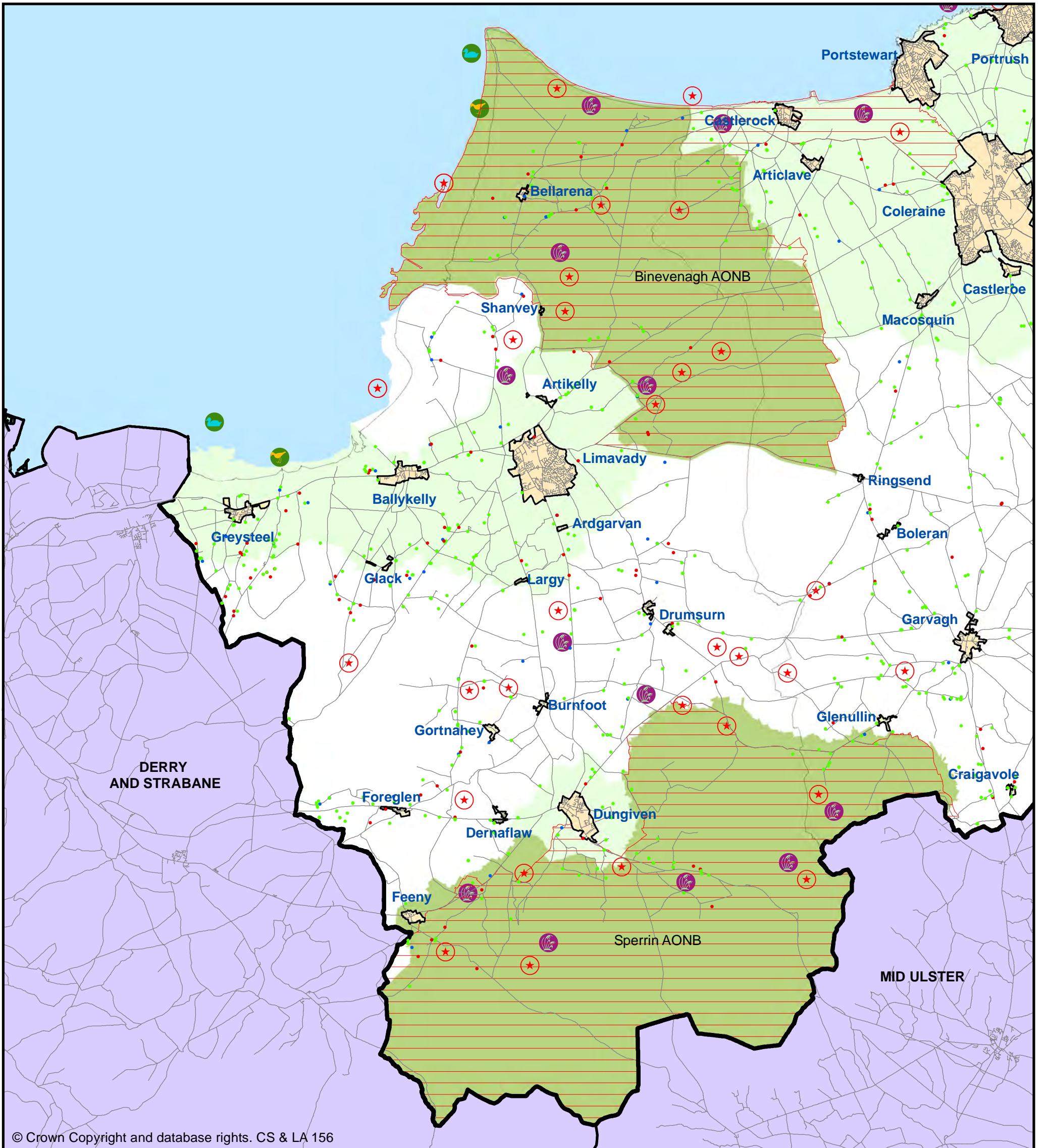
**Causeway Coast and Glens Borough Council**  
**Map No. 4b - Coleraine Area Development Pressure Analysis**

