

NORTHERN
AREA PLAN 2016

VOLUME 1



Volume 1

Plan Strategy and Framework

Volume 1

Plan Strategy And Framework



NORTHERN
AREA PLAN 2016

VOLUME 1

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Causeway Coast and Glens Borough Council
Local Planning Office
County Hall
Castlerock Road
Coleraine
BT51 3HS

Tel: +44 (0) 28 7034 7034
website: www.causewaycoastandglens.gov.uk
Email: planning@causewaycoastandglens.gov.uk

The following comprises a list of all allocations, designations and policies contained in Volume 1 of the Plan.

PLAN STRATEGY AND FRAMEWORK		
Settlement	Designation SET 1	Settlement Hierarchy
	Policy SET 2	Development within Settlement Development Limits
Housing	Allocation HOU 1	Housing Distribution
	Policy HOU 2	Social and Supported Housing
	Allocation HOU 3	Social Housing Allocation
	Policy HOU 4	Use of Dwellings for Multiple Occupation
Economic Development	Allocation ECD 1	Economic Development
Retailing and Town Centres	Policy RTC 1	Security Grilles and Shutters
Tourism		
Environment and Conservation	Policy ENV 1	Local Landscape Policy Areas
	Policy ENV 2	Sites of Local Nature Conservation Importance
	Policy ENV 3	Trees
	Policy ENV 4	Development Adjacent to a Main River
	Policy ENV 5	Area of Significant Archaeological Interest
Education, Health, Community and Cultural Facilities		
Open Space, Sport and Outdoor Recreation	Policy OSR 1	Public Rights of Way and Permissive Paths
Public Services and Utilities		
Minerals	Policy MIN 1	Natural Mineral Reserves – Hydrocarbon Exploration
Transportation	Proposal TRA 1	Rural Route Protection
	Proposal TRA 2	Park and Ride/Park and Share Site on A26
Countryside and Coast	Policy COU 1	Rathlin Island
	Policy COU 2	The Giant's Causeway and Causeway Coast World Heritage Site

PLAN STRATEGY AND FRAMEWORK

	Designation COU 3	The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site
	Policy COU 4	The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site
	Designation COU 5	Lignite Resource Area

On 1 April 2015 the four Councils (Ballymoney, Coleraine, Limavady and Moyle) merged to form the new Causeway Coast and Glens Borough Council. Proposals for the four legacy Councils are contained in a separate volume of the Plan.

Maps accompanying this Document

This document is accompanied by an Overview map, Settlement maps and District maps for each of the four legacy Council areas.

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Volume 1
PREAMBLE

PREAMBLE

On 1 April 2015 the four Councils (Ballymoney, Coleraine, Limavady and Moyle) merged to form the new Causeway Coast and Glens Borough Council. The Northern Area Plan 2016 is the development plan for the four legacy Council Areas of Ballymoney, Coleraine, Limavady and Moyle, prepared under the provisions of Part III of the Planning (Northern Ireland) Order 1991, by the Department of the Environment. Planning powers were transferred from the Department to Councils in April 2015, however, the legislative powers to allow the Department to adopt the Northern Area Plan 2016 were retained by the Department. The Northern Area Plan 2016 becomes the local development plan for the Council area until the Council adopts its own Local Development Plan. For the purpose of preserving materiality of the Plan references to 'the Department' within the Plan should now be read as the Council where appropriate.

This Plan supersedes the previous statutory plans covering the Plan Area:

- North East Area Plan 2002
- Limavady Area Plan 1984-1999
- Limavady Area Plan 1984-1999 Alteration No.1
- South East Lands Limavady Local Plan 1989-1999
- Limavady District Hamlet Subject Plan 1989-1999
- Ballymoney Town Centre Local Plan 1991-2002
- North East Area Plan 2002 Alteration No. 1 Portrush

On 29th March 2001, the Department published its intention to prepare the Northern Area Plan 2016. The four Councils were notified on 26th February 2001 and preliminary comments were invited from the public.

Following discussions with the four Councils, consideration of the initial comments received, and

consultation with a wide range of public bodies, the Department published an Issues Paper on 30th April 2002. This document identified relevant matters of strategic and local interest at that time to which the Northern Area Plan would seek to respond.

In May 2002, the Department consulted the four Councils with regard to the matters raised by the Issues Paper. In addition to comments made by members during the meetings, detailed and helpful written corporate submissions were subsequently received from all four Councils.

In May and June 2002, there was a period of extensive public consultation on the Issues Paper. This included 16 public meetings and community workshops organised and facilitated by Community Technical Aid (CTA) attended by almost 500 members of the public. CTA published a report in July 2002 summarising the wide range of opinions that were expressed. Approximately 4,000 copies of the Issues Paper were circulated to the public and the document was available on the Internet after its launch.

As a result of the two stages of public consultation, over 1,100 representations were received. These were of great value in assisting the Department in its consideration of the wide range of issues relevant to the Draft Plan.

The Department published the Northern Area Plan 2016 Draft Plan on 11th May 2005. Publication was advertised in the local and regional newspapers and the Belfast Gazette over two weeks. The statutory period for submission of representations, including objections, to the Draft Plan Policies and Proposals expired on 6th July 2005. During this period, the Department received representations from nearly 5,300 respondents.

A period for the submission of counter-objections to the original representations was given from 28th March to 23rd May 2006.

Progress on the Draft Plan was significantly delayed due to a judicial challenge in relation to its Strategic Environmental Assessment (SEA), which was considered by the High Court in Northern Ireland and the European Court of Justice. The Department was in a position to progress with the production of the Plan only after all matters were resolved.

In September 2010, upon consideration of submissions received to the Draft Plan, the Department requested the Planning Appeals Commission (hereinafter referred to as the Commission) to facilitate an Independent Examination to consider the objections to the Draft Plan and provide a report to the Department. The Examination opened on 19th September 2011 to consider strategic issues and adjourned on 11th October 2011. It recommenced on 23rd January 2012 to consider site specific issues. The Independent Examination was formally closed on 22nd March 2012.

The recommendations contained in the Commissioners' Reports dated 30th May and 4th June 2014 have been fully considered by the Department and revisions have been made to the Written Statements and to the maps where appropriate. Full details of the Department's response to the Commissioners' recommendations are set out in the Northern Area Plan 2016 Adoption Statement.

The Department is now publishing the Northern Area Plan 2016 (hereafter referred to as the Plan). The Plan, comprising a Written Statement and accompanying maps, incorporates the amendments outlined in the Plan Adoption Statement.

The Written Statement is published in two volumes:

- **Volume 1** - Plan Strategy and Framework
- **Volume 2** - Ballymoney, Coleraine, Limavady and Moyle District Proposals

Volume 1 sets out the background to the preparation of the Plan, defines its Aim, Objectives and Plan Strategy, and, with reference to the Regional Policy Context, sets out the Strategic Plan Framework comprising allocations, policies, and designations relating to the Plan Area as a whole.

Volume 2 translates the broad allocations, policies and designations in Volume 1 into site specific zonings, designations, and proposals for each Council area respectively.

To understand the totality of the Plan proposals for each Council area, and when considering development proposals, it is therefore necessary to refer to the Plan Strategy and Framework (Volume 1) and the relevant District Proposals (Volume 2). In the case of any contradiction between the Written Statement and any other document forming part of the Plan, including the maps and supplements, the provisions of the Written Statement will prevail.

The Plan is accompanied by a series of maps. These comprise:

Overview Map – this map shows the Plan Area boundary and Areas of Outstanding Natural Beauty boundaries.

Environmental Designations Maps – these maps illustrate, by use of symbols, the location of environmental designations within the Plan area for information only. All current environmental designations are available on the Northern Ireland Environment Agency (NIEA) website: www.ni-environment.gov.uk.

District / Borough Maps – these maps illustrate Plan designations, zonings and proposals within each District or Borough along with other existing designations and land uses which are shown for information only. Symbols for illustration relate to archaeology sites and reference should be made to the NIEA website: www.ni-environment.gov.uk for further information.

Settlement Maps – these maps illustrate Plan designations, zonings and proposals within the Settlement Development Limit and within the extent of the map frame and may also include other designations and land uses for information only. Where a Plan Proposal cannot be viewed in its entirety, the reader is directed to the appropriate Map.

Clarification Maps – where a Plan Proposal is difficult to distinguish by virtue of scale or overlapping, a Clarification Map is provided to assist the reader, either as an Inset Map or as a separate Clarification Map.

The Plan is published in both a traditional and an electronic format. The electronic version is available on the planning portal at: www.planningni.gov.uk.

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Strategic Environmental Assessment

The Department conducted a review of its decision to carry out an environmental assessment of the Draft Northern Area Plan 2016 under the terms of the Strategic Environmental Assessment (SEA) Directive and the 2004 SEA Regulations. As a result of this review, the Minister for the Environment determined that it was not feasible to carry out an environmental assessment of the Draft Northern Area Plan 2016 in accordance with the SEA Directive and the 2004 SEA Regulations. The full non-feasibility determination and the Department's paper setting out the case for the non-feasibility determination is available on the planning portal at: www.planningni.gov.uk.

Habitats Regulations Assessment

The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) states that 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. In light of the conclusions of the assessment, the plan-making authority shall give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site. If there would be adverse effects, the plan can only be given effect if there are no alternative solutions and there are exempting reasons of over-riding public interest.

Having carried out a Test of Likely Significance (TOLS), an appropriate assessment of the impacts of the Plan has been carried out on 23 sites within or in proximity to the Plan area, namely:

- Antrim Hills SPA
- Ballynahone Bog SAC
- Banagher Glen SAC
- Bann Estuary SAC
- Binevenagh SAC
- Breen Wood SAC
- Carn-Glenshane Pass SAC
- Dead Island Bog SAC
- Garron Plateau SAC/Ramsar
- Garry Bog SAC
- Lough Foyle SPA/Ramsar
- Lough Neagh and Lough Beg SAC/SPA/Ramsar
- Magilligan SAC
- Main Valley Bogs SAC
- North Antrim Coast SAC
- Rathlin Island SPA

- Rathlin Island SAC
- Red Bay SCI
- River Faughan and Tributaries SAC
- River Roe and Tributaries SAC
- Sheep Island SPA
- Skerries and Causeway SCI
- Wolf Island Bog SAC

A Habitats Regulations Assessment Report is published along with the Plan. This has concluded that the Plan will not adversely affect the integrity of any European or Ramsar site.

Considerations arising from the Habitats Regulations Assessment Process

The Habitats Regulations Assessment concluded that consultation zones were required within the Plan area for lands outside Antrim Hills SPA due to the utilization of these areas by feature bird species, in particular Hen Harrier and Merlin, for foraging, feeding and roosting. Proposed developments within these consultation zones must be scrutinised to ensure that, in line with the Habitats Directive, there will be no adverse effects on the integrity of the features of Antrim Hills SPA. The boundary of these consultation zones are identified in the accompanying Habitats Regulations Assessment Report.

The Habitats Regulations Assessment also concluded that consultation zones were required for a number of European sites associated with bog habitats (Ballynahone Bog SAC; Carn-Glenishane Pass SAC; Dead Island Bog SAC; Garry Bog SAC; Main Valley Bogs SAC; and Wolf Island Bog SAC) due to the potential adverse effect of new developments on site hydrology. Proposed developments within these consultation zones must be scrutinized to ensure that, in line with the Habitats Directive, there will be no adverse effects on the integrity of the features of these European Sites. The boundaries of these

consultation zones are identified in the accompanying Habitats Regulations Assessment Report.

Aerial depositions can damage habitats and associated species. Aerial emissions resulting from new industrial development in the NAP area, in particular from industrial uses which generate significant aerial emissions, have the potential to be a contributing factor to the overall deposition levels at a number of sensitive European Sites. Any new industrial development proposals in the NAP area whose operational aerial emissions may affect a European Site must be subject to a Habitats Regulations Assessment to ensure that there would be no adverse impact on European Site integrity. Such proposals are also likely to be subject to control under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2012/2013.

Deterioration of water quality in the NAP area is an issue that could have adverse impacts on the integrity of European Sites. Proposed developments that are adjacent to, or that discharge into, waterways associated with European Sites must be scrutinized to ensure, that in line with the Habitats Directive, there will be no adverse impact on the integrity of these European Sites. If at any point during the Plan period, it is deemed that WWTW capacity or associated infrastructure is not sufficient to cope with a proposed development at the time of a planning application or where unsatisfactory intermittent discharges have been identified, the developer will be required to ensure that there will be no adverse impact on any European Site as a result of a lack of waste water treatment provision at any stage of the development process.

EQUALITY OF OPPORTUNITY

The Northern Ireland Act 1998, Section 75, has placed the following statutory requirement on each public authority:

1. To carry out its functions with due regard to the need to promote equality of opportunity:
 - (a). Between persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
 - (b). Between men and women generally;
 - (c). Between persons with a disability and persons without; and
 - (d). Between persons with dependants and persons without.
2. Without prejudice to its obligations under subsection (1), a public authority shall, in carrying out its functions relating to Northern Ireland, have regard to the desirability of promoting good relations between persons of different religious belief, political opinion or racial group.

The Department has sought to ensure that the Plan does not have the effect of discriminating against individuals or groups of people who fall within these categories. The Equality Impact Assessment (EQIA) of the Plan Proposals has considered any potentially adverse effects on these groups. The EQIA is published along with the Plan.

ANTI-POVERTY AND SOCIAL INCLUSION STRATEGY

The Draft Plan was prepared in line with the NI Executive's New Targeting Social Need (New TSN) policy, which involved tackling social need and social exclusion, by targeting efforts and available resources towards people, groups and areas objectively defined as in social need. The Government's Anti-Poverty and Social Inclusion Strategy 'Lifetime Opportunities' was published by the Office of the First Minister and Deputy First Minister in 2006. It outlines a set of long term goals and targets to work towards eliminating poverty and social exclusion in Northern Ireland by 2020. Public policy in general is expected to take account of anti-poverty / social inclusion considerations, for example through enabling disadvantaged groups and communities to benefit from better access to employment opportunities. One of the main functions of a development plan is to facilitate development and create a land use framework that will allow investment to take place. The Plan seeks to apply the Anti-Poverty and Social Inclusion Strategy through specific objectives, policies and proposals.

