

NORTHERN AREA PLAN 2016

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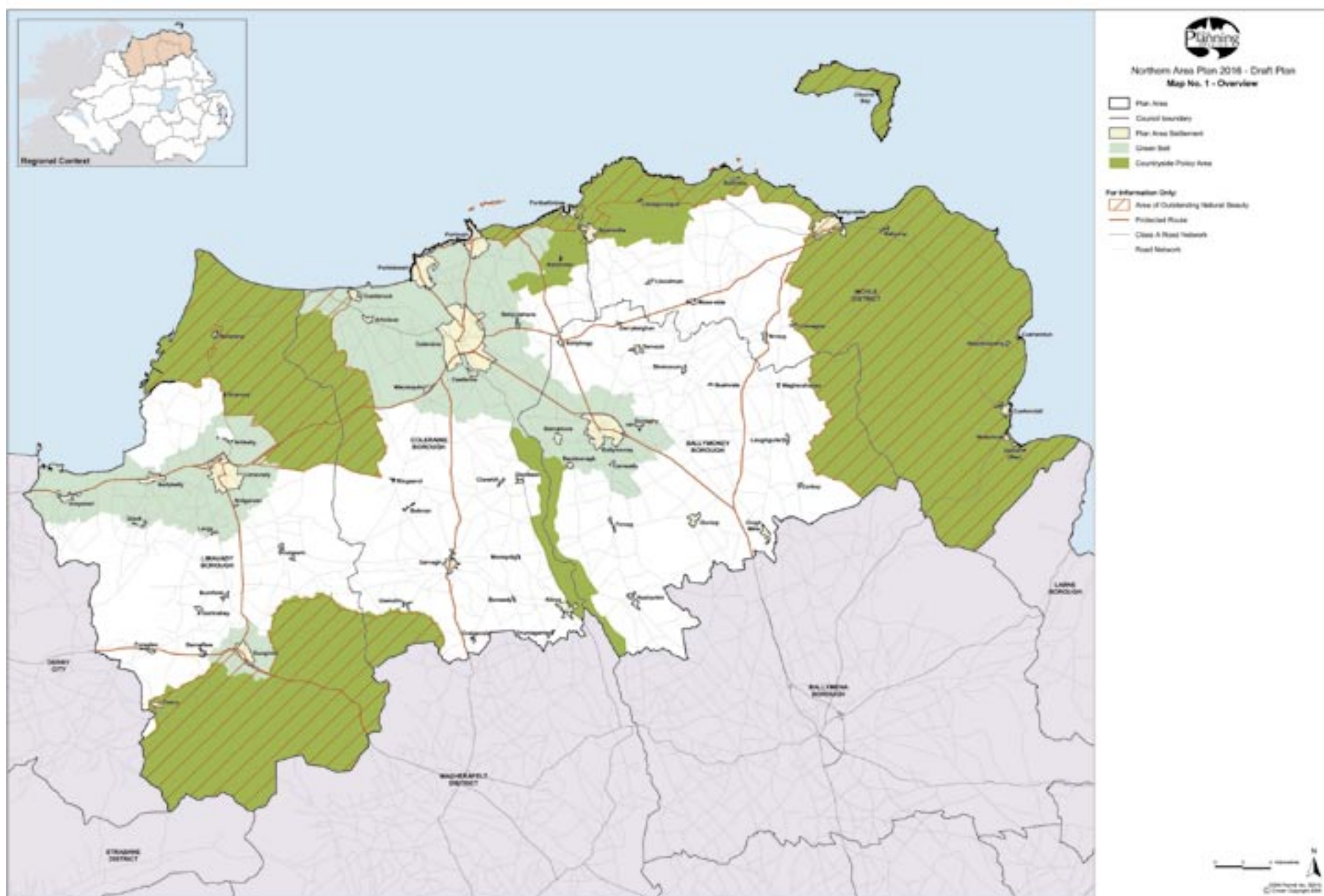
PLAN AIM

To provide a framework for development throughout the Northern Plan area, in general conformity with the principles and policies of the Regional Development Strategy, facilitating sustainable growth, meeting the needs of communities and protecting environmental attributes.