Decision Spread 2002 - 2010

- |             |  |   |                                |
|-------------|--|---|--------------------------------|
| ● Approval  | — Plan Area Boundary   | ⊠ The Giant's Causeway and Causeway Coast World Heritage Site | Rural Strategy Policy GB/CPA 1 |
| ● Refusal   | ▭ Settlement Development Limit   | Environmental Designation                                     | Green Belt                     |
| ● Withdrawn | ▭ Area of Outstanding Natural Beauty   | ● Ramsar Site   | Countryside Policy Area        |
|             | — Road Network   | ● Special Protection Area                                     |                                |
|             | ▭ The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site | ● Special Area of Conservation                                |                                |
|             |  | ● Area of Special Scientific Interest                         |                                |

0 1.5 3 Kilometres

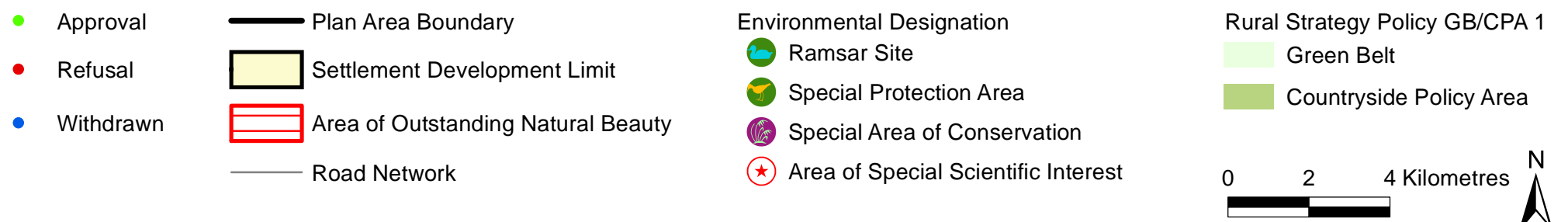




Causeway Coast and Glens Borough Council

Map No. 4c - Limavady Area Development Pressure Analysis

Decision Spread 2010 - April 2016



**Map No. 4d  
Moyle Area  
Development Pressure Analysis**

Decision Spread 2010 - April 2016

- Approval
- Refusal
- Withdrawn

Plan Area Boundary

Settlement Development Limit

Area of Outstanding Natural Beauty

Road Network

The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site

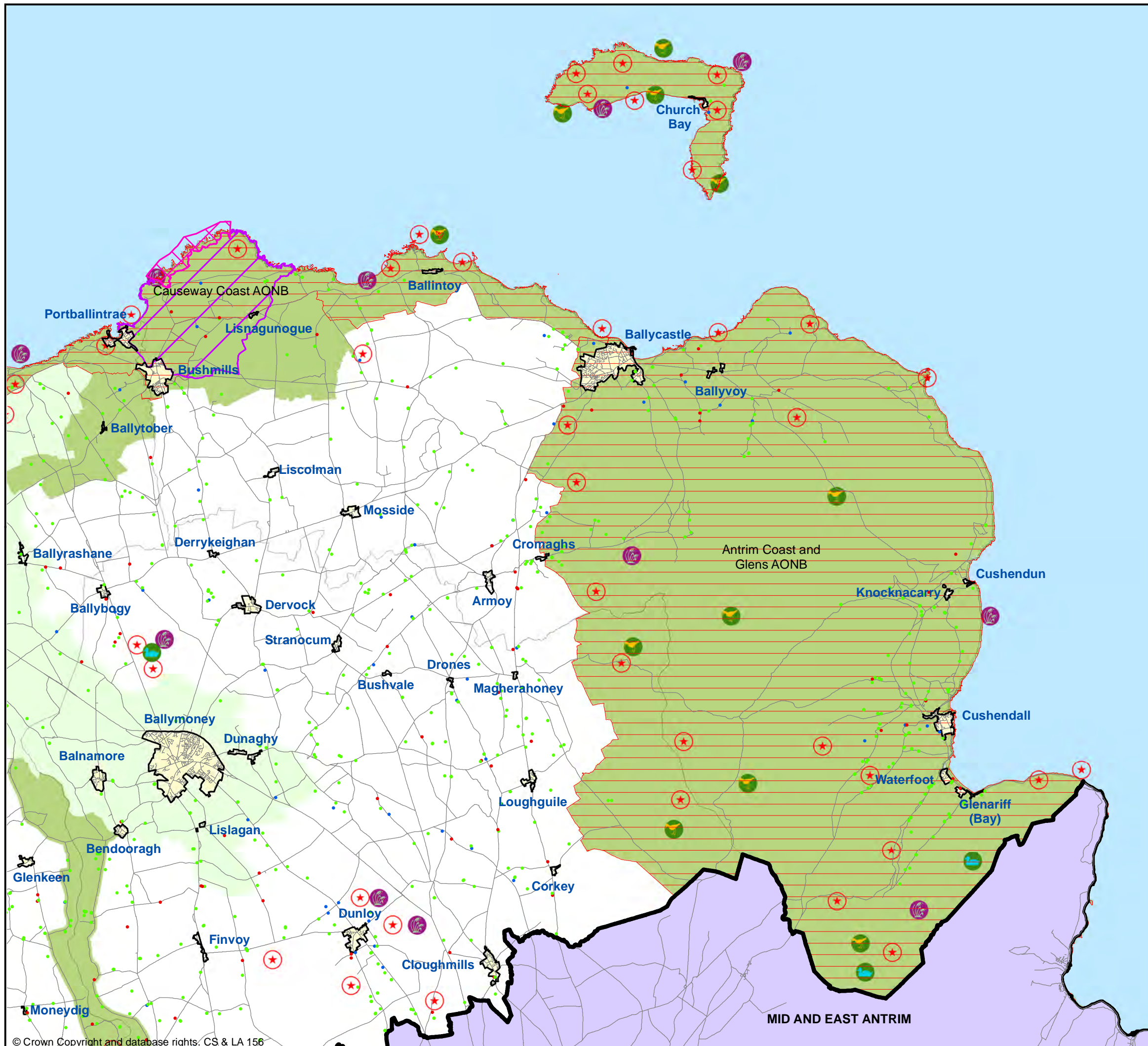
The Giant's Causeway and Causeway Coast World Heritage Site