Volume 1
INTRODUCTION

INTRODUCTION

PLAN AREA

The Northern Area Plan includes all of the four administrative Council areas of Ballymoney, Coleraine, Limavady and Moyle. This extends to an area of 1,969 square kilometres, that is about 14% of the total Northern Ireland land area. In 2011, the population of this area was estimated at 140,907, 8% of the Northern Ireland total. Information on each District is set out below:

District Areas and Populations

COUNCIL	AREA IN SQUARE KILOMETRES	2011 CENSUS POPULATION
Ballymoney Borough	418	31,276
Coleraine Borough	485	58,959
Limavady Borough	586	33,610
Moyle District	480	17,062
Total	1,969	140,907

PURPOSE OF THE PLAN

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

POLICY CONTEXT

The Plan is prepared in the context of the overall priorities of Government, taking into account European, National and Regional policies, which have implications for the future pattern of development within the Plan area.

European and UK Context

The European Union and the United Kingdom have embraced the principle of sustainable development based on stewardship of the environment. This principle has been widened in its scope to include both economic and social considerations. The Northern Ireland Executive, in its Sustainable Development Strategy: 'Everyone's Involved', has set out six Guiding Principles to achieve its vision of society in this Region developing in a sustainable way:

- Living within environmental limits;
- Ensuring a strong, healthy, just and equal society;
- Achieving a sustainable economy;
- Using sound science responsibly;
- Promoting opportunity and innovation; and
- Promoting good governance.

Regional Development Strategy (RDS)

The Regional Development Strategy for Northern Ireland 2025 'Shaping our Future' was published in September 2001, having been endorsed by the Assembly. It introduced a framework for the future physical development of the Region based on urban hubs and clusters, key and link transport corridors and the main gateways of ports and airports. The aim of the hub, corridor and gateway approach was to give a strategic focus on future development and achieve balanced growth within the Region by developing:

- the transport corridors to the regional gateways, improving connectivity and provide a skeletal framework for future development,
- focusing development on the metropolitan areas of Belfast and Londonderry, and
- providing a vibrant rural Northern Ireland with balanced development across a polycentric network of hubs and clusters.

This strategy has been reviewed and the Regional Development Strategy (RDS) 2035 entitled “Building a Better Future” builds on “Shaping Our Future” setting a vision of “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.” Supporting this vision are eight aims that link to the Programme for Government 2012. These are:

- Support strong, sustainable growth for the benefit of all parts of Northern Ireland;
- Strengthen Belfast as the regional economic driver and Londonderry as the principal city of the North West;
- Support our towns, villages and rural communities to maximise their potential;
- Promote development which improves the health and well-being of communities;
- Improve connectivity to enhance the movement of people, goods, energy and information between places;
- Protect and enhance the environment for its own sake;
- Take actions to reduce our carbon footprint and facilitate adaptation to climate change; and
- Strengthen links between north and south, east and west, with Europe and the rest of the world.

The RDS provides an overarching strategic framework and long-term direction to enable strategic choices to be made in relation to development and infrastructure assisting public and private investment decisions. It does not redefine other Departments’ strategies but complements them with a spatial perspective, providing a degree of continuity with existing policy, whilst setting new directions and priorities to better achieve sustainable development in the interests of future generations.

The Planning (Amendment) (Northern Ireland) Order 2003 requires the Plan to be in general conformity with the RDS.

The main town in each of the four Districts is identified as a hub in the RDS, with the potential to cluster. The RDS seeks to identify and consolidate the roles and functions of settlements within the cluster, to promote economic development opportunities at hubs, and grow their populations. Below the level of hub, the RDS seeks to sustain rural communities living in smaller settlements and the open countryside, and improve accessibility for rural communities.

Regional Transportation Strategy (RTS)

The Regional Transportation Strategy (RTS) 2002-2012 was published in July 2002 and is a ‘daughter document’ of the RDS. Its purpose was to contribute towards achieving the longer-term vision for transportation contained in the RDS.

The purpose of the RTS was to improve access to regional, national and international markets, thereby contributing to sustainable patterns of development and movement, and promoting integration between different modes of travel.

The RTS identified strategic transportation investment priorities. It considered potential funding sources and the affordability of planned initiatives over the period to 2012.

Three transport plans were developed to implement the RTS: The Belfast Metropolitan Transport Plan (BMTP); the Regional Strategic Transport Network Transport Plan (RSTNTP); and the Sub-Regional Transport Plan (SRTP). Each of these Plans expand on the targets in the RTS, and will run until 2015.

The Minister for Regional Development launched the strategic document 'Ensuring a Sustainable Transport Future - A New Approach to Regional Transportation' in 2012. The publication set out how the Department for Regional Development (DRD) plans to develop regional transportation beyond 2015 when the current transport plans reach their conclusion. The document lists three high level aims for transportation along with essential supporting strategic objectives. These cover the economy, society and the environment. It shows how strategic transportation development can be assessed to allow informed decision making on future transportation investment.

Planning Policy Statements (PPSs)

Planning Policy Statements (PPSs) set out regional planning policies on particular aspects of land use planning and apply to the whole of Northern Ireland. Their contents have informed the preparation of the Plan and the development of the Plan Proposals. They are material to decisions on individual planning applications (and appeals) within the Plan area. Details of PPSs can be found on the planning portal at: www.planningni.gov.uk.

Single Planning Policy Statement (SPPS)

The Department has published a draft Single Planning Policy Statement (SPPS) which is a statement of the Department's policy on important planning matters that should be addressed across Northern Ireland. When finalised, the provisions of the SPPS apply to the whole of Northern Ireland. They must be taken into account in the preparation of Local Development Plans and are material to all decisions on individual planning applications and appeals.

A Planning Strategy for Rural Northern Ireland (The Rural Strategy)

A Planning Strategy for Rural Northern Ireland was published in September 1993. Whilst it contains a number of strategic policies, the Rural Strategy consists of a compendium of planning policies setting out the factors that the Department takes into account when dealing with development proposals.

Marine Planning

The land-based planning system and the marine planning system are separate but overlap in the intertidal area. In recent years, legislation and policy has been introduced to ensure that marine activities and resources are planned and managed in a coherent manner:

- UK Marine and Coastal Access Act (MCAA) 2009
- UK Marine Strategy Regulations 2010
- UK Marine Policy Statement (MPS) 2011
- The Marine Act (Northern Ireland) 2013

The MPS is the framework for preparing Marine Plans and taking decisions affecting the marine environment. The Department is currently preparing a NI Marine Plan to cover both inshore and offshore. 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 Northern Plan area.

Other Regional / Supplementary Planning Guidance

The Department's publication, 'Living Places' (September 2014) focuses on urban areas, be they towns, villages, neighbourhoods or small rural settlements. Living Places focuses on what makes

places successful and acknowledges this is multi faceted.

The Department's publication, 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside' (May 2012) provides assistance to all those involved with sustainable development in the Northern Ireland countryside. The guide promotes quality and sustainable building design in Northern Ireland's countryside.

The Department's publication, 'Creating Places' (May 2000), provides guidance on the design, character and layout of new housing developments in Northern Ireland. The guide outlines the contributions which developers will be expected to make to achieve sustainable quality residential developments.

The Department also publishes, and updates as necessary, a set of Development Control Advice Notes (DCANs). These explain the planning criteria and technical standards that the Department considers when dealing with specific categories or particular aspects of development in Northern Ireland. DCANs can be found on the planning portal at: www.planningni.gov.uk.

It should be noted that the Department is continuously reviewing its regional policies and advice. It is, therefore, advisable to contact the Council to ascertain the current relevant policies and supplementary guidance that apply within the Plan area.

PLAN AIM

The aim of the Plan is 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.

PLAN OBJECTIVES

The Plan's Objectives are as follows:

- To facilitate and promote sustainable development throughout the Northern Plan area in accordance with the Regional Development Strategy.
- To promote the continued development of Coleraine and Limavady as main hubs, and Ballymoney and Ballycastle as local hubs, consistent with their identified roles in the Regional Development Strategy.
- To consolidate and sustain small towns and villages as important local rural service centres, in accordance with the Regional Development Strategy.
- To provide opportunities for single houses or small groups of houses and small scale economic and community development that act as focal points for the local rural community.
- To allocate land for housing development within settlements consistent with the Regional Development Strategy.
- To identify land for housing development, including social housing, at locations that will create compact and more sustainable settlements, with preference for sites within the urban areas.
- To promote development that enhances the character and identity of existing settlements, avoids urban sprawl and protects the countryside.
- To facilitate economic development and the creation and maintenance of employment, consistent with the Anti-Poverty and Social Inclusion Strategy.
- To promote the vitality and viability of town centres.
- To improve access to, and the range of,

employment, commercial, health, education and community services.

- To promote the integration of public transport, cycle and footpath networks and new development, in order to ease congestion, reduce dependence on the private car, and encourage the use of more sustainable forms of travel, particularly walking and cycling.
- To protect and enhance the coastline, river corridors, mountains and other natural and man-made environs in terms of their character, quality and biodiversity.
- To promote equality of opportunity between persons and groups identified under Section 75 of the Northern Ireland Act 1998 and good relations between persons of different religious beliefs, political opinion or racial groups.

PLAN STRATEGY

The Plan Strategy, in accordance with the Spatial Development Strategy of the RDS, is based on the development of the hubs (including the potential to cluster), corridors and gateway of the Northern Plan Area and the maintenance of vibrant local communities.

The further substantial development of Coleraine as one of the main hubs identified by the RDS will be accommodated. The town of Coleraine along with its near neighbours, the coastal towns of Portrush and Portstewart, had a combined 2001 Census population of 37,830. With their close functional links, the three towns form the largest regional urban complex outside the Belfast Metropolitan Area, Londonderry and Craigavon. The Plan will provide for the further expansion of Coleraine as an important administrative, commercial, educational, health and manufacturing centre, with provision for the further development of the residential, recreational and tourism potential of Portrush and Portstewart.

The Plan will also provide for the continued multi-functional expansion of Limavady as a main hub.

The development of Ballymoney and Ballycastle will be promoted as local hubs providing a wide range of services along with further residential development. Provision will be made for industrial expansion in Ballymoney. The coastal town of Ballycastle, with its modern harbour, has a gateway role and considerable tourism potential.

The Plan area contains the greater length of the Northern Key Transport Corridor and a section of the Belfast to Londonderry Key Transport Corridor. The northern section of the Newry to Coleraine Link Corridor is also within the Plan area. The Plan will provide for the further enhancement of these corridors, consistent with the Regional Transportation Strategy, to reduce congestion and facilitate improvements which may result in increased safety and reduced journey times. The Plan provides a framework which will optimise accessibility to these corridors and provide the maximum choice of travel means.

The Plan provides for vibrant rural communities, by identifying appropriate development land, in addition to Portrush and Portstewart, within the 6 towns of Ballykelly, Bushmills, Cushendall, Dungiven, Garvagh and Kilrea, 25 villages and 34 small settlements. Individual dwellings in the countryside will be assessed against prevailing regional policy.

As guided by the RDS, the Plan provides for the provision of 17,700 dwellings in the period from 1998 to 2015, plus an extra pro-rata allocation for the additional year of the Plan period, giving 18,743 dwellings in total. This will facilitate continued population growth across the four Districts. Sufficient housing land to accommodate the RDS Housing Growth Indicators (HGI's) is identified within each District, with the distribution of housing land between and within settlements compatible with the principles and policies of the RDS.

The Plan will promote compact urban forms with a high level of accessibility to all services by identifying more than 60% of all housing opportunities within the existing built up areas of the towns and large villages. The Plan will also seek to focus retail and office development at appropriate locations within town centres in line with regional policies. Town centres also offer the opportunity for town centre living, for example via the Living Over the Shop (LOTS) scheme. Other major employment generators will normally be located within hubs or on Key Transport Corridors.

Tourism related development consistent with the principles of sustainable development and the protection of the Northern Plan Area's finest landscapes will be provided in line with regional planning policies.

The Plan acknowledges the presence of all of the Causeway Coast and Binevenagh Areas of Outstanding Natural Beauty, and parts of the Antrim Coast and Glens and the Sperrins Area of Outstanding Natural Beauty within the Plan area. The Giant's Causeway and Causeway Coast World Heritage Site and its distinctive setting will be protected from inappropriate development.

The Plan also complements existing environmental protection by designating Local Landscape Policy Areas, Sites of Local Nature Conservation Importance, and the Dunluce Area of Significant Archaeological Interest, with associated policies for their protection from inappropriate development.

The Plan includes protection for the most valued built heritage within towns and villages. Detailed design advice is provided by the supplementary planning guidance of the Conservation Area booklets for the five Conservation Areas in Ballymoney, Ballycastle, Bushmills, Cushendun and Cushendall. In addition, the Plan proposes Areas of Townscape Character in Armoy, Coleraine, Limavady, and Portrush where appropriate design guidance will protect their existing character.

The Plan proposals constitute considerations that will be taken into account in determining planning applications within the Plan area. The contents of the Plan must be read as a whole as often several designations, policies and proposals may be relevant to a particular development proposal.

Section 6(4) of the Planning Act (Northern Ireland) 2011 provides, 'Where in making any determination under this Act regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The contents of the Plan must therefore be read in conjunction with the relevant contents of regional planning policy publications, supplementary planning guidance documents and with policy publications of other Government Departments.

Nothing in the Plan should be read as a commitment that public resources will be provided for any specific project. All proposals for public expenditure are subject to economic appraisal and will also have to be considered having regard to the overall availability of resources.

Volume 1
**STRATEGIC PLAN
FRAMEWORK**

STRATEGIC PLAN FRAMEWORK

SETTLEMENTS

Introduction

The Northern Plan Area's population is split between the six main towns and the rural population in other towns, villages, hamlets and the countryside. At 2001, Coleraine Borough was the most urbanised, with 78% of its 56,315 residents living in towns and villages. The three towns of Coleraine, Portstewart and Portrush, which largely function as a single urban complex and are commonly known of as the Coleraine Triangle, had 37,830 residents at 2001 (28% of the Plan Area total). Limavady Borough was the next most urbanised with 64% of its 32,422 residents living in towns and villages at 2001. 55% of Moyle District's 15,933 residents lived in towns and villages. Ballymoney was the least urbanised Council area, with just 50% of the 26,894 residents living in towns and villages at 2001.

By 2011, the population of the four Districts were: Ballymoney – 31,276, Coleraine – 58,959, Limavady – 33,610 and Moyle 17,062. The extent of urbanisation is likely to remain largely unaltered when comparable settlement information from the 2011 Census is examined.

Regional Policy Context

The RDS 2035 spatial framework, in providing for the future physical development of the Region, identifies a hierarchy of settlements based on main hubs, local hubs and a strong rural community living either in small towns, villages, small settlements or in the open countryside.

Coleraine and Limavady are identified as Main Hubs, while Ballycastle and Ballymoney are Local Hubs in the RDS. Coleraine, Limavady and Ballymoney are positioned on the key transport corridor of the A26.