THE PLAN AREA

The Plan covers the Borough Council areas of Ballymoney, Coleraine and Limavady and the District Council area of Moyle.

It has a population of 133,100, 8% of the population of Northern Ireland and contains the 4 main towns of Coleraine, Limavady, Ballymoney and Ballycastle with the other towns being Portrush, Portstewart, Garvagh, Kilrea, Dungiven, Bushmills and Cushendall. There are also some 58 villages and small settlements [hamlets] in the Plan area.



How to View and Purchase the Plan

The Plan is published in 2 volumes. Volume 1 sets down the guiding principles and the Strategic Plan Framework with a separate section on the Countryside and Coast. Volume 2 contains the four sets of District Proposals viz. Ballymoney, Coleraine, Limavady and Moyle. Some 17 loose maps and a Map Booklet complete the publication. The Plan is accompanied by 13 Technical Supplements, including a Strategic Environmental Assessment and a Draft Equality Impact Assessment.

You can inspect and/or purchase the Plan at the six exhibition venues listed at the back of this newsletter.

The Plan is also available on the Planning Service website – www.planningni.gov.uk



An Agency within the Department of the

Environment

www.doeni.gov.uk

Draft Northern Area Plan 2016

THE PLAN

The over arching purpose of the Draft Northern Area Plan is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will be used to guide development decisions within the area over the Plan period.

The Plan Strategy, in accordance with the Spatial Development Strategy of the RDS, is based on the development of the hubs, corridors and gateway of the Northern Plan area and the maintenance of vibrant local communities.

A range of locations are identified for the provision of housing and employment in order to enhance the quality of life and to promote equality of opportunity. A generous and continuous supply of land for employment purposes will help support sustainable economic development. Reduced reliance on the car underpins public transportation as a key element in an integrated and inclusive transportation system.

The Draft Plan aims to: -

- Provide an essential framework to guide investment by public, private and community sectors and help harness additional resources through collaboration in tackling problems;
- Provide confidence and context for those wishing to develop and those affected by development proposals;
- Establish a framework for positive co-ordination of public policies in joined-up government at both regional and local levels;
- Support the life of the local community and social and economic progress, and
- Interpret at a local level strategic guidance set out in the RDS and other regional planning policies.

Housing



Key Messages

- Plan makes provision for approximately 6,600 dwellings up to 2016
- Over 63% of dwellings are within existing urban footprints which exceeds the regional target of 60% in the Regional Development Strategy
- Approximately 432 hectares of land zoned for housing
- Policies included to guide community housing provision, to control apartment developments, to guide conversion of buildings for multiple occupation and protect residential uses outside town centres

Employment



Key Messages

- Nearly 140 hectares of land zoned for employment/industry
- Major employment locations at Aghanloo near Limavady, various sites in Coleraine including Wattstown industrial estate and additional locations identified in Ballymoney, Ballycastle, Bushmills and Cushendall.
- Policies to protect existing industrial land.

Tourism



Key Messages

- Protection of natural assets upon which tourism relies
- Protection of existing caravan parks outside settlement limits
- Promotion of tourist-related development within settlement development limits and only exceptionally in the countryside for small scale facilities which meet a clearly identified local need and which can be integrated visually into the landscape

Town Centres

Key Messages

- Promotion of the six Town Centres and the District and Local Centres for retailing, service and other facilities with the Town Centres providing the main opportunity for further expansion
- Identification of development opportunity sites within some of the Town Centres
- Outside Town and District Centres the nature and scale of retailing is controlled to facilitate local need in Local Centres
- Policy to control the loss of individual commercial uses in villages and hamlets



Urban Environment

Key Messages

- Designation of 3 Areas of Townscape Character in Limavady, Coleraine and Portrush and an Area of Village Character in Armoy
- Designation of a number of Historic Parks Gardens and Demesnes
- New design guidance for all non-residential development and additional guidance for town centres
- Policy to protect Areas of Significant Archaeological Interest