Environmental Designation

- Ramsar Site
- Special Protection Area
- Special Area of Conservation
- Area of Special Scientific Interest

Rural Strategy Policy GB/CPA 1

- Green Belt
- Countryside Policy Area



MID AND EAST ANTRIM

0 2 4 Kilometres





**Map No. 5  
Causeway Coast and Glens  
Borough Council  
Development Pressure Analysis**

Wind Energy Decision Spread at October 2016

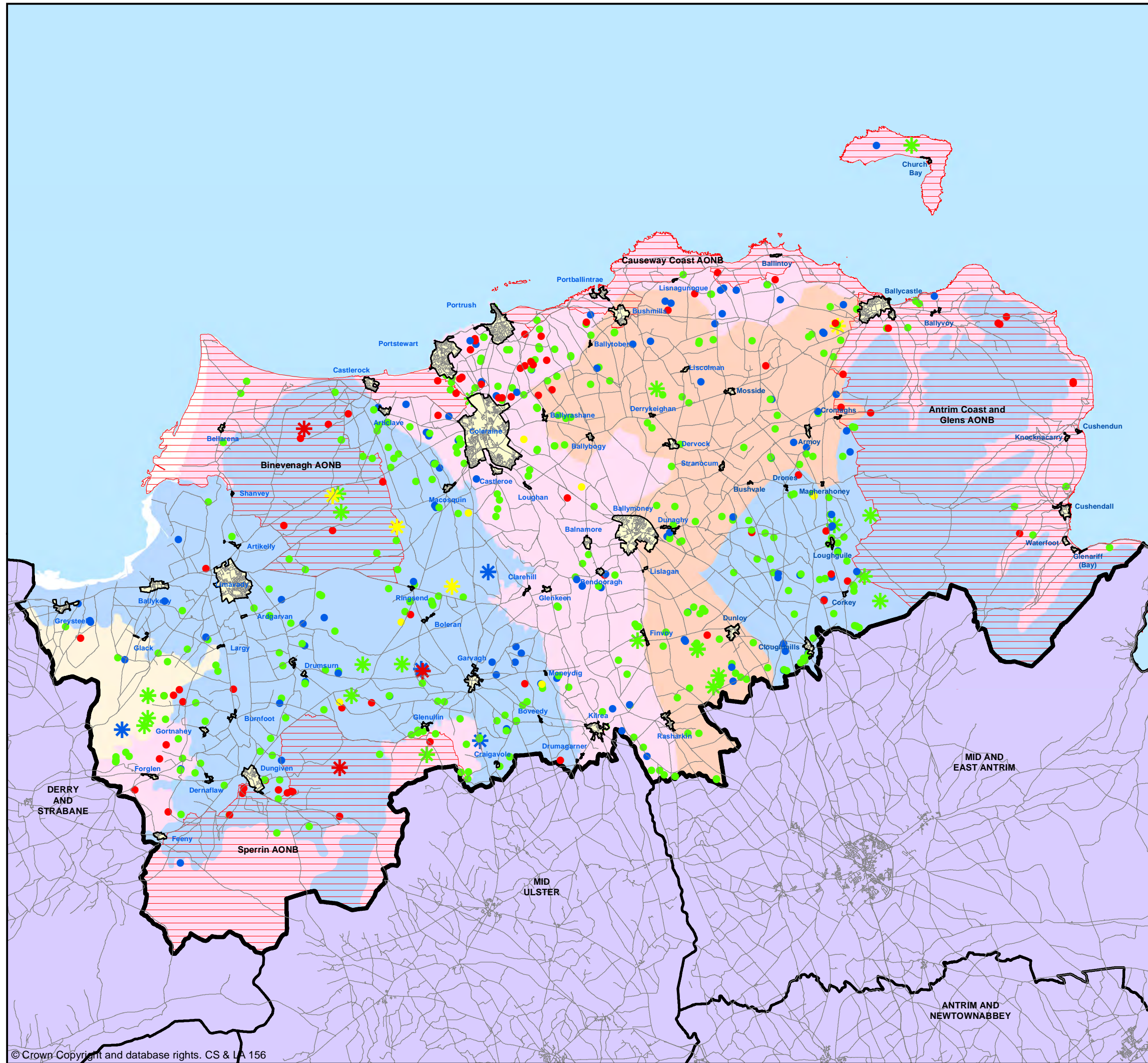
Single Wind Turbine	Wind Farm
● Approval	★ Approval
● Pending	★ Pending
● Refusal	★ Refusal
● Withdrawn	★ Withdrawn