Strategic Framework Guidance in the RDS 2035 promotes economic development opportunities and population growth in the hubs and clusters

whilst consolidating their roles and functions within their settlement clusters. Coleraine, Limavady, Ballymoney and Ballycastle are identified as having the potential to cluster. For the rural area outside of the main and local hubs, the strategic framework guidance is to sustain the rural communities living in smaller settlements (small towns and villages) and the open countryside and to improve accessibility for rural communities. The RDS recognises that a strong network of smaller towns supported by villages helps to sustain and service the rural community. A sustainable approach to further development is important to ensure that growth does not exceed the capacity or the essential infrastructure expected for modern living.

Settlement Hierarchy

As stated above, the RDS designates Coleraine and Limavady as Main Hubs, with Ballymoney and Ballycastle as Local Hubs. There are two other towns each with a population exceeding 5,000 - Portrush and Portstewart. The Plan identifies six other towns, namely Ballykelly, Dungiven, Kilrea, Garvagh, Bushmills and Cushendall, having regard to the range of retail, other commercial, educational, health and community services in each.

Consistent with the RDS, the Plan promotes and provides for the largest scale, and the widest range of development, in the two Main Hubs of Coleraine and Limavady. Coleraine, with its acute hospital and major university campus, along with the satellite communities of Portrush and Portstewart, effectively functions as one of the major sub-regional centres outside Greater Belfast, Londonderry and Craigavon. Limavady has consistently experienced an exceptionally high rate of growth throughout the Post-War period. The two Local Hubs of Ballymoney and Ballycastle have experienced considerable housing development since the 1990s. Ballymoney is well placed on the Northern Corridor, with significant industrial, commercial and educational infrastructure. Ballycastle has a robust commercial centre complemented by a significant tourism role, which has the potential for further development with its central location between two Areas of Outstanding Natural Beauty. The RDS recognises the potential of the Plan Area's hubs to cluster in the provision of services and facilities, due to their proximity. It also seeks to promote economic development opportunities at hubs, and grow the population in hubs and the cluster of hubs.

The Plan identifies potential for some development in the smaller settlements, to sustain rural communities, consistent with the guidance of the RDS. These range from the eight Towns, each of which has an active commercial centre and schools which may include a secondary school, to Villages with modest services, and Hamlets where there are

several basic facilities for the local community. There are villages and hamlets, particularly in the coastal zone, where their original identity and character are under threat due to considerable external demand for housing, especially for second homes.

The Plan, consistent with the RDS approach, designates settlements as follows:-

DESIGNATION SET 1: Settlement Hierarchy				
The Plan designates the following settlement hierarchy, and identifies development land, appropriate to each settlement's character and function.				
Settlement Hierarchy	Ballymoney Borough	Coleraine Borough	Limavady Borough	Moyle District
Towns (Hubs)	Ballymoney	Coleraine	Limavady	Ballycastle
Towns		Garvagh Kilrea Portrush Portstewart	Ballykelly Dungiven	Bushmills Cushendall
Villages	Ballybogy Balnamore Cloughmills Dervock Dunaghy Dunloy Loughguile Rasharkin Stranocum	Articlave Castlerock Castleroe Macosquin Portballintrae	Bellarena Burnfoot Drumsumn Feeny Foreglen Greysteel	Armoy Ballintoy Ballyvoy Mosside Waterfoot
Small Settlements - Hamlets	Bendooragh Bushvale Corkey Derrykeighan Drones Finvoy Lislagan Magherahoney	Ballyrashane Ballytober Boleran Boveedy Clarehill Craigavole Drumagarner Glenkeen Glenullin Loughan Moneydig Ringsend	Ardgarvan Artikelly Dernaflaw Glack Gortnahey Largy Shanvey	Church Bay Cromaghs Cushendun Glenariff (Bay) Knocknacarry Liscolman Lisnagunogue

Settlement Development Limits

Central to the implementation of the Plan's growth strategy is the designation of settlement limits and land use zonings.

POLICY SET 2:

Development within Settlement Development Limits

Planning permission will be granted on zoned sites for development proposals that comply with the specified use.

Planning permission will be granted to development proposals within Settlement Development Limits, including zoned sites, provided that the proposal is:

1. sensitive to the size and character of the settlement; and
2. in accordance with the Key Site Requirements contained in the District Proposals.

Settlement development limits are designated for the settlements set out in the hierarchy. The Plan identifies, by way of zonings for each District in Volume 2, the appropriate land use for all the significant areas with development potential within towns and villages. These have been defined to meet all the identified main land use needs of local communities, consistent with the principles and policies of the RDS. Deviations from these zonings will not normally be acceptable, other than occasional small areas of other incidental uses that are fully compatible with the predominant zoned use and are consistent with all other policy guidance. More specific guidance on each proposed zoning, and its Key Site Requirements which development is expected to meet, is set out in the relevant settlement sections in Volume 2. The zoning of land provides a basis for rational and consistent decisions on planning applications and provides a measure of certainty regarding the types of development that will and will not be permitted. However, this is not an exhaustive list. Other policies within the Plan and prevailing regional policies may also be

relevant. There may be other, presently unidentified, requirements that come forward when planning applications are assessed.

Each town, village and hamlet within the Plan area has a settlement development limit, which defines the area where appropriate development will be acceptable in principle. The development limit is normally drawn around the edge of the curtilage of a property which is considered as being within the settlement. It does not mean, however, that where a piece of land is included within the development limit, it is automatically acceptable for development to take place there.

Land is zoned for specific uses in the main towns of Ballycastle, Ballymoney, Coleraine, Limavady, Portrush and Portstewart. In the small towns and some of the larger villages, land has been reserved for non-retail employment uses.

The settlement development limits are based on a detailed appraisal of each town, village and hamlet, having regard primarily to the strategic guidance of the RDS and a detailed local physical scrutiny. The development limits of the towns provide sufficient land either on urban capacity sites and, where necessary, on green field sites, to accommodate a housing allocation consistent with the RDS District Housing Indicator. Again, as advised by the RDS, economic development opportunities are promoted at the hubs, with further opportunities at a number of towns.

Development Opportunity Sites are zoned in Ballymoney, Coleraine and Limavady and identified in the relevant section in Volume 2. These are large, vacant or underused sites within the town, redevelopment of which will assist in meeting many of the Plan's objectives, such as the promotion of vitality and viability in the town, enhancement of townscape, or replacement of unattractive features. The Plan generally proposes a range of uses on these sites, due to their location and size. Many sites have potential for the inclusion of a residential element,

especially in upper floors. Specific guidance on each site is contained in the relevant section of Volume 2 of the Plan. Other requirements may come forward when applications are assessed, and include new policy guidance and site specific considerations.

In addition, the Plan identifies the major areas of existing open space within the development limits as advised by PPS 8: Open Space, Sport and Outdoor Recreation.

In the hamlets, where potential development is small scale, land is not zoned for specific purposes to ensure flexibility.

Outside of the settlement development limits, the rural character of the countryside will continue to be protected.

Securing Acceptable Development

The Department will require development proposals to be designed and implemented in accordance with prevailing regional planning policies and with the relevant Plan proposals, including the Key Site Requirements set out for zoned land. The Key Site Requirements identify the most important matters known to the Department that developers will need to address in bringing forward proposals for zoned sites. They focus on the main infrastructure and local design requirements, though there may be other site requirements in order to comply with regional planning policy.

Developers should note that there may be a need for certain supplementary infrastructure works and/or mitigation measures necessary to facilitate the specific scale and form of development proposed that can only be identified at planning application stage. Examples may be as a result of an Environmental Impact Assessment or a Transport Assessment, which will be required in line with prevailing regional guidance.

Many development proposals will require the improvement of existing infrastructure and/or the provision of additional supplementary infrastructure works to enable the development to take place. These may include transport infrastructure, water and sewerage or land drainage. It is presently Government policy that developers should bear the cost of works required to facilitate their development proposals. This policy applies to both public and private sector developments. Where appropriate, planning agreements under Section 76 of the Planning Act (Northern Ireland) 2011 may be used to enable developments to proceed. Developers are urged to liaise early in the preparation of their proposals with the relevant Department, Agency or service provider.

Some development sites will require existing infrastructure, such as major water mains and sewers, and designated watercourses, to be safeguarded. This may include ensuring that such infrastructure is not built over and that necessary wayleave strips are retained to facilitate maintenance. It is a developer's responsibility to liaise with the relevant agencies in this regard.

HOUSING

Introduction

Housing continues to represent the greatest pressure on the land resource in the Plan area, and it is likely to continue to be the most widespread land use change over the Plan period. The need for additional housing is created by the formation of new households, due not only to population expansion but also to the decrease in typical household size, related to changes in society.

It is anticipated these trends will continue throughout the Plan period, as local average household size continues to decrease towards the national level. Housing need includes variety in dwelling size, type and tenure to meet the particular requirements of groups such as the elderly, people

with limited incomes and those with disabilities. In addition, there will continue to be a need to replace dwellings lost to the housing stock through demolition, physical deterioration and conversions to other uses.

In recent years housing demand, particularly in the coastal settlements, has been greatly inflated by the demand for student accommodation and second homes. It is difficult to predict if this will continue at a similar scale throughout the Plan period, but this is likely to continue to be a major element of the housing market along the coast for the foreseeable future.

Regional Planning Context

The RDS 2035 sets policy directions for the provision of housing that aim to deliver development in a more sustainable manner; this means growing population and providing additional housing in the Hubs (SFG12) and sustaining rural communities living in smaller settlements (i.e. smaller towns and villages) and the open countryside (SPG13). It also provides Regional Guidance for housing development recognising the need to:

- strengthen community cohesion through fostering a stronger community spirit and sense of place and encouraging mixed housing development (RG 6);
- support urban renaissance by encouraging and bringing forward under-utilised land and buildings, particularly for mixed used development and promoting regeneration in areas of social need (RG 7);
- managing housing growth to achieve sustainable patterns of residential development by promoting more sustainable development within existing urban areas and ensuring an adequate and available supply of quality housing to meet the needs of everyone (RG 8).

The RDS sets a regional target of 60% of new housing to be located in appropriate “brownfield”

sites within the urban footprints of settlements greater than 5,000 population (RG 8). This implies a sequential approach to the allocation of land for housing in cities and towns, focusing firstly on the re-use of previously developed land and buildings informed by capacity studies, and consideration of previously undeveloped land within the existing urban area, before deciding the location and scale of settlement extensions.

The RDS 2025 allocated a total of 12,700 dwellings to the four Districts of the Northern Plan for the period 31st December 1998 to 31st December 2015. To allow for the additional year of the Northern Area Plan period, provision has been made for an extra 745 dwellings on a pro rata basis, thereby giving an overall provision of 13,445 units. The RDS 2025 Review of Housing Figures and the Response by DRD to the Report of the Independent Panel following the Public Examination uplifted the forecast regional housing need from 160,000 to 208,000, allocating 17,700 housing units as an adjusted HGI to the four Districts respectively to 2015 (which increased to 18,743 when adjusted on a pro rata basis up to 2016). The RDS 2035 Housing Growth Indicators cover the period from 2008 to 2025 and, over this period, indicate that 16,100 dwellings should be accommodated in the four Districts.

The RDS 2025 and 2035 set down an evaluation framework for the Plan in the allocation of housing growth to the various settlements within each District in the Plan Area. The framework consists of a series of tests and an assessment against each of these is made in respect of each city, town and village. Details of the housing allocation process, urban capacity studies and urban footprints are contained in the Population and Housing Technical Supplement.

In addition to the RDS, prevailing regional policy for housing development is currently contained in a number of PPSs and in supplementary guidance.

Planning Policy Statement 7: Quality Residential Environments, embodies the Government's commitment to sustainable development and the Quality Initiative. It contains policies requiring new housing development to be designed and implemented to a high standard with provision of a range of services, where appropriate, using Section 76 agreements, and contributing to more sustainable forms of development. PPS 7 (Addendum): Safeguarding the Character of Established Residential Areas provides further policy guidance relating to the protection of local character, environmental quality and residential amenity within established residential areas, villages, and smaller settlements.

Further guidance on improving the quality of residential developments is set out in the publications, *Creating Places: Achieving Quality in Residential Developments*, and *Living Places: An Urban Stewardship and Design Guide for Northern Ireland*. Supplementary guidance for housing schemes within existing urban areas is contained in Development Control Advice Note (DCAN 8): *Housing in Existing Urban Areas*.

PPS 21: Sustainable Development in the Countryside sets out regional planning policies for development in the countryside and embodies the Government's commitment to sustainable development.

Housing Provision

The Plan provides for 18,743 units to be built over the Plan period from 31st December 1998 to 31st December 2016. However, not all of this allocation is presently available. At any moment in time, there are a number of planning permissions that have been completed, are under construction, or are not started. This affects the balance to be provided in the Plan period.

The Population and Housing Technical Supplement provides details on housing distribution throughout the Plan area and over the Plan period.

Distribution of New Housing

The Department has applied the sequential search for housing as set out in the RDS to determine allocations for new housing development. The Plan identifies opportunities for housing development on urban capacity and zoned housing sites within the towns and large villages of the Plan area, of an overall scale in each settlement consistent with the seven tests of the Evaluation Framework of the RDS. The Plan identifies a wide range of urban capacity zoned sites in each of its six main towns and the large villages, providing considerable housing choice. Urban capacity sites are within the existing urban areas, and are the preferred location for new development consistent with the RDS. It is recognised that, in addition, there will be a small contribution from windfall sites. These are acceptable locations for housing, generally within the existing urban area but which, due to their character, for example in an existing use, could not have been anticipated as becoming available for development. There are also a number of greenfield sites zoned in most settlements.