Natural Environment

Key Messages

- Green Belts extended around most major settlements
- Additional Countryside Policy Areas covering the Bann Corridor and the four Areas of Outstanding Natural Beauty
- Special policies to protect the Giant's Causeway World Heritage Site and its wider setting
- Biodiversity policy to protect identified habitats
- Designation of 209 Sites of Local Nature Conservation Interest
- Designation of 149 Local Landscape Policy Areas
- Provision of land for open space



Summary of Proposals for Ballymoney



The District Proposals aim to achieve the following outcomes for Ballymoney Borough including the promotion of Ballymoney town itself as a Local Hub as identified in Northern Ireland's Regional Development Strategy:

Approximately 72.5 hectares of land are zoned for housing in nine of the settlements, almost 60% of which is located in Ballymoney town itself. An additional 11.7 hectares is allocated as Phase 2 housing lands in Ballymoney town on lands between the Finvoy, Milltown and Bravallen Roads.

On the industrial front, some 12 hectares of land has been identified at Riada Avenue in Ballymoney, while almost 30 hectares of industrial land in four of the settlements is protected for industrial and employment purposes.

The District transportation proposals focus in the main on its contribution to the further enhancement of the Northern Key Transport Corridor [linking Belfast to Londonderry via Ballymoney, Coleraine and Limavady] in line with the Regional Development Strategy. The key roads' elements within the District are the dualling of the A26 along the A26 Glarryford to A44 section and along the line of the existing Ballymoney Bypass as well as improving overtaking opportunity on the A26 at Ballinaloob South and Glenlough East. Finally, it is proposed to develop a Park and Ride/Park and Share Site at the A26 junction with the A44 [Cloughmills].

Ballymoney is promoted as the main focus for retailing and offices through the identification of a Town Centre boundary and two Development Opportunity Sites at Linenhall Street and Meeting House Street.

In order to protect areas of historic and townscape importance, the District Proposals designate 6 Historic Parks, Gardens and Demesnes with two others on the Supplementary List. In addition, three Areas of Archaeological potential have been highlighted in the settlements of Ballymoney, Cloughmills and Dervock. These designations are in addition to the existing Conservation Area in Ballymoney town, which is already afforded special protection.

Areas of conservation, archaeological, scientific, landscape or amenity importance within the natural environment are protected through the designation of 36 Sites of Local Nature Conservation Importance and 20 Local Landscape Policy Areas.

The Green Belt around Ballymoney town will be extended outwards, and Countryside Policy Areas are designated along the River Bann corridor and within those sections of the Causeway Coast and the Antrim Coast and Glens Areas of Outstanding Natural Beauty that lie within Ballymoney District. Areas of Constraint on Mineral Development are designated to protect visual amenity and areas of conservation value and a special policy and designation have been included to protect the Ballymoney lignite deposit which is recognised as an important and valuable mineral resource.

Summary of Proposals for Coleraine



The District Proposals recognise the strong growth dynamic and high development potential of Coleraine Borough and Coleraine itself, being one of the two Main Hubs, along with Limavady, identified within the Plan area by the Regional Development Strategy.

Approximately 183 hectares of land is zoned for housing in ten of the settlements, just over 60% of which is located in Coleraine town itself and with significant additional housing also going to Portstewart and Portrush. An additional 19 hectares is allocated as Phase 2 housing land in Coleraine town at Wattstown Phase 2.

The District Proposals additionally designates Areas of Opportunity for Apartment Development in Castlerock, Portballintrae, Portrush and Portstewart where there is a high level of second home occupation and the long term viability of the permanent community is threatened.

Expansion of economic growth is facilitated through the zoning of some 60 hectares of additional land for employment/industry, mostly in Coleraine itself and including the large Wattstown industrial site. Over 80 hectares of industrial land in four of the settlements is protected for industrial and employment purposes.

The District transportation proposals again focuses in the main on its contribution to the further enhancement of the Northern Key Transport Corridor [linking Belfast to Londonderry via Ballymoney, Coleraine and Limavady] in line with the regional Development Strategy.