Wind Energy Development Overall Sensitivity\*

High	High to Medium
Medium	Medium to Low

(\*Source: Wind Energy Development in Northern Ireland's Landscapes. Supplementary Planning Guidance to Accompany PPS 18 'Renewable Energy')

Plan Area Boundary
Settlement Development Limit
Area of Outstanding Natural Beauty
Road Network



**Map No. 5a  
Ballymoney Area  
Development Pressure Analysis**

Wind Energy Decision Spread at October 2016

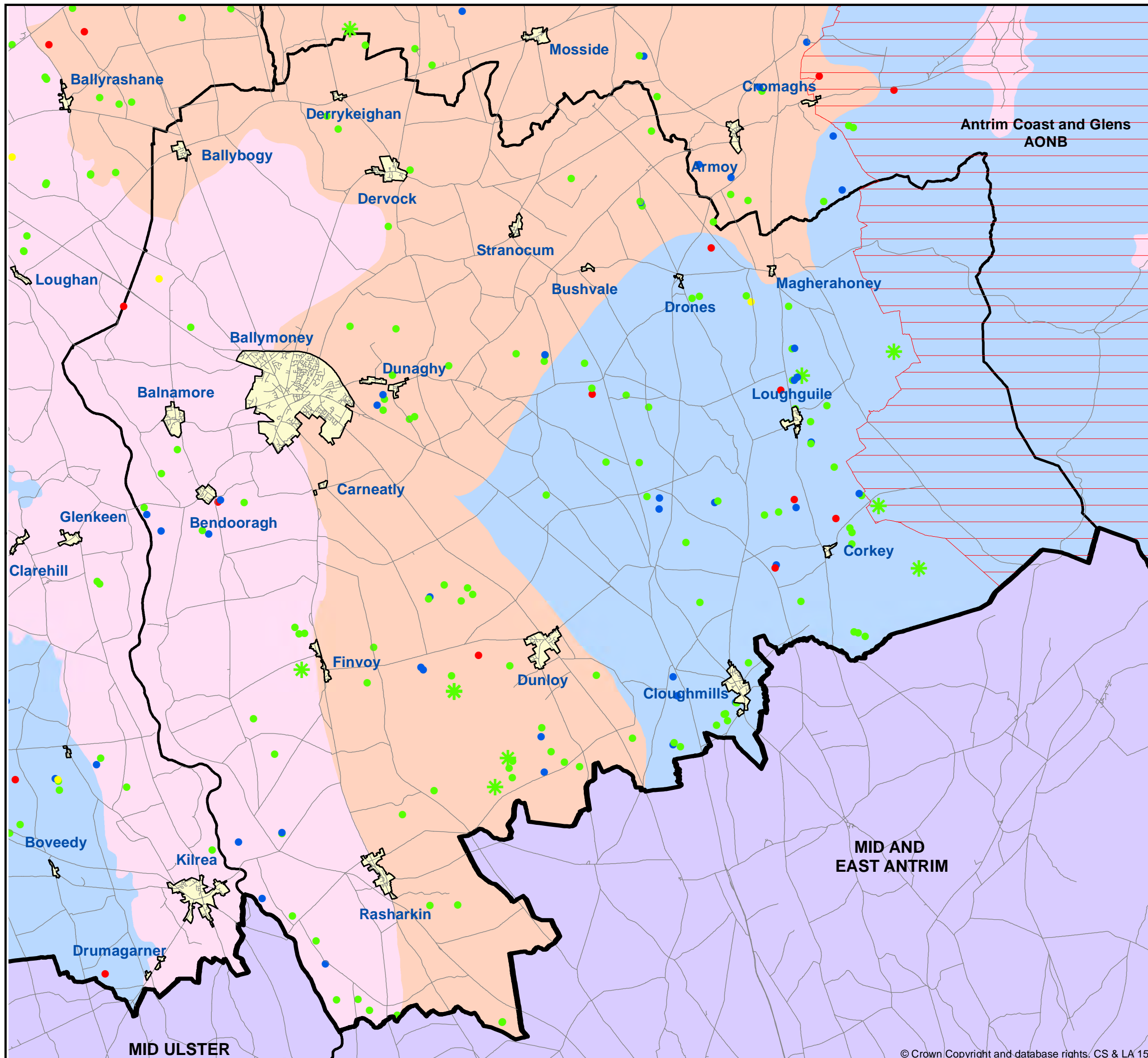
Single Wind Turbine		Wind Farm	
●	Approval	✱	Approval
●	Pending	✱	Pending
●	Refusal	✱	Refusal
●	Withdrawn	✱	Withdrawn

Wind Energy Development Overall Sensitivity\*

■	High
■	High to Medium
■	Medium
■	Medium to Low

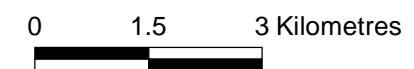
(\*Source: Wind Energy Development in Northern Ireland's Landscapes. Supplementary Planning Guidance to Accompany PPS 18 'Renewable Energy')