The Plan also designates a settlement development limit for each small Village and Hamlet of the Plan area, providing a range of opportunities for appropriate development including housing, of a number of units consistent with the seven tests of the Evaluation Framework of the RDS. Within the settlement development limits, a total of 443.6 hectares are zoned for housing development, including existing commitments and other sites which have not yet obtained planning permission. The distribution of the housing allocation is detailed as follows:

ALLOCATION HOU 1:**Housing Distribution**

A total of approximately 443.6 hectares of land is allocated as housing land in the towns and villages, comprising:

Council Area	Settlement	Hectares
Ballymoney	Ballymoney	53.5
	Ballybogy	3.0
	Balnamore	3.4
	Cloughmills	3.7
	Dervock	5.0
	Dunaghy	0.0
	Dunloy	6.8
	Loughguile	1.9
	Rasharkin	6.3
	Stranocum	2.0
Total		85.6
Coleraine	Coleraine	117.0
	Portrush	23.1
	Portstewart	31.3
	Articlave	1.7
	Castlerock	4.1
	Castleroe	3.0
	Garvagh	5.7
	Kilrea	7.6
	Macosquin	4.0
	Portballintrae	3.4
Total		200.8
Limavady	Limavady	61.5
	Ballykelly	13.8
	Bellarena	1.4
	Burnfoot	1.7
	Drumsum	3.7
	Dungiven	19.0
	Feeny	7.6
	Foreglen	2.1
	Greysteel	6.0
Total		116.8

Moyle	Ballycastle	19.2
	Armoy	3.3
	Ballintoy	1.0
	Ballyvoy	1.7
	Bushmills	4.4
	Cushendall	4.6
	Mosside	4.1
	Waterfoot	2.1
Total		40.4

An analysis of existing commitments and the Plan’s housing zonings demonstrates that there is significant over-provision of housing land to meet the indicators contained in the RDS in all four Districts. This is the consequence of existing commitments (that is approved housing schemes which either have not started, or are currently under construction) throughout the Plan area, the amount of land identified in the urban footprint within which additional development will be focussed, the scale of potential ‘windfall’ development, and the inclusion of greenfield sites where this is appropriate.

Housing Zonings

The Plan zones a range of sites in each of its main settlements, and also sets out the Key Site Requirements for the development for each site in Volume 2 of the Plan. These provide the main site-specific requirements and are not meant to be an exhaustive list. There may be additional requirements arising, for example to meet regional planning guidance or necessary infrastructure works, at the time of determination of any planning applications.

The Plan defines an appropriate density for each identified site related primarily to guidance set out in PPS 12- Housing In Settlements, the physical characteristics of the site and the character of neighbouring residential areas. This is necessary to ensure the strategic objectives of the RDS are not undermined by non-conforming densities of

development, which would distort the scale of overall development relative to the Plan Strategy and the RDS Housing Growth Indicators.

The RDS 2035 sets a regional target of 60% of new housing development to take place on appropriate ‘brownfield’ sites within the urban footprints of settlements greater than 5,000 population. The zoned housing sites in the Plan provide for the following proportions within the existing urban areas:

Estimated Proportion of Housing Development in the Urban Footprint

Settlement	Inside Footprint
Coleraine	68%
Limavady	34%
Ballycastle	74%
Ballymoney	67%
Portrush	79%
Portstewart	64%
All towns	63%

Housing Needs Assessment

In accordance with PPS 12: Housing in Settlements, the Department has taken into account the Housing Needs Assessment (HNA) as prepared by the

Northern Ireland Housing Executive in relation to identified areas of the housing market within the Plan area for the Plan period. These include social housing, affordable housing, supported housing, travellers' accommodation, regeneration and second homes. The Housing Executive HNA has indicated that a Plan intervention is required in terms of social housing provision.

Social and Supported Housing

PPS 12 sets out the requirement for the Plan to consider the encouragement of 'balanced communities' and this includes social and supported housing. The Plan makes provision to meet social housing needs through designating development limits, zoning development land and imposing Key Site Requirements for the delivery of a minimum number of social housing units (including supported / specialist housing).

Accordingly, the Plan's Policy HOU 2 will be utilised to deliver an appropriate level of social housing over the Plan period.

To address the current level of housing need, as identified by the Northern Ireland Housing Executive for the Plan period, a HOU 2 Key Site Requirement has been attached to each of the uncommitted zoned housing sites identified in Allocation HOU 3. A number of other housing sites have also been expressly identified, on which the planning permission has lapsed. Together, these zoned and other sites can substantially meet the current social housing need in those settlements. The specific sites identified to meet current social housing need have been agreed with the Housing Executive.

On an ongoing basis, Policy HOU 2 will be applied to other sites that meet its criteria, to ensure that presently unforeseen social housing need in that settlement can be met through the Development Management process.

Where an application is submitted affecting land subject to a Key Site Requirement, or on another site that meets the criteria of Policy HOU 2, the Department will liaise with the Housing Executive to establish if social housing on the site is still needed, and that it is feasible to provide social housing on that site.

Proposing applications to develop a larger site in phases of less than 25 units or 1 hectare, to avoid delivery of the social housing, will not be acceptable. It is, however, acknowledged that in some cases a developer may have a reason for adopting a phased approach to the development of a site. Where this is the case, they should discuss this with the local planning authority at the outset to ensure that the overall social housing can be managed in a comprehensive way.

The delivery of social housing will be secured by way of a planning condition or a formal planning legal agreement between the local planning authority and the developer.

POLICY HOU 2:

Social and Supported Housing

Proposals for schemes of more than 25 residential units, or on a site of 1 hectare or more, will be required to contribute to meeting the needs of the wider community, where there is an established need for social or specialist housing, as established by the Housing Needs Assessment.

Where the Housing Needs Assessment establishes there is a need in an identified settlement or within a locality for social or specialist housing, a minimum of 20% of the total number of dwellings in the scheme will be required to be provided, subject to the level of need identified and in agreement with the Northern Ireland Housing Executive.

ALLOCATION HOU 3:

Social Housing Allocation

Land is allocated for social housing on Housing Zonings through the imposition of Key Site Requirements as detailed below:

Council Area	Settlement	Zoning	Location	No of Social Housing Units to be Provided
Coleraine	Coleraine	CEH 46	Bannvale	17
	Coleraine	CEH 47	Lisnablagh Road	5
	Coleraine	CEH 50	Tullyarton Road	7
	Coleraine	CEH 51	Coleraine College	8
	Coleraine	CEH 52	Land to Rear of Coleraine High School	14
	Coleraine	CEH 53	Hazelbank Road North	27
	Coleraine	CEH 54	Hazelbank Road South	9
	Coleraine	CEH 55	Killowen	14
	Coleraine	CEH 60	South of 23 Mountsandel Road	15
	Coleraine	CEH 62	South East of Mountfern	5
	Portrush	PHH 38	Coleraine Road	31
	Portstewart	PTH 51	East of Coleraine Road	71
	Total			
Limavady	Limavady	LYH 18	Shanreagh Park/Scroggy Road	19
	Greysteel	GLH 06	South of Ferndale Park	10
Total				29
Moyle	Ballycastle	BEH 25	West of Gortamaddy Park	10
		BEH 27	15 Glenshesk Road	12
		BEH 28	West of Gortamaddy Park	7
	Cushendall	BEH 31	Broombeg	13
		CLH 10	Kilnadore Park	15
		CLH 12	West of St Mary's Primary School	5
Total				62
Northern Area Plan Total				314

Other Identified Sites

In addition, social housing will be required on the following sites where planning permission (PP) has lapsed:

Council Area	Settlement	Location (Lapsed PP)	No of Units
Coleraine	Portrush	Land to North West of Golf Links Hotel (C/2006/0875/F)	19
	Portrush	Eglinton Street (C/2006/0027/F)	6
	Portrush	Bath Road (C/2006/0682/F)	5
	Portrush	West of Town Hall, Mark Street/ Kerr Street (C/2007/0250/F)	10
	Portstewart	Lisderg House (C/2005/0296/O)	4
Moyle	Ballycastle	Whitehall East/Leyland Heights (E/2010/0168/O)	9
Total From Lapsed Planning Permissions			53

Use of Dwellings for Multiple Occupation

POLICY HOU 4

Use of Dwellings for Multiple Occupation

Planning permission will only be granted for the use of dwellings for multiple occupation where all the following criteria are met:

1. the premises are suitable to accommodate the proposed number of occupants;
2. there is no adverse impact on the amenity of neighbouring properties and the character of the surrounding area;
3. the external spaces are of a safe and secure design, providing easy and convenient access to yards, gardens, bin storage and parking;
4. parking and service requirements will not result in adverse traffic impact or detract from the amenity of local residents;
5. landscaping reflects the character of the property and neighbourhood, avoiding the excessive use of hard landscaping, and where relevant, making provision for future maintenance.

Within the Plan area, recently constructed dwellings are popular for multiple occupation, particularly in Portstewart, to provide student accommodation. However, provision of this type of housing needs to be controlled to ensure that the accommodation provided for residents is of a satisfactory standard, and that the impact on neighbouring properties is not detrimental to their amenity, or to the environment or character of the area. This would include issues such as increased density, overlooking, increased traffic congestion and the loss of family sized housing. In determining applications, full account will be taken of the potentially damaging effect of cumulative changes in a neighbourhood by which proposals, although not detrimental in isolation, could be judged to be detrimental when considered alongside other recently approved development.

ECONOMIC DEVELOPMENT

Introduction

Economic development and employment in the Plan area is concentrated in Coleraine town, Aghanloo near Limavady, and to a lesser extent in Ballymoney and Bushmills. Ballycastle has little industrial activity, although a small enterprise centre operates in the town.

The unemployment rate within the Plan area at the time of the 2001 Census was 4.4%, slightly above the NI average of 4.1%. Unemployment was close to the Regional rate in Coleraine and Ballymoney Districts, but in Limavady and Moyle Districts was slightly higher.

Regional Policy Context

The RDS promotes a balanced spread of economic development opportunities across Northern Ireland focused on the main regional cities and urban hubs/ clusters. It identifies that the towns of Coleraine, Ballymoney, Ballycastle and Limavady have the potential to cluster, and that the journey times to both Belfast and Londonderry increases the need for this cluster to be able to provide all the Level 3 services identified in the RDS. The RDS seeks to promote economic development opportunities at hubs, as well as the need to consider the relationship and benefits between towns in the clusters when new development is considered.

The RDS aims to maximise the potential of the Regional Strategic Transport Network, which includes Key Transportation Corridors, such as the A26 on which Ballymoney, Coleraine and Limavady lie, the railway which links Belfast and Londonderry via Ballymoney and Coleraine, and the trunk road system, which links Ballycastle to the A26. The RDS advises that this network enhances accessibility to towns, and helps to build an integrated regional economy.

Regional planning policy for Economic Development is currently set out in PPS 4: Planning and Economic Development, published in November 2010, as clarified regarding PED 7 in September 2011.

Existing Economic Development Land

Major areas of existing economic development within settlements are identified, for information only, in Volume 2 of the Plan. Within these existing economic development areas, planning applications will be determined in accordance with the provisions of prevailing regional planning policy. Smaller areas of existing economic development, although not identified, are also covered by prevailing regional planning policy.

Identification of Land for Economic Development

Land has been zoned for economic development in Volume 2 of the Plan, as detailed under Allocation ECD 1. Class B2: Light Industrial, and Class B4: Storage and Distribution, uses will normally be acceptable on land zoned for economic development. Class B3: General Industrial uses will only be acceptable where the carrying out of any proposed industrial process is compatible with adjacent uses.

Class B1: Business uses should normally locate within designated town centres. The Development Opportunity Sites zoned in Volume 2 could accommodate such development. Use for research and development, or as a call centre, may be acceptable at other locations within settlements including some of the land zoned for economic development.

ALLOCATION ECD 1:

Economic Development

A total of 135.7 hectares of land is allocated for economic development in towns and villages comprising:

Council Area	Settlement	Hectares
Ballymoney	Ballymoney	12.1
Coleraine	Coleraine	55.2
Limavady	Limavady*	61.2
Moyle	Ballycastle, Bushmills, Cushendall	7.2

*relates to Aghanloo Industrial Estate located outside of Limavady.

No specific sites are zoned for economic development in the villages and hamlets as the demand for such use is likely to be limited. Applications for such uses will be assessed on their merits within the context of prevailing regional planning policy.

The range of uses for each site has been individually identified to provide clear guidance. Where environmental concerns could potentially arise as a result of inappropriate employment use on a site, the range of suitable activities has been restricted. However, the Department is mindful of the need to provide flexibility in employment provision to accommodate changes in the economy over the Plan period. The zonings, therefore, provide as wide a range of uses on sites as possible, including manufacturing, storage and distribution, but excluding office and retail development. The Key Site Requirements affecting zoned lands are set out in the relevant settlement sections in Volume 2 of the Plan. These include the provision of infrastructure, landscaping and appropriate access arrangements.

The need to maintain water quality in areas where there is limited capacity in local water bodies to receive treated waste-water may constrain the development of industries that generate significant volumes of process or cooling effluent.

RETAILING AND TOWN CENTRES

Introduction

Within the Plan area, Coleraine town centre is the principal commercial centre with an estimated 75,000 square metres of gross retail floor-space in use in 2003 (based on information from the Valuation Agency). In addition, it provides a wide range of administrative, financial, leisure and professional services. It has an important sub-regional role for the north east of the Region serving a catchment population of over 150,000 for higher order services. The retail function of Coleraine town centre has been strengthened by a number of major retail developments since the 1990s, particularly the opening of The Diamond Centre as the town's first enclosed shopping mall in the latter part of 2002. The Plan will provide for the continued commercial strengthening of the town centre.

Ballymoney town centre (29,000 sq. m. of gross retail floorspace in use in 2003), Limavady town centre (28,000 sq. m.) and Ballycastle (11,500 sq. m.), are the next largest centres. They also have locally significant administrative, financial, leisure and professional services. The Plan aims to consolidate and strengthen the commercial roles of these towns.

The town centres of Portrush (10,500 sq. m.) and Portstewart (6,500 sq. m.) retain locally important commercial functions. In addition, the small towns of Dungiven, Garvagh, Kilrea, Bushmills and Cushendall all have a significant range of commercial facilities, providing an important service to their local populations, and have defined

town centres. Ballykelly town also performs as an important service centre for its local population. There are also a number of larger villages that provide a basic range of facilities for local residents. The Plan seeks to contribute to the protection of these facilities which assist in meeting the needs of local communities in a sustainable manner; and to promote further appropriate development.

The Riverside Centre, Coleraine, has developed with a particular commercial role accommodating a range of retailing commonly found in out-of-town centre sites. It includes a large DIY store, a suite of retail warehouses selling predominantly bulky goods, car showrooms, fast food restaurants and leisure / fitness facilities. The site also includes a superstore. The Plan will seek to ensure that any future development of the Riverside Centre is complementary to, rather than competing with, the town centres, and does not adversely affect the vitality and viability of the latter.

Local Centres are defined in the towns of Ballymoney, Coleraine, Limavady, Portrush and Portstewart.

Regional Policy Context

The RDS 2035 supports both urban and rural renaissance and recognises that regeneration is necessary to create more accessible, vibrant town centres which offer people a choice for shopping, social activity and recreation.

Urban renaissance is described as the process of development and redevelopment in urban areas to attract investment and activity, foster revitalisation and improve the mix of uses. The RDS advises that innovative ways should be developed to bring forward under-utilised land and buildings particularly for mixed use development with a focus on integrating new schemes within the existing townscape. The RDS 2035 recognises the role of Coleraine as having a strong district function with a wide range of services. It acknowledges Ballymoney

is the commercial centre for its rural hinterland. The protection of Ballycastle's historic built form, seafront and landscapes are recognised, as is the need for their protection and enhancement. For Limavady, the important role that culture and arts play in the town's life, and the growing importance of its hinterland tourism, are acknowledged.

PPS 5 - Retailing and Town Centres sets an objective of sustaining and enhancing the vitality and viability of town centres and provides the current regional policy for retailing and town centres.

There are a number of Development Control Advice Notes that provide supplementary planning advice for amusement arcades, bookmaker offices, restaurants, cafés and fast food outlets, taxi offices, and public houses.

Town Centre Designations

Town centres are designated in the following settlements:

Ballymoney Borough

Ballymoney

Coleraine Borough

Coleraine, Portrush, Portstewart, Garvagh, Kilrea

Limavady Borough

Limavady, Dungiven

Moyle District

Ballycastle, Bushmills, Cushendall

The town centres provide a broad range of retail, service and other facilities, and are the focus for community and public transport. Within these centres, retail development and other uses that generate significant numbers of people will be encouraged and promoted, as the most sustainable locations with optimum accessibility by a range of means of travel. The town centres provide the main opportunity for further commercial expansion.

Local Centres Designations

Local centres are designated at the following locations:

Ballymoney Borough

Ballymoney: Rodeing Foot

Coleraine Borough

Coleraine: Ballysally, Greenmount, Harper's Hill, Hazelbank Road, Killowen, Knocklynn, Millburn Road, Mountstandel

Portrush: Coleraine Road

Portstewart: Station Road

Limavady Borough

Limavady: Bovally

Local Centres provide a range of retail and other services for the neighbourhoods in which they are located. They contribute to wider sustainability objectives by meeting the needs of local residents and encouraging short distance walking and cycling. Modest expansion of the range of facilities will be accommodated provided these meet local needs.

POLICY RTC 1:

Security Grilles and Shutters

Where new development is proposed that includes the installation of security shutters, these must be fully integrated into the frontage of the building at the initial design stage, with the shutter box recessed behind the fascia, and the guide rails concealed within the shop front surround or window reveals.

In the context of building refurbishment and installation of new shop fronts, security shutters shall either be fully recessed behind the fascia, or properly integrated into the new fascia.

In respect of existing buildings, surface mounted shutters will not be permitted.

Shutters shall be perforated or lattice type, and colour coated to match the shop front. Unpainted galvanised shutters are not acceptable.

Externally mounted roller shutters are not acceptable on Listed Buildings, or on buildings within Conservation Areas or Areas of Townscape Character.

Increasing levels of crime and vandalism, and the fear of them, have led to many businesses taking measures to improve security. A number of options are used, including video surveillance, alarm systems, provision of removable external grilles, and other external roller shutters of various designs.

Whilst some of these measures have little impact on the appearance of a building, others can have a significant impact both individually and collectively on the street scene. Externally mounted security shutters can be highly intrusive and damaging to the appearance of an area. Their impact can be reduced by installing latticed or perforated shutters, colour coated to match the shop front. This also permits some penetration of light from within the premises creating a more pleasant night-time environment.

Internal lattice grilles are the least damaging, allowing window displays and lighting to remain visible. Use of toughened glass is another alternative.

Planning permission will normally be required for external grilles and shutters. Their acceptability will depend on the balance between their impact individually and cumulatively on the street scene and the need for security.

TOURISM

Introduction

The Plan area has some of Northern Ireland's prime tourism assets. These include the Giant's Causeway and Causeway Coast, the Region's only World Heritage Site, and 237km of coastline with a series of visitor attractions, including miles of glorious beaches, renowned golf courses and superb coastal scenery. The area also includes a large number of forest parks and country parks ranging from Roe Valley in the west to Glenariff in the east. Portrush remains the Region's most important tourist resort and is the centre for a number of major annual sporting and leisure events, some of regional significance. The Lower Bann is the only navigable river in the Plan area. The area provides considerable opportunities for activity based holidays including fishing, boating, golfing, walking and cycling.

The Plan area includes all of the Causeway Coast and the Binevenagh Areas of Outstanding Natural Beauty (AONB), the greater part of the Antrim Coast and Glens AONB and the northern part of the Sperrins AONB. All or part of four of the Region's nine Strategic Natural Resources, as identified by the RDS, are within the Plan area. There are four coastal towns and villages – Ballycastle, Bushmills Cushendall and Cushendun – which include important Conservation Areas. Ballymoney retains the traditional character of a market town and is also a designated Conservation Area.

Traditionally, the North Coast was Northern Ireland's primary tourism destination, dominated by successful coastal resorts providing hotel and guest-house accommodation. Throughout the Post War period, there was a steady decline in serviced accommodation, as the holiday market initially shifted towards caravans. With the growth of foreign travel, the decline of traditional tourism has continued.

This has resulted in major physical, economic and social changes. It has been a challenge to find alternative uses for large buildings such as former hotels and guest-houses. The growth of large static caravan parks in open landscapes has adversely affected the setting of some coastal settlements, while in recent years the growth of second homes has impacted on the social and economic functioning of almost all the coastal towns and villages.

Second homes have become a major issue of controversy within the coastal settlements. Local communities complain of their perception of the decline in social and economic infrastructure. Conversely, there are those who argue that second homes are making an important, if not vital, contribution to the local tourism industry.

There has been a rapid expansion of proposals for dwellings for second home occupation within rural coastal areas. This was facilitated by regional policies which were aimed at contributing to the local rural economy. These developments have been concentrated in the most attractive locations, which are often within the most sensitive coastal landscapes. There have been particular issues with the pressure and scale of proposals within the Causeway Coast AONB, particularly in the vicinity of the Giant's Causeway and Causeway Coast World Heritage Site.

Realising the tourism potential of the Plan area will continue to require investment in marketing, product development, and physical facilities in terms of visitor infrastructure, especially visitor accommodation. Since a vibrant tourism sector depends on a quality host environment, its growth must be based on the provision of quality tourism facilities, and accommodation that contributes to the sustainability of the industry.

Regional Policy Context

The RDS promotes a sustainable approach to the provision of tourism infrastructure. This means developing a tourism offer to provide a choice of accommodation whilst balancing this against the need to protect the natural and built environment. The RDS supports the development of the Tourist Signature Destinations by encouraging investment in access, accommodation and visitor facilities. The RDS identifies the Causeway Coast, the Antrim Coast and Glens, the Sperrins, and the Foyle Estuary as Strategic Natural Resources.

Regional planning policy for advance directional signs is currently set out in the Planning Strategy for Rural Northern Ireland.

PPS 16: Tourism sets out the Department's planning policy for tourism development, including the main forms of tourist accommodation and tourist amenities. The PPS also provides policy for the safeguarding of tourism assets from development likely to impact adversely upon the tourism value of the environmental asset. PPS 21: Sustainable Development in the Countryside also provides for tourist development related to farm diversification.

The tourism industry offers economic reward and social benefits. However, developing its potential requires that development should not be at the expense of the natural and built environment on which the industry relies and in which local people live. Prevailing regional planning policy provides for the framework for identifying appropriate development opportunities and safeguarding tourism assets from harmful development.

ENVIRONMENT AND CONSERVATION

Introduction

The Plan area contains a variety of distinctive landscapes, wildlife habitats and heritage features that give it its distinctive character. Coleraine, Limavady and Moyle Council Areas share over 237 kilometres of coastline from Greysteel in Limavady Borough to Garron Point in Moyle District. The landscape along the coast is ever changing, and includes extensive fine sand beaches, the Giant's Causeway, the sea stacks at Ballintoy, the prominent cliff lines and the wilderness character of Rathlin Island, and the bays at the foot of the Glens.

The majority of the environmental and nature conservation designations in the Northern Area are along or near the coastline. Away from the coast, the Rivers Roe and Bann are notable inland water features, along which the main towns of Limavady and Coleraine have developed historically. Elsewhere, the Sperrins and the Glens of Antrim provide an attractive setting to settlements, most notably Dungiven and Ballycastle.

Biodiversity is the total variety of all living things and includes the number of species as well as their variety and abundance. At the larger scale, biodiversity relates to the variation in landscapes and habitats and at the smallest scale to genetic differences in plants and animals. Biodiversity is vital to the health of the planet and to our own quality of life. Human activity within the landscape is the principal cause of decreasing biodiversity on land and in water in Northern Ireland.

Human activity has also played an important role in creating distinctive landscapes and townscapes. This is demonstrated in the range of archaeological sites and scheduled monuments, individual historic buildings and parkland landscapes in the Plan area. Within towns, notable environmental features include the historic core of settlements, and listed

buildings. The quality of the built environment in parts of the Plan area is high, and is reflected in the designation of five Conservation Areas – Ballycastle, Ballymoney, Bushmills, Cushendall and Cushendun.

NIEA is required under the provisions of the Planning (NI) Order 1991 to compile a list of buildings of special architectural or historic interest for Northern Ireland (listed buildings) following consultation with the Historic Buildings Council and the relevant Council.

There are approximately 879 buildings included in the statutory list within the Plan area, and it is anticipated that over the Plan period further buildings will be added as the process of building survey and resurvey is ongoing. In some cases, listed buildings have formed the basis for, or contributed to, the designation of Local Landscape Policy Areas in the Plan.

The most common means of conserving biodiversity is designation, protection and management of the best sites of nature conservation importance. A hierarchy of designations is available under European and local legislation, and designation is primarily the responsibility of the NIEA. Generally, sites are selected for their rarity value or the diversity of species and habitats they contain, or as a representative example of their habitat type on a local, national or international scale. As an example, sites of international importance comprise sites listed under the Ramsar Convention on Wetlands of International Importance, and European Sites (Special Protection Areas and Special Areas of Conservation) designated under the Conservation (Natural Habitats, etc) Regulations (NI) 1995. Sites important in a national context include Areas of Special Scientific Interest and Nature Reserves. These are shown for information only on the Environmental Designations Map for each District. Sites of Local Nature Conservation Importance (SLNCIs) comprise Wildlife Refuges established under the Wildlife (NI) Order 1995 and Local Nature Reserves that may be established by

local Councils under the Nature Conservation and Amenity Lands (NI) Order 1985. In addition, sites of local importance include non-statutory nature reserves managed by public agencies or voluntary conservation bodies, as well as other Sites of Local Nature Conservation Importance highlighted in undertaking the Countryside Assessment. Management of these sites is generally through regulation of activities and negotiation with landowners, or government ownership. SLNCIs are designated in the Plan and are shown on the District Maps and the relevant Settlement Maps where appropriate.

Regional Policy Context

The RDS 2035 aims to protect and enhance the environment for current and future generations. It recognises that Northern Ireland's environment is one of its greatest assets which has benefits in terms of the economy and quality of life. Regional Guidance seeks to:

- reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality;
- manage our waste sustainably;
- conserve, protect, and where possible, enhance our built heritage and our natural environment; and
- promote a more sustainable approach to the provision of water and sewerage services and flood risk management.

PPS 2: Planning and Nature Conservation, PPS 6: Planning, Archaeology and the Built Heritage and PPS 6 Addendum: Areas of Townscape Character set out the current regional policy for the protection of conservation interests.

PPS 21: Sustainable Development in the Countryside and the Planning Strategy for Rural Northern Ireland contain current regional policies in relation to the

environment including protection of rural landscapes and the coast.

It is important to recognise the biodiversity significance of Northern Ireland's habitats in the British Isles and beyond. As one of the most westerly outliers of Europe, many of our communities of plants and animals represent extreme oceanic (mild and wet) examples.

The Northern Ireland Biodiversity Strategy 2002 sets the framework for biodiversity action. The strategy describes the main features of biodiversity in Northern Ireland, identifies the main factors affecting it, and proposes a number of measures to support biodiversity conservation up to 2016.

The Strategy identifies 40 habitats as priorities for conservation action in Northern Ireland. This Plan has examples of 22 priority habitats including Coastal Sand Dunes, Maritime Cliffs and Slopes, Coastal and Floodplain Grazing Marsh and Wet Woodland. The varied landscape of the Plan area also contains a number of priority species including Red Grouse, Chough, Yellowhammer and Small White Orchid.

Local Landscape Policy Areas (LLPAs)

POLICY ENV 1:

Local Landscape Policy Areas

Planning permission will not be granted for development proposals that would be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. Where development is permitted, it will be required to comply with any requirements set out for individual LLPAs in the District Proposals.

Where riverbanks are included within the LLPAs, access may be required to the river corridor as part of the development proposals. Any access should not have an unacceptable adverse impact on the flora and fauna of the river corridor.

Where proposals are within and/or adjoining a designated LLPA, a landscape buffer may be required to protect the environmental quality of the LLPA.

Local Landscape Policy Areas (LLPAs) are those areas within or adjoining settlements that are considered to be of greatest amenity value, landscape quality or local significance, and therefore worthy of protection from undesirable or damaging development. In accordance with PPS 6, LLPAs are designated to help protect such environmental assets. These are shown on the relevant settlement maps in Volume 2 and, where they extend beyond the settlement, on the relevant countryside maps. LLPAs may include:

1. archaeological sites and monuments and their surroundings;
2. listed and other locally important buildings and their surroundings;
3. river banks and shore lines and associated public access;
4. attractive vistas, localised hills and other areas of local amenity importance; and
5. areas of local nature conservation importance, including areas of woodland and important tree groups.

LLPAs will help to ensure that new development does not dominate areas of distinctive landscape and townscape character. They may also function as buffer zones between different uses and help to reduce the likelihood of over-intensive development. LLPAs will help to protect those features considered of greatest importance to the local landscape setting. Further information on each designation is given in the relevant settlement section of Volume 2.

The use of Tree Preservation Orders (TPOs) will be considered for those LLPAs where trees contribute significantly to visual amenity, or where trees are considered under threat from development.

Where riverbanks of main rivers are included within LLPAs, the Department may require that public access is provided to the river corridor as part of any development proposal, if appropriate. A landscape buffer may also be required between any development and the river corridor to maintain its intrinsic environmental value.

LLPAs may contain significant parts of Historic Parks, Gardens and Demesnes, Conservation Areas, Listed Buildings, Archaeological Monuments and SLNCs, to which prevailing regional planning policies will also apply.

The following numbers of LLPAs have been designated within each Council area. Lists of the names of each are provided in the Countryside section of the relevant District Proposals in Volume 2 of the Plan.

Designated LLPAs in each Council Area

Council Area	Number of LLPAs
Ballymoney Borough	20
Coleraine Borough	65
Limavady Borough	23
Moyle District	40
NAP Total	148

Sites of Local Nature Conservation Importance (SLNCIs)

POLICY ENV 2:

Sites of Local Nature Conservation Importance

Planning permission will not be granted for development that would be liable to have a significant adverse effect on the intrinsic nature conservation interest of a designated Site of Local Nature Conservation Importance.

In accordance with PPS 2: Natural Heritage, 184 Sites of Local Nature Conservation Importance (SLNCIs) are designated within the Plan area. Their distribution is indicated in the table below and they are designated in the relevant District Proposals in Volume 2 of the Plan.

Designated SLNCIs in Each District

Council Area	Number of SLNCIs
Ballymoney Borough	34
Coleraine Borough	42
Limavady Borough	40
Moyle District	68
NAP Total	184

Such sites are of local nature conservation importance on the basis of their flora, fauna or earth science interest.

Development likely to have a significant adverse effect on designated SLNCIs will not be approved. In assessing development proposals on or adjacent to these sites, priority will be given to the protection of their intrinsic nature conservation interest.

Exceptionally, where development is permitted which might significantly adversely affect

the intrinsic nature conservation interest, the Department will endeavour to ensure that such adverse effects are kept to a minimum and that appropriate mitigation measures are implemented.

Planning permission, where granted, will be subject to conditions to guide developers on the necessary compensation measures such as the provision of new or enhanced habitats or features or for improved management. Where appropriate, developers may be asked to enter into a Planning Agreement to secure these outcomes.

Trees

POLICY ENV 3:

Trees

Development that would result in the loss of trees, hedges or other features that contribute to the character of the landscape, or are of nature conservation value, will not be permitted unless provision is made for appropriate replacement planting and the creation of new features.

Trees and hedges in the landscape perform a number of functions. They are of aesthetic and amenity value, and act as landmark features in urban and rural areas. Trees also have nature conservation, historic and recreational value. Other features, such as ponds and streams, also contribute to creating an attractive environment with wildlife interest. Trees in the Northern Ireland landscape are limited, therefore, where they do exist their contribution is more valued. The Department is committed to conserving and retaining existing trees and other features where these are of landscape or amenity value, and will use its powers to protect trees where necessary. Where features exist on or adjacent to a site, they should be highlighted in site appraisals and the measures to ensure their retention and long-term maintenance outlined. This will include their protection during construction. As a minimum, any activity, works or storage around trees should be kept away from the limit of the crown spread or a

distance of half the height of the tree, whichever is the greater. Secure fencing shall be erected around this area prior to any activity, works or storage and maintained throughout until site completion. Further guidance on the protection of trees is set out the publication 'Trees and Development – A Guide to Best Practice, which is available on the planning portal at: www.planningni.gov.uk.

Development Adjacent to a Main River

POLICY ENV 4: Development Adjacent to a Main River

Development proposals on sites adjacent to a main river will only be acceptable provided the following criteria are met:

1. a biodiversity strip of at least 10 metres from the edge of the river is provided and accompanied with an appropriate landscaping management proposal;
2. public access and recreation provision is provided where appropriate;
3. there is no significant adverse impact on nature conservation;
4. the proposal will not compromise or impact on the natural flooding regime of the main river and complies with the requirements of PPS 15 (Revised): Planning and Flood Risk; and
5. any development would not prejudice future opportunities to provide a riverside walk.

Water is a key feature in many of the Plan area's settlements. The location on a river bank was the rationale for the original settlement of many towns such as Coleraine, Limavady and Ballymoney. The public's use, enjoyment and appreciation of rivers and their banks has increased greatly in recent years, for passive recreational purposes, nature conservation interest and general public amenity. Some settlements, such as Coleraine and Ballymoney have already enhanced sections of river bank for public access; for others, this is an asset yet

to be exploited. The Department is conscious of the range of interests and activities that can occur along and on rivers, often to mutual benefit.

Where sites are adjacent to a main river, the Department will normally require, as part of any development proposal, that public access is provided to and along the river corridor. Access for maintenance purposes is also to be safeguarded for Rivers Agency.

The water environment also provides a unique and valuable habitat for various forms of wildlife, flora and fauna, either within the watercourse, along the river corridors, or on any land subject to flooding. The provision of a buffer strip establishes a continuous green link, parallel and immediately adjacent to the water, and provides an area of undisturbed refuge and habitat for wildlife. Where public access is provided, sensitively located routes with appropriate planting and landscaping and surfaced paths sympathetic to the surroundings will be required.

Areas of land adjacent to watercourses will often perform a primary function of providing for the storage and conveyance of flood-water during times of flood. It is essential that this function is not lost or compromised. This policy applies to the following main rivers:

- (a). Agivey
- (b). Bann
- (c). Bush
- (d). Dun
- (e). Glenariff
- (f). Glenshesk
- (g). Margy
- (h). Roe
- (i). Tow

Areas of Townscape Character

All settlements have their own identity and character, derived from the sense of place that comes from human activity, which over time has

shaped the present built form. In some places, the variety or consistency of the overall character, including style of construction and in some instances landscaping, is particularly distinctive or pleasing, and merits specific protection from inappropriate change.

The Department wishes to ensure that new development respects the distinctive character and appearance of the townscape in the designated areas. The Department also considers that the characteristic built forms in these areas can inform developers in preparing development proposals elsewhere in these settlements to reinforce local identity. Future proposals for alterations provide the opportunity to restore architectural features which have been lost, and to rectify inappropriate alterations that detract from the character of the streetscape. Areas of Townscape Character are designated in accordance with PPS 6: Planning, Archaeology and the Built Heritage and PPS 6 (Addendum): Areas of Townscape Character. Areas of Townscape Character have been designated in the following settlements:

Coleraine Borough

Coleraine: Town Centre, and Lodge Road
Portballintrae
Portrush

Limavady Borough

Limavady

Moyle

Armoy

More detail on the traditional character, appearance and key features of the designated ATCs with specific design guidance is contained within Volume 2 of the Plan. Proposals within an Area of Townscape Character will be considered in the context of the prevailing regional policy and the Plan Proposals.

Area of Significant Archaeological Interest (ASAI)

POLICY ENV 5:

Area of Significant Archaeological Interest

Within the designated Area of Significant Archaeological Interest, planning permission will not be granted for proposals for large scale development, unless it can be demonstrated that there will be no significant impact on the character and appearance of this distinctive historic landscape.

Particular attention will be given to the impact of proposals when viewed from the monuments and other critical viewpoints within the ASAI and on the character of the area experienced while moving in and around its various monuments.

The single ASAI designated in the Plan area focuses on Dunluce Castle, one of the most recognised and iconic monuments in Northern Ireland, and its associated historic landscape. The ASAI contains a range of regionally important archaeological sites, though not all of these are presently in the care of the Department or scheduled under the provisions of the Historic Monuments and Archaeological Objects (NI) Order 1995. The inter-relationship between the surrounding landscape and upstanding remains often heightens the appreciation of an archaeological site. The preservation of such sites and their settings is of the highest priority.

The Department will use its development control powers to ensure that the setting of monuments is preserved, and that development does not have a detrimental effect on sites and monuments, or the character, appearance or visual amenity of the surrounding landscape. Accordingly, there will be a general presumption against large-scale developments within the ASAI, such as quarrying or mining operations, waste disposal, industrial units, major tourism schemes and the erection of masts, pylons or wind turbines as it is considered the scale of such proposals could be particularly damaging to

the distinctive appearance, character and heritage interests of the area. Other development proposals will be determined on their merits having regard to the Department's regional planning policies and the policies and guidance in this Plan.

In exceptional circumstances where planning permission is granted for development within the ASAI, the Department will require the implementation of appropriate mitigation works.

Areas of Archaeological Potential

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, the Plan highlights, for information, Areas of Archaeological Potential in the following settlements. The extent of these areas is shown on the relevant settlement map in Volume 2:

Ballymoney Borough

Ballymoney, Cloughmills*, Dervock*

Coleraine Borough

Coleraine, Garvagh, Kilrea, Macosquin*, Portrush, Portstewart

Limavady Borough

Limavady*, Ballykelly*, Dungiven*, Drumsurn*, Feeny

Moyle District

Ballycastle, Ballintoy, Bushmills*, Cushendall*, Lisnagunogue, Waterfoot*

These areas indicate to developers that, on the basis of current knowledge, it is likely that archaeological remains associated with the earlier urban development of these settlements will be encountered in the course of future development or change within the area. Such areas have largely been identified within the proposed development limits and, in some instances, associated archaeological remains may extend outside of these limits. Those settlements marked with an asterisk (*) have Areas of Archaeological Potential that extend beyond

the present settlement limits. Submission of an archaeological assessment or evaluation in support of a planning application may be required to allow informed and reasonable decisions to be taken. Archaeological assessments may be required under the provisions of prevailing Regional policy.

All greenfield sites, whether or not they contain known features, have archaeological potential. The Plan area contains areas within which archaeological potential may exist but has yet to be fully assessed. Where archaeological remains or their settings may be affected by development, applicants should submit an assessment or evaluation of the archaeological implications of their scheme and how any impacts will be mitigated as part of their planning application.

Where planning permission is granted for a scheme which may impact on archaeological remains, it will normally be conditional on the implementation of an appropriate programme of archaeological mitigation. This may include field survey, preservation of remains in situ, or the investigation of remains through excavation recording, and the analysis, archiving and preparation of results as an archaeological report.

It should be noted that within the Plan area, there is a very wide range of archaeological sites and monuments, from findspots of prehistoric tools through to major sites of industrial and defence heritage. Development proposals which may impact on any of those sites already identified in the Northern Ireland Sites and Monuments Record will be determined on their merits having regard to the Department's regional planning policies and the policies and guidance in this Plan.

Developers are strongly advised to liaise with the Department before submitting any proposals within these areas. Advice on the treatment of archaeological sites and monuments within residential developments is contained within the

Department's Publication 'Creating Places: Achieving Quality in Residential Developments'.

It should be noted that it is an offence under the provisions of the Historic Monuments and Archaeological Objects (NI) Order 1995 to carry out any intrusive search (such as excavation) for archaeological remains unless specifically licensed to do so by the Department.

Historic Parks, Gardens and Demesnes

Throughout the Plan area, there are a number of parks, gardens and demesnes of special historic interest, reflecting planned and managed landscape enhancement carried out since the 17th Century. The Department considers it important that these features of the built heritage are protected from development that would harm their historic character.

The range of historic parks, gardens and demesnes within the Plan area is wide, and includes some to which the public have access, courtesy of their owners. Historic parks, gardens and demesnes provide not only an historic reference but, where they are open to the public, an attractive and informative visitor attraction.

Policy relating to these is contained in PPS 6: Planning, Archaeology and the Built Heritage. Historic parks, gardens and demesnes of special historic interest are designated in the District proposals in Volume 2. Development proposals will be assessed against prevailing regional policy. Information on the register of Historic Parks, Gardens and Demesnes of special historic interest in Northern Ireland may be found on the NIEA website: www.doeni.gov.uk/niea.

EDUCATION, HEALTH, COMMUNITY AND CULTURAL FACILITIES

Introduction

Education, health, community and cultural facilities include a wide range of services provided by the private, public and voluntary sectors including, for example, schools, nurseries, health care facilities, community halls, and sports clubs. Community uses in the context of the Plan relate to those specified in Part C, Class C3: Residential Institutions, and Part D, Class D1: Community and Cultural Uses, of the Planning (Use Classes) Order (Northern Ireland) 2004.

These facilities often provide an essential and valuable service to local residents, particularly those without access to a car, and can help create or reinforce a sense of community.

Regional Policy Context

The RDS identifies Coleraine and Limavady as Main Hubs, and Ballycastle and Ballymoney as Local Hubs. Main hubs are to be developed as major locations providing employment, services and a range of cultural and leisure amenities. To ensure there is no unnecessary duplication of higher order services and that these services remain viable with adequate catchment populations, the RDS recommends co-operation between places where they are geographically close to each other. The four hubs in the Plan area are identified as having most potential to cluster.

The Department's regional planning policies for community needs are currently set out in the Planning Strategy for Rural Northern Ireland. Supplementary planning guidance is contained in DCAN 9: Residential and Nursing Homes, and DCAN13: Crèches, Day Nurseries and Pre-School Playgroups.

OPEN SPACE, SPORT AND OUTDOOR RECREATION

Introduction

Recreational facilities include active recreation and open space areas such as children's play areas, playing pitches and major sports facilities. They include passive recreation and open space areas which range from small landscaped amenity spaces, village greens, landscape corridors and formal parks to major countryside open spaces. The latter include country and forest parks that attract people from a wide area.

The provision of recreational facilities within the Plan area is the statutory responsibility of the four Councils. However, a large range of bodies such as the NIEA, the Forest Service, Northern Ireland Housing Executive (NIHE), schools, National Trust, local sports clubs and other voluntary organisations also provide a variety of publicly accessible recreation facilities, including water-based, and open space.

Regional Policy Context

The RDS aims to promote development which improves the health and well-being of communities, recognising that a healthy community is better able to take advantage of the economic, social and environmental opportunities which are open to it.

In supporting urban and rural renaissance, the RDS places importance in promoting recreational space within cities, towns and neighbourhoods, and that new developments or plans should make provision for adequate green and blue infrastructure (green infrastructure includes parks and green spaces; blue infrastructure includes ponds, streams and lakes). The amenity value of the natural environment if linked to green infrastructure provides opportunities for walking and cycling routes to heritage and other recreational interests and thus contributes to the health and well-being of people living in urban areas.

PPS 8: Open Space, Sport and Outdoor Recreation contains a wide range of policies aimed at the protection of existing open space, the provision of new space in association with new residential development, and policies in relation to specific types of recreation activities.

PPS 7: Quality Residential Developments, requires adequate provision for public and private open space in new residential schemes.

Major Areas of Existing Open Space

Major areas of existing open space are shown on the relevant Settlement Maps, and are normally protected from development in accordance with PPS 8. However, any areas of open space not identified on a map are also protected by the policies of PPS 8.

The Department has carried out an assessment of the existing public open space in the Plan area, and details are contained in the Open Space, Sport and Outdoor Recreation Technical Supplement. In general terms, the Plan area meets the minimum standards promoted by the National Playing Fields Association (NPFA, now Fields in Trust), although the quality of open space is variable, and the distribution of some categories of sites is less than ideal, making accessibility by the local population difficult. Relevant Councils in the Plan area have promoted new recreation sites and, accordingly, the Plan designates new Open Space zonings in a number of settlements, as identified in Volume 2 of the Plan, and shown on the relevant Settlement Maps. New residential development will also be required to accord with PPS 8 with regard to public open space provision.