Coleraine is promoted as the main focus for retailing and offices through the identification of a Town Centre boundary and six Development Opportunity Sites at Abbey Street, Mall and Castle Lane [Waterside] Car Parks, the Market Yard, Bridge Street-

Circular Road and the Harbour Estate. Town Centre boundaries have also been identified for Portrush and Portstewart while the centres of Garvagh and Kilrea have been designated as District Centres. Eight Local Centres have been designated in Coleraine town as well as at Coleraine Road, Portrush and at Station Road in Portstewart to complement the main shopping offer and provide for choice and convenience.

In order to protect areas of historic and townscape importance, the District Proposals designate two Areas of Townscape Character in Coleraine and Portrush and 7 Historic Parks, Gardens and Demesnes with two others on the Supplementary List. The Promenade in Portstewart as well as its shop fronts will be the subject of particular policy guidance to ensure that any redevelopment or refurbishment is sympathetic to the prevailing characteristics. In addition, six Areas of Archaeological Potential have been highlighted in Coleraine, Garvagh, Kilrea, Macosquin, Portrush and Portstewart. Finally, a policy has been framed and a designation made for the important Dunluce Area of Significant Archaeological Interest, the only such designation in the Plan area.

Areas of conservation, archaeological, scientific, landscape or amenity importance within the natural environment are protected through the designation of 45 Sites of Local Nature Conservation Importance and 67 Local Landscape Policy Areas.

The Green Belt around the District's main settlements of Coleraine, Portrush, Portstewart and Castlerock will be extended outwards and Countryside Policy Areas will be designated along the River Bann corridor and within those sections of the North Derry Area of Outstanding Natural Beauty that lie within Coleraine District. Areas of Constraint on Mineral Development are designated to protect visual amenity and areas of conservation value.

Summary of Proposals for Limavady

The District Proposals recognise the strong growth dynamic and high development potential of the Limavady Borough and of Limavady itself, being one of the two Main Hubs, along with Coleraine, identified by the Regional Development Strategy.

Approximately 83 hectares of land is zoned for housing in eight of the settlements, just over 31% of which is located in Limavady town itself and with significant additional housing going to Dungiven and Ballykelly. An additional 26 hectares is allocated as Phase 2 housing on lands adjoining the Gorteen House Hotel at Roemill Road in Limavady town.

Expansion of economic growth is facilitated through the zoning of some 64 hectares of additional land for employment/industry primarily comprising the large Industrial Estate at Aghanloo outside Limavady which is the largest single such designation in the Plan area. Almost 12 hectares of industrial land comprising some 8 small sites in three of the settlements, is protected for industrial/employment purposes.

The District transportation proposals focuses in the main on its contribution to the further enhancement of the Belfast to Londonderry Key Transport Corridor [linking Belfast to Londonderry via Dungiven] in line with the Regional Development Strategy. The key roads' elements within the District are the A6 Dungiven Bypass along this corridor and a small proportion of the A2 dualling at Broadbridge as part of the further enhancement of the Northern Key Transport Corridor running from Belfast to Londonderry via Ballymoney, Coleraine and Limavady. Overtaking opportunities will also be improved on the A6 at Carn [Glenshane], at Munreery north of Dungiven and on the A37 at Gortcorbies.

Limavady is promoted as the main focus for retailing and offices through the identification of a Town Centre boundary and two Development Opportunity Sites at the Market Yard and the Town Hall on Main Street. The centre of Dungiven has been designated as a District Centre, while a Local Centre has been designated in Limavady town at Bovally to complement the shopping offer.

In order to protect areas of historic and townscape importance, the District Proposals designates an Area of Townscape Character in Limavady town and 4 Historic Parks, Gardens and Demesnes with four others on the Supplementary List. In addition, five Areas of Archaeological potential have been highlighted in Limavady, Ballykelly, Dungiven, Drumsurn and Feeny.

Areas of conservation, archaeological, scientific, landscape or amenity importance within the natural environment are protected through the designation of 51 Sites of Local Nature Conservation Importance and 23 Local Landscape Policy Areas.