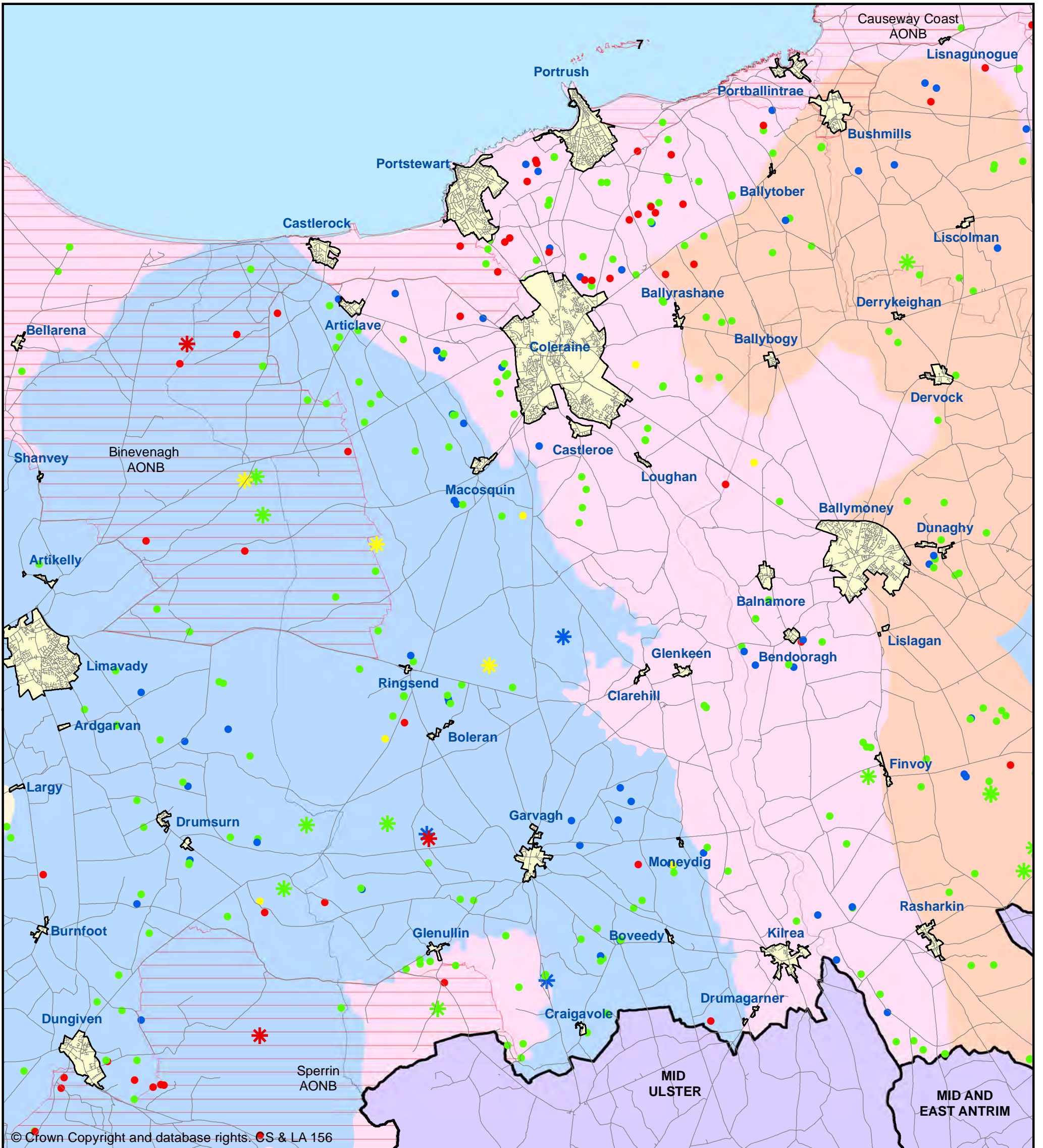
—	Plan Area Boundary
■	Settlement Development Limit
▭	Area of Outstanding Natural Beauty
—	Road Network



**MID AND  
EAST ANTRIM**

**MID ULSTER**





Causeway Coast and Glens Borough Council

**Map No. 5b - Coleraine Area Development Pressure Analysis**

Wind Energy Decision Spread at October 2016

- |                     |             |
|---------------------|-------------|
| Single Wind Turbine | Wind Farm   |
| ● Approval          | ★ Approval  |
| ● Pending           | ★ Pending   |
| ● Refusal           | ★ Refusal   |
| ● Withdrawn         | ★ Withdrawn |

Wind Energy Development Overall Sensitivity\*

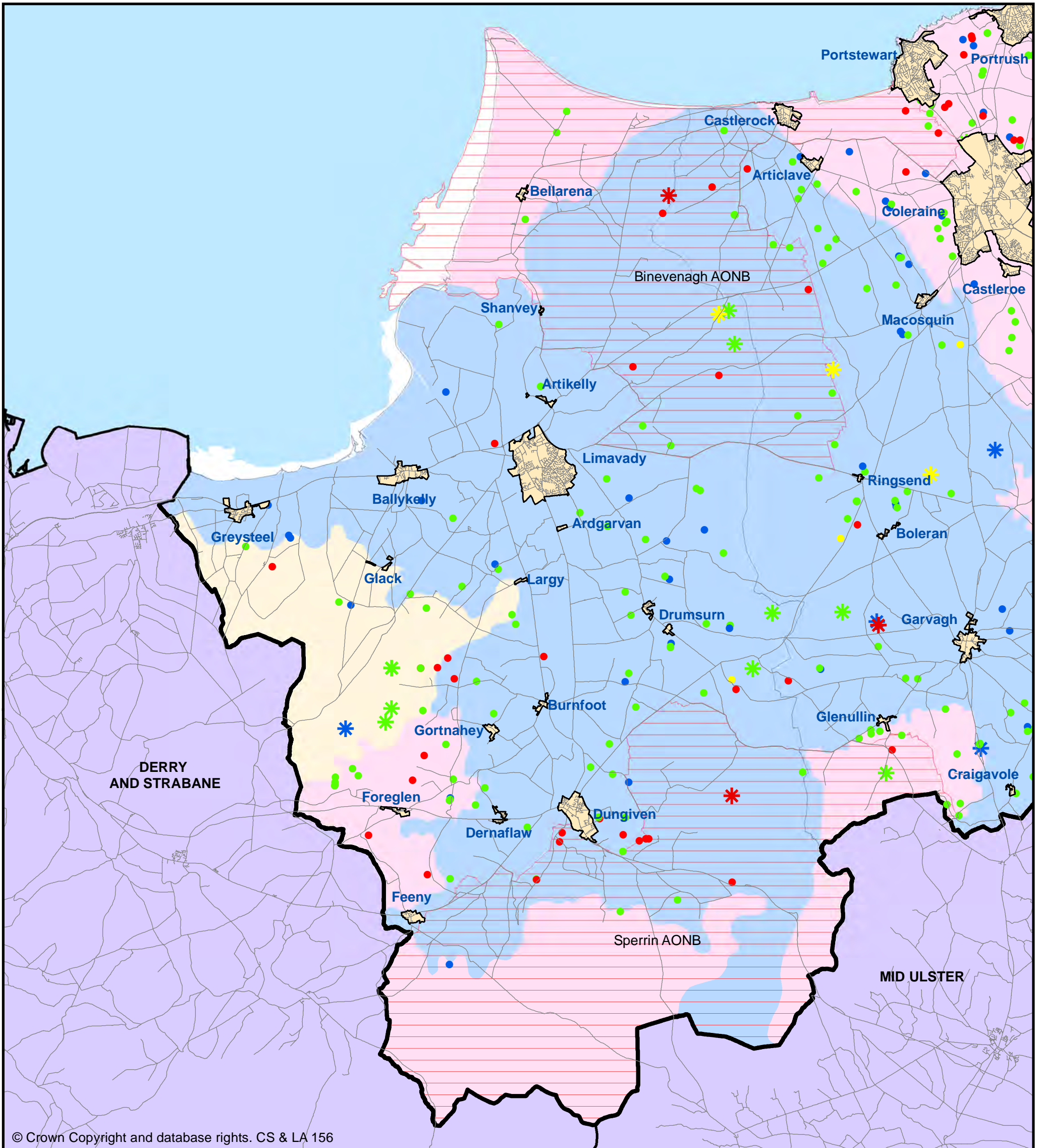
- High
- High to Medium
- Medium
- Medium to Low

- Plan Area Boundary
- Settlement Development Limit
- ▨ Area of Outstanding Natural Beauty
- Road Network

(\*Source: Wind Energy Development in Northern Ireland's Landscapes. Supplementary Planning Guidance to Accompany PPS 18 'Renewable Energy')

0 1.5 3 Kilometres





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Causeway Coast and Glens Borough Council

Map No. 5c - Limavady Area Development Pressure Analysis

Wind Energy Decision Spread at October 2016

- |                     |             |
|---------------------|-------------|
| Single Wind Turbine | Wind Farm   |
| ● Approval          | ★ Approval  |
| ● Pending           | ★ Pending   |
| ● Refusal           | ★ Refusal   |
| ● Withdrawn         | ★ Withdrawn |

Wind Energy Development Overall Sensitivity\*

- |                |
|----------------|
| High           |
| High to Medium |
| Medium         |
| Medium to Low  |

- |   |                                    |
|---|------------------------------------|
| — | Plan Area Boundary                 |
| ■ | Settlement Development Limit       |
| ▨ | Area of Outstanding Natural Beauty |
| — | Road Network                       |

(\*Source: Wind Energy Development in Northern Ireland's Landscapes. Supplementary Planning Guidance to Accompany PPS 18 'Renewable Energy')

0 2 4 Kilometres






**Map No. 5d  
Moyle Area  
Development Pressure Analysis**





Wind Energy Decision Spread at October 2016

Single Wind Turbine	Wind Farm
● Approval	★ Approval
● Pending	★ Pending
● Refusal	★ Refusal
● Withdrawn	★ Withdrawn

Wind Energy Development Overall Sensitivity\*

	High
	High to Medium
	Medium
	Medium to Low

(\*Source: Wind Energy Development in Northern Ireland's Landscapes. Supplementary Planning Guidance to Accompany PPS 18 'Renewable Energy')

	Plan Area Boundary
	Settlement Development Limit
	Area of Outstanding Natural Beauty
	Road Network