Rights of Way

POLICY OSR 1:

Public Rights of Way and Permissive Paths

Permission will not be granted for development proposals that would have an adverse impact on the route, character, function or recreational value of the Ulster Way, the National Cycle Network, public rights of way or permissive paths.

Proposals that improve these routes will be permitted, provided the proposal is compatible with, and sensitive to, the local environment.

The Plan area has long been popular as a destination for informal recreation activity. Nationally recognised facilities such as the Ulster Way and the National Cycle Network are also important tourist attractions. Walking is becoming an increasingly common form of informal recreation, with the existing rights of way and permissive paths in the Plan area facilitating this.

Development proposals should physically relate to these routes, for example with development fronting onto them, and providing pedestrian and cycle links from the development site to the routes.

PUBLIC SERVICES AND UTILITIES

Introduction

The main public services and utilities in the Plan context are water and sewerage, drainage, waste disposal, cemeteries, electricity and telecommunications. The provision of public services and utilities is primarily the responsibility of a number of Government Departments and Agencies, the local Councils and statutory bodies. However, the role of the private sector is becoming increasingly important.

The Department has consulted with all statutory agencies and bodies with responsibility for the provision of public utilities and services within the Plan area. The information provided by those agencies is contained in the Public Utilities and Services Technical Supplement.

Regional Policy Context

The RDS highlights the importance of infrastructure such as electricity and telecoms connections in servicing economic growth. It emphasises the need to:

- implement a balanced approach to telecommunications infrastructure that will give a competitive advantage, recognising the need for investment particularly in broadband;
- deliver a sustainable and secure energy supply by maximising the contribution of renewable energy and developing 'Smart Grid' Initiatives; and
- promote a more sustainable approach to the provision of water and sewerage services and flood risk management including grey water recycling, rainwater harvesting and sustainable surface water management e.g. Sustainable Drainage Systems (SuDS).

Prevailing regional policy in relation to telecommunications is provided by PPS 10: Telecommunications, in relation to Waste Management is provided by PPS 11: Planning and Waste Management, in relation to flooding PPS 15 (Revised): Planning and Flood Risk, and PPS 18 relates to Renewable Energy.

The Planning Strategy for Rural Northern Ireland contains current policies on new infrastructure, major projects, and developments at risk from land instability. It also includes policies on overhead electricity cables and septic tanks.

Water and Sewage

The abstraction, treatment and supply of drinking water and conveyance and treatment of sewage are the responsibility of NI Water. Future improvements to the infrastructure are also the responsibility of NI Water.

Drainage

DARD Rivers Agency is the statutory drainage and flood protection authority and will be consulted on applications for development that may affect watercourses and floodplains. Rivers and watercourse management is the responsibility of the Rivers Agency.

In accordance with government policy, DARD is committed to the introduction of procedures for the recovery of developer contributions towards the costs of drainage infrastructure improvement work. For those sites where necessary infrastructure improvements are not viable, Rivers Agency will not consent to any additional run-off beyond existing rates. Developers are recommended to consult with Rivers Agency and NI Water at an early stage prior to submission of a planning application, to ensure an acceptable means of storm water drainage.

MINERALS

Introduction

Mineral extraction makes a significant contribution to the economy providing raw materials and creating employment, but it may also have some adverse effects on the environment if not properly regulated.

Mineral resources within the Plan area comprise sand and gravel, hardrock, lignite and peat. The mineral excavated from the active hardrock quarries in the Plan area is primarily basalt and such quarries can be found in each Council area.

Minerals have been, and are, discovered from time to time which are particularly valuable to the regional economy. In the Northern Plan area the lignite deposit at Ballymoney, known to exist for a number of years, is recognised as an important and valuable mineral resource, part of which has been proven to be of internationally recognised standards. The Plan designates a Lignite Resource Area in Ballymoney Borough in the Countryside and Coast Section (see Designation COU 5). This has been protected in the past and needs continued protection by a defined policy area. Lignite remains Northern Ireland's only indigenous source of fuel and, for this reason alone, safeguards are required to ensure the reserves remain exploitable if and when the need arises. The lignite reserves in Northern Ireland are included within the Department of Enterprise, Trade and Investment's overall long term Energy Strategy Framework for Northern Ireland.

In 2002, a mineral resource survey of Limavady District identified the spatial distribution of superficial deposits of sand and gravel in the area. These resources have been classified geologically according to the processes governing their formation. The survey recorded sand and gravel being actively excavated primarily south of Dungiven in the Sperrin Area of Outstanding Natural Beauty, while a number of former extraction pits have been identified south of Limavady town. Smaller sand and gravel pits are in operation south of Ballymoney and Ballycastle.

Regional Policy Context

Regional planning policies for mineral development are currently set out in the Planning Strategy for Rural Northern Ireland. This contains a range of policies for the control of mineral development including peat extraction, taking into account environmental protection, visual amenity, public safety and traffic considerations. Mineral development also needs to respect the environmental policies contained in PPS 2: Planning and Nature Conservation, and PPS 6: Planning, Archaeology and the Built Heritage.

The Minerals Resource Map of Northern Ireland was launched by the Environment Minister and the Minister of Enterprise, Trade and Investment in May 2012. The map will provide planners, industry and local communities with a tool to assist future decisions on a county-to-county basis in relation to the continued supply of minerals and in the protection of the environment.

Regionally, this means, in essence, local industry will be able to use local minerals more effectively. Salt to keep roads clear in winter, aggregates and other robust materials to support the local construction industry, mineral supplements for the animal feeds industry as well as base metals to sustain local manufacturing industry will all be more accessible. The Mineral Resources Map of Northern Ireland is available for viewing at www.bgs.ac.uk.

Extraction of Minerals

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 and 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.

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.

Over the past number of years, intermittent extraction of sand/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/gravel. There is a need to control the extraction of sand/gravel from within the coastal zone to ensure no irreparable damage to ecology, shoreline stability and environmental amenity of such areas. In accordance with Policy MIN 1 of the Planning Strategy for Rural Northern Ireland, decisions on applications for mineral extraction will be made with regard to the preservation of natural features of the landscape, which include the coastal zone. Any application will be subject to rigorous assessment to avoid any significant adverse impacts on ecology, shoreline stability and the environmental amenity of these areas in accordance with PPS 2.

Commercial peat extraction also occurs in parts of the Plan area.

Proposals for extraction of all minerals will be determined in accordance with prevailing regional planning policy, currently set out in the MIN policies of the Planning Strategy for Rural Northern Ireland.

Existing Workings

Within the Plan area there are 14 active basalt quarries between the four Council areas and 9 active sand and gravel pits.

Some of these are located near or in Areas of Outstanding Natural Beauty or adjacent to other environmentally sensitive areas. In determining planning applications, the need for the mineral resource will be balanced against the need to protect and conserve the environment, taking into account all relevant environmental, economic and planning considerations.

Natural Mineral Reserves

POLICY MIN 1:

Natural Mineral Reserves – Hydrocarbon Exploration

The exploration of commercially viable reserves of natural oil and gas will be considered in the context of the short and long term suitability of the site. Development that would have a significant adverse impact on the environment will not be permitted.

Future exploration under licence may identify deposits of oil or gas, which are particularly valuable to the Northern Ireland economy. Hydrocarbon extraction is a site-specific operation with any potential environmental effects being dependent on the methods used at that site. Applications will be treated on their individual merits having regard to the impact of the specific development on nearby residents, and sites or features designated for their scientific, landscape or heritage interests.

TRANSPORTATION

Introduction

An effective transport system is essential to meeting the needs of the Region. Continuing growth in road transport and its consequential environmental impacts in terms of, for example, air quality, tranquillity, and impact on landscapes and habitats, present a major challenge to the objective of sustainable development. Unmanaged traffic growth also has social and economic consequences, such as congestion and the effect on residents' quality of environment, and the reduced attractiveness of town centres as retail and service destinations. Good communications are essential to the local economy and to attract inward investment. It is important that the Plan considers how the location and the nature of development affects the amount and nature of travel, and how the

pattern of development is influenced by transport infrastructure and policies.

Roads through the Plan area link it with Northern Ireland's two major urban areas of Belfast and Londonderry, the other gateways and hubs in Ireland and the main port and airport gateways to outside Ireland. The ports of Belfast, Londonderry and Larne, and the regional airports of Belfast International, George Best Belfast City and City of Derry are all reasonably easily accessible using the road corridors and the trunk road links. Within the Plan area, Ballycastle provides an established ferry link with Rathlin. There is also a seasonal ferry service between Magilligan and Greencastle, Co Donegal.

The Plan area has an extensive network of secondary and minor rural roads, which provide vital links for the rural communities. There is also a comprehensive footpath system in all the urban areas, with a number of notable recreational footpaths particularly along the North Antrim coast. A dedicated cycle network, relating to the National Cycleway Network, has been established within the Plan area, and there are proposals to extend this.

The Plan has sought to integrate land use planning and transportation by considering how the location and nature of development affects the amount and nature of travel, and how the pattern of development is influenced by transport infrastructure and policies. The Department has allocated its main development in line with the RDS's focus on hubs and key transport corridors. The Settlement Hierarchy and the allocation of development have also reflected the RDS guidance in relation to the distribution of development in terms of the range of services and facilities available in settlements.

Regional Policy Context

In the context of the RDS, the Northern Plan area includes the greater length of the Northern corridor connecting the main hubs of Limavady and

Coleraine, and the local hub of Ballymoney with the Belfast Metropolitan area and with Londonderry in the north west. This corridor incorporates trunk roads (the A26 and A37). A section of the Belfast Metropolitan Area to Londonderry corridor also passes through the south western part of the Northern area, with the A6 trunk road. The northern section of the Newry to Coleraine link corridor is also within the Plan area (trunk road A29).

The Plan area benefits from an existing main railway network serving the hubs of Ballymoney, Coleraine and the town of Portrush. Continued investment in the railways is important for encouraging a modal shift from the motor car and for promoting the economic development of the North Coast.

The RDS 2035 aims to: 'Improve connectivity to enhance the movement of people, goods, energy and information between places.'

It sets guidance to deliver a balanced approach to transport infrastructure. This means improving connectivity by making more efficient use of road space and maximising the potential and making more strategic use of the Regional Strategic Transport Network (RSTN) including roads and railways. It also requires providing more attractive transport choices, making innovative approaches to public transport, reducing congestion and adopting measures to improve road safety.

The RDS also requires the integration of land use and transportation through the development of compact urban forms with the focus being on the use of land within existing urban footprints, particularly within the hubs. It also recognises that as transportation currently accounts for a quarter of the man-made greenhouse gas emissions, there is a need to reduce dependence on the car and change travel behaviour, as a mitigating response to climate change.

In addition, the Spatial Framework highlights the need to improve accessibility for rural communities,

promoting integrated rural transport initiatives which meet the needs of those living in isolated areas.

The Department's current regional planning policies on the roads aspects of transportation policy are set out in Planning Policy Statement 3 (PPS 3), Access, Movement and Parking and its clarification. This PPS sets out the Department's planning policies for vehicular and pedestrian access, the protection of transport routes, and parking. It forms an important element in the integration of transport and land-use planning. It embodies the Government's commitments to the provision of a safe, sustainable transport system, the improvement of mobility for those who are socially excluded or those whose mobility is impaired, the promotion of healthier living, and improved road safety. Applicants will be required to demonstrate, through a Transport Assessment, the impacts of their proposals on the transport network and be required to provide appropriate measures to address the impacts.

Planning Policy Statement 13, (PPS 13): Transportation and Land Use flows directly from the Strategic Policy Guidelines within the RDS and forms part of the implementation process of the Strategy. PPS13 also recognises the significance of the RTS in delivering the transportation vision of the Strategy. Its primary objective is to promote an integrated approach to the planning of transportation and development at all levels in the formulation of policy.

Supplementary Planning Guidance is contained in Development Control Advice Note 15: Vehicular Access Standards.

Regional Transportation Strategy (RTS)

The Regional Transportation Strategy (RTS) 2002-2012 was published in July 2002 and is a 'daughter document' of the RDS. Its purpose was to contribute towards achieving the longer-term vision for transportation contained in the RDS.

The purpose of the RTS was to improve access to regional, national and international markets, thereby contributing to sustainable patterns of development and movement, and promoting integration between different modes of travel.

The RTS identified strategic transportation investment priorities. It considered potential funding sources and the affordability of planned initiatives over the period to 2012.

Three transport plans were developed to implement the RTS: The Belfast Metropolitan Transport Plan (BMTP); the Regional Strategic Transport Network Transport Plan (RSTNTP); and the Sub-Regional Transport Plan (SRTP). Each of these Plans expand on the targets in the RTS, and will run until 2015.

The Minister for Regional Development launched the strategic document 'Ensuring a Sustainable Transport Future - A New Approach to Regional Transportation' in 2012. The publication set out how the Department plans to develop regional transportation beyond 2015 when the current transport plans reach their conclusion. The document lists three high level aims for transportation along with essential supporting strategic objectives. These cover the economy, society and the environment. It shows how strategic transportation developments can be assessed to allow informed decision making on future transportation investment.

Public Transport

The Northern Ireland Transport Holding Company, under the 'Translink' brand name, operates most rail and bus services within the Plan area. The RTS identified the need to improve public transport

travel opportunities by providing new services in urban and rural areas. Bus services link the Plan area's main settlements and to others outside the Plan area, for example to Ballymena and Londonderry. Local bus services operate in larger settlements and further services operate in rural areas.

Rail infrastructure in the Plan area has improved with the completion of the Coleraine to Londonderry track renewal project, and accessibility has improved with timetable improvements. The Department for Regional Development undertook a public consultation exercise on Future Railway Investment between January and April 2013 seeking views on the priorities for future investment in our railways up to and beyond 2035. DRD in consultation with Translink, will continue to analyse all of the information gathered as a result of this consultation in order to inform its priorities for future railways investment up to 2035.

Efforts will be made where possible to improve access and parking at railway stations and to co-ordinate public transport activities.

Opportunities may exist to improve facilities and parking at other bus and rail stations as resources permit. In particular, the provision of additional car parking for the exclusive use of passengers at Coleraine Transport Centre will be investigated.

Park & Share/Ride

In accordance with the vision and guidance within the RDS and the RTS and in order to encourage car sharing and modal shift from private car to bus/coach, a location offering potential as a Park and Share / Ride site along a key commuter corridor is identified in the Plan for information only. This scheme is promoted by the Department of Regional Development and the site will be subject to a detailed feasibility study to determine its suitability for development, taking account of factors such as

location, site availability, bus/coach service capacity and frequency.

Walking and Cycling

Most journeys involve some walking, and in urban areas walking is an important alternative to the car. Cycling is an economical, environmentally friendly and healthy means of transport. It provides a realistic alternative to the car for short journeys.

Car Parking

The provision of car parking facilities to serve centres of population must be viewed in the light of the Regional Development Strategy, which aims to encourage the use of public transport as well as other modes of transport. The Department's policy aims to provide a more efficient use of town centre land, an improvement in the urban environment, better traffic flows and greater safety for road users. The operation of this policy implies the need for the provision of car park management measures to meet local demand.

A priority is to ensure the most efficient use of existing spaces by their effective management, so as to ensure that short-stay spaces are available in those car parks, and where appropriate, streets, convenient to town centres. To this end charging will be maintained in busier town centre car parks, and where appropriate, the use of charging will be expanded or introduced. On-street charging will also be considered as a management tool where appropriate. The operation of car parks will also support the transportation strategy of reducing travel by car by discouraging long stay parking by commuters in the town centre car parks.

A Car Parking Strategy has been prepared for the Department, which will inform the consideration of car parking issues, both on and off-street, in Limavady, Coleraine, Portrush, Portstewart, Ballycastle, and Ballymoney.

This Strategy anticipates that by the end of the Plan period, if all proposed development materialises, the present parking provisions in Limavady, Portrush, Portstewart, Ballycastle, and Ballymoney, will be sufficient to meet normal demand, whereas there will be a shortfall in the overall parking capacity in Coleraine. This shortfall will be largely provided for by appropriate development of significant development opportunity sites identified in the Plan.

Within each town centre, developers seeking planning permission will be required to provide operational car parking, and will be expected to demonstrate that their premises can be serviced adequately. In addition, developers may be asked to provide non-operational parking to the standards indicated in PPS 3.

Alternatively, within a town centre, where a development would normally require the provision of additional transportation infrastructure, including car parking and/or improvements in public transport services identified through a Transport Assessment, contributions from developers may be sought in lieu of their direct provision.

For all developments outside town centres, parking standards of PPS 3 will be applied.

Regional Strategic Transport Network (RSTN)

Transport NI has a programme for upgrading some single carriageways to dual standard, providing bypasses around bottlenecks, and widening some single carriageways to provide safe overtaking opportunities. The stretches to be widened will be selected to provide maximum benefits to traffic flow, with minimum disturbance to adjacent property. Schemes will be approximately 2 kilometres long, and will be similar to those already constructed at Ballymoney, Springwell, and Glenshane. The sites under consideration are listed below.

Route Protection – Rural Schemes

PROPOSAL TRA 1:

Rural Route Protection

The following rural road schemes are proposed:

- (a). A26 Glarryford to A44 Dualling, which would upgrade a 7 kilometre length of the existing A26 to dual carriageway standard between Glarryford and the A44 turn off to Ballycastle.
- (b). A6 Dungiven Bypass, which would provide a dual carriageway bypass of the town.
- (c). A37 Gortcorbies (improving overtaking opportunity towards Coleraine).
- (d). A26 Ballymoney Bypass (long-term dualling along the line of the existing bypass).
- (e). A2 Ballykelly Bypass (preferred route).

During the Plan period, further schemes may be identified to provide safety improvements and overtaking opportunities on the RSTN; implementation of these would be subject to the availability of resources within the RSTN Transport Plan. Schemes relating to urban areas are to be found in the relevant Settlement section in Volume 2 of the Plan.

Protected Routes Network

The Government, for the past 20 years, has sought to maintain the efficiency and safety of the main road system between the Region's towns, through Protected Routes, where normally additional accesses, or development that would intensify the use of existing accesses are not approved. The detailed policies are contained within PPS 3. The Department will continue to safeguard the existing Protected Routes, which are as follows:-

1. A2 Coleraine through Portstewart to Portrush
2. A2 Limavady to Londonderry
3. A6 Maghera through Dungiven to Londonderry
4. A26 Ballymena to Coleraine
5. A29 Swatragh through Garvagh through Coleraine to Portrush
6. A37 Coleraine to Limavady
7. A44 Ballycastle fork to Ballycastle
8. B62 Ballymoney to Portrush
9. B67 Coleraine through Ballybogy to Ballycastle
10. B68 Limavady to Dungiven

Park and Share Facilities

PROPOSAL TRA 2:

Park and Ride/Park and Share Site on A26

A site with development potential for a park and ride/park and share scheme is proposed at the Killagan Road/Frosses Road/Drumadoon Road junction along with the A26 dualling from Glarryford to Ballycastle fork scheme.

As part of the encouragement of sustainability and to ease increasing congestion, a site for a new park and share facility is proposed near Logans at the Killagan Road/Frosses Road/Drumadoon Road junction along with the A26 dualling from Glarryford to Ballycastle fork scheme, part of the A 26 key transport corridor. Goldliner bus services operate along this route, and the aim of the designation is to encourage modal shift from private cars to public transport, and to facilitate car sharing. It is anticipated that the site, if found to be suitable, could provide between 50 - 100 spaces.

Disused Rail Track Beds

PPS 3: Access, Movement and Parking contains a specific policy AMP 5 – Disused Transport Routes, which protects these from inappropriate development and facilitates their use for transport and recreational use.

The Plan identifies a number of former rail track beds throughout the Plan area. These have the potential to be developed as road lines, public transport routes, cycle or walking routes, and this has been assessed during the preparation of the Sub-Regional Transport Plan.

Some former transportation routes may also have considerable environmental value (flora, fauna, geology and industrial archaeology), which may justify appropriate protection measures if practicable in the context of this policy.

COUNTRYSIDE AND COAST

Introduction

Increased mobility, altering economic circumstances, particularly within the agricultural sector and the emergence of a growing and dynamic rural population base have combined to create a changing rural environment.

The four Council areas encompass an extensive area of countryside rich and diverse in terms of its character, landscape, heritage and biodiversity value which is detailed in the Countryside Assessment Technical Supplement.

The Plan area also contains an extensive coastline, approximately 237 kms, which is a critical element in the area's biodiversity, attractiveness and economy. Large parts of the coast are designated nature sites, due to their productive and biologically diverse ecosystems – such as mudflats, sand dunes, reefs and cliffs. The Plan area also includes Rathlin Island which is Northern Ireland's only inhabited

offshore island. Many of the Plan settlements are located on or near the coast and the marine area provides an important social and cultural function. A large number of activities take place in the Plan's marine and coastal area including: habitation, transportation, renewable energy research sites, fishing, aquaculture and tourism. The coast is also unique in that it contains Northern Ireland's only World Heritage Site – the Giant's Causeway and Causeway Coast.

Sections of the coast and countryside are protected by a number of international and national nature conservation designations. These include:

Sites of international Nature Conservation Importance

Ramsar Sites

- Lough Foyle
- Garry Bog
- Garron Plateau

Special Protection Areas (SPA)

- Antrim Hills
- Lough Foyle
- Rathlin Island
- Sheep Island

Special Areas of Conservation (SAC)

- Banagher Glen
- Bann Estuary
- Binevenagh
- Breen Wood
- Carn-Glenshane Pass
- Garron Plateau
- Garry Bog
- Magilligan
- Main Valley Bogs
- North Antrim Coast
- Rathlin Island
- River Roe and Tributaries

Sites of Community Importance (SCI)

- Red Bay
- Skerries and Causeway

Sites of National Nature Conservation Importance

National Nature Reserves

- Altikeeragh
- Binevenagh
- Giant's Causeway
- Portrush

Nature Reserves

- Ballymaclary
- Banagher Glen
- Breen Oak Wood
- Glenariffe Waterfalls
- Kebble
- Magilligan Point
- Roe Estuary
- Slievanorra Forest

Areas of Special Scientific Interest

- Aghanloo Wood
- Altikeeragh
- Altmover Glen
- Ballycastle Coalfield
- Ballymacaldrack
- Ballymacallion
- Ballyrisk More
- Banagher Glen
- Bann Estuary
- Binevenagh
- Bovevagh
- Breen Wood
- Brockagh Quarry
- Caldanagh Bog
- Capecastle
- Carey Valley
- Carn-Glenishane Pass
- Carrick-a-rede
- Castle Point
- Castle River Valley

- Church Bay
- Cloghastucan
- Craigs
- Craigahulliar
- Dunloy Bog
- Errigal Glen
- Fairhead and Murlough Bay
- Garron Plateau
- Garry Bog
- Garry Bog Part 2
- Giants Causeway and Dunseverick
- Glarryford
- Glenariff
- Glenariffe Glen
- Glenballyemon River
- Galboly
- Gortcorbies
- Lough Foyle
- Loughermore Mountain
- Magilligan
- Portballintrae
- Prolusk
- Ramore Head and the Skerries
- Rathlin Island – Ballycarry
- Rathlin Island – Ballygill North
- Rathlin Island - Kebble
- Rathlin Island – Kinramer South
- Rathlin Island Coast
- River Roe and Tributaries
- Runkerry
- Sheep Island
- Slievanorra and Croghan
- Smulgedon
- Tievebulliagh
- Torr Head
- Tow River Wood
- Tircreven
- Tullyhill
- West Strand Portrush
- White Park Bay
- White Rocks

Areas of Scientific Interest (ASI)

- Loughaveema
- Clontyfinnan

Details of these designations can be found in the Countryside Assessment and are indicated on the accompanying District Maps.

Regional Policy Context

The RDS sets strategic guidance to sustain rural communities living in smaller settlements and the open countryside; and improve accessibility for rural communities. This is balanced against guidance to conserve, protect and where possible enhance our natural environment. This means conserving, protecting and, where possible, enhancing areas recognised for their landscape quality and protecting designated areas of countryside from inappropriate development.

PPS 21: Sustainable Development in the Countryside, sets out planning policies for development in the countryside. It aims to manage development in the countryside which strikes a balance between the need to protect the countryside from unnecessary or inappropriate development, while supporting rural communities.

PPS 21 recognises the importance of:

- managing growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community;
- conserving 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;
- facilitating development necessary to achieve a sustainable rural economy, including appropriate farm diversification and other economic activity; and
- promoting high standards in the design, siting and landscaping of development in the countryside.

PPS 2: Natural Heritage sets out the Department's planning policies for the conservation, protection and enhancement of our natural heritage, which is defined as 'the diversity of our habitats, species, landscapes and earth science features'.

The Planning Strategy for Rural Northern Ireland contains current regional planning policies for the protection of the best and most versatile agricultural land, and community woodlands. This Strategy also includes regional policies to protect and to guide development in the coastal zone.

The UK Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment, including the coastal intertidal area. The Department of the Environment is currently preparing a Northern Ireland Marine Plan and these will be material considerations for development proposals on/near the coast of the Northern Plan area.

The Plan, consistent with the RDS, seeks to manage change and maintain an attractive and prosperous rural area. The aims of the Spatial Development Strategy in the RDS include the support of towns, villages and rural communities to maximise their potential, and to protect and enhance the environment for its own sake. The Plan recognises that the principles of sustainable development must be at the heart of future rural development. The need to sustain rural communities requires new development and employment opportunities that respect local, social and environmental circumstances.

RATHLIN ISLAND

POLICY COU 1:

Rathlin Island

Planning permission will be granted for single dwellings for permanent residency where there are significant remnants of a traditional home/wallstead and the applicant can demonstrate either:

1. A strong island connection; or
2. That they will make a significant contribution to the economic and social vitality of the island.

Any replacement dwelling that incorporates an ancillary element providing workshop accommodation for self-employment may be acceptable in principle.

Rathlin is the only inhabited offshore island in Northern Ireland. The island continues to have a slowly declining permanent population, despite significant recent improvements in infrastructure and ferry connections to the mainland. Substantial development took place in Church Bay during the 1990s. Unfortunately, this development mostly provided second homes, rather than strengthening the island community. The policy provides the opportunity for those seeking to live on the island on a permanent basis as their main residence to utilise previously occupied sites where islanders would traditionally have chosen to live. It also facilitates people who originally lived on the island but who moved away and wish to return to it again, and allows people who want to make a positive contribution to the island to locate to Rathlin. The Plan also provides the opportunity for those who need to live on the island to provide a specific social or economic service, such as a teacher, post office manager, or nurse, to be accommodated.

Rathlin Island is within the Antrim Coast and Glens Area of Outstanding Natural Beauty, where particular regard needs to be given to the mass,

height, scale, design and detailing of new building, to ensure the distinctive character of the island is retained.

The Department of Regional Development (DRD) produced the Revised Rathlin Island Policy in July 2013. This provides a framework for a more integrated approach by the NI Executive in seeking to address the challenges facing Northern Ireland's only island community.

Giant's Causeway and Causeway Coast World Heritage Site

UNESCO gave approval for the designation of the Giant's Causeway and Causeway Coast as a World Heritage Site (WHS) in 1986. Interim planning policy on this as the Region's only WHS was contained in Policy BH 5 of PPS 6: Planning, Archaeology and the Built Heritage. This is now supplemented by the policies in this Plan.

The Causeway Coast Area of Outstanding Natural Beauty Management Plan was produced by the Environment and Heritage Service in April 2003. This examines not only the AONB, but also its relationship with the WHS in the context of the AONB. It makes it clear that the setting of the WHS is not to be confused with policy relating to the AONB designation, although the AONB landscape is inextricably linked to the WHS. The setting of the WHS extends into the seascape.

The Management Plan identified three categories of setting: distinctive, supportive and connective. The Department has reviewed these landscape settings and established a boundary for the Distinctive Setting relating to physical features or historic townland boundaries.

The WHS and its setting also lie within the designated Causeway Coast AONB, and much of the WHS is subject to a hierarchy of scientific designations to protect its earth science and nature conservation interest.

POLICY COU 2:**The Giant's Causeway and Causeway Coast World Heritage Site**

No development will be approved within the World Heritage Site unless there are very exceptional circumstances directly related to the provision of essential facilities for visitors and which would not be detrimental to the landscape or scientific interest of the Site.

The Giant's Causeway and Causeway Coast WHS is unique, and both an environmental and economic asset to the Plan area and to Northern Ireland as a whole. The Causeway and its immediate environment remain relatively untouched by intrusive human activity, and should remain so. However, the Department is conscious of its importance to the Northern Ireland economy as a key visitor attraction, and the need to provide appropriate essential facilities in the vicinity to meet visitor needs. The Department considers essential facilities to include a high quality reception and interpretation facility for the understanding and enjoyment of the WHS. Associated facilities may include ancillary catering and retailing for use by visitors. Attractions associated with the site, but not essential for visitor needs will not be acceptable, nor will development generally. Any development will be required to be sited and designed not to cause detriment to the landscape, which is intrinsic to the site's appreciation, or to scientific interest.

DESIGNATION COU 3:**The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site**

The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site is designated as identified on the Countryside Maps.

The landscape closely associated