The Green Belt around the District's main settlements of Limavady, Ballykelly and Dungiven will be extended outwards and Countryside Policy Areas will be designated within those sections of the North Derry and Sperrins Areas of Outstanding Natural Beauty that lie within Limavady District. Areas of Constraint on Mineral Development are designated to protect visual amenity and sites of conservation value.



Summary of Proposals for Moyle



The District Proposals aim to achieve the following outcomes for Moyle District including the promotion of Ballycastle town as a Local Hub as identified in the Regional Development Strategy:

Approximately 38 hectares of land is zoned for housing in eight of the settlements, just over 50% of which are located in Ballycastle town itself with significant additional housing split between Bushmills, Cushendall and Mosside.

The District Proposals additionally designates two Areas of Opportunity for Apartment Development in Ballycastle where there is an increasing level of second home occupation.

Expansion of economic growth is facilitated through the zoning of some 8 hectares of additional land for employment/industry primarily in Ballycastle, Bushmills and Cushendall, while some 17 hectares of industrial land in these same settlements is protected for industrial and employment purposes.

Ballycastle is promoted as the main focus for retailing and offices through the identification of a Town Centre boundary. The centres of Bushmills and Cushendall have been designated as District Centres.

In order to protect areas of historic and townscape importance, the District Proposals designates an Area of Village Character in Armoyn, 5 Historic Parks, Gardens and Demesnes with two others on the Supplementary List. In addition, six Areas of Archaeological Potential have been highlighted in Ballycastle, Ballintoy, Bushmills, Cushendall, Lisnagunogue and Waterfoot settlements. These designations are in addition to the existing four Conservation Areas in the District viz. Ballycastle, Bushmills, Cushendall and Cushendun, which are already afforded special protection.

Areas of conservation, archaeological, scientific, landscape or amenity importance within the natural environment are protected through the designation of 77 Sites of Local Nature Conservation Importance and 39 Local Landscape Policy Areas.

Of particular importance to the Moyle District, and indeed for the Plan area and the Province as a whole is the Giant's Causeway World Heritage Site [WHS]. The WHS and its 'distinctive' and 'supporting' settings are to be afforded special protection by the inclusion of policies to deal with development proposals within the WHS and within the two designated settings.

The Green Belt around the District's main settlement of Ballycastle will be extended outwards and Countryside Policy Areas will be designated within those sections of the Causeway Coast and the Antrim Coast and Glens Areas of Outstanding Natural Beauty that lie within Moyle District. Areas of Constraint on Mineral Development are designated to protect visual and conservation amenity.

Exhibition Centres for Draft Northern Area Plan 2016

Exhibitions open: 14.30hrs on Wednesday 11 May 2005 to 17.00hrs on Wednesday 6 July 2005

No	Venue details
1	Sub-Divisional Planning Office, County Hall, Castlerock Road, Coleraine BT51 3HS [Overview & all 4 Districts]
2	Londonderry Divisional Planning Office, Orchard House, 40 Foyle Street, Londonderry BT47 6AT [Overview & Limavady]
3	Ballymoney Borough Council Offices, Riada House, 14 Charles Street BT53 6DZ [Overview & Ballymoney]
4	Coleraine Borough Council Offices, Cloonavin, 66 Portstewart Road, Coleraine BT52 1EY [Overview & Coleraine]
5	Limavady Borough Council Offices, 7 Connell Street, Limavady BT49 0HA [Overview & Limavady]
6	Moyle District Council Offices, Sheskburn House, 7 Mary Street, Ballycastle BT54 6QH [Overview & Moyle]

Representations in support of, or objections to any of the Plan Proposals must be submitted in writing on the comment sheets available from the Coleraine Divisional Planning Office and must be received not later than 5.00pm on Wednesday 6th July 2005. Representations and objections should, where appropriate, be accompanied by an up to date map clearly identifying any lands to which they relate. Late objections cannot be considered. Representations and objections should be addressed to:-

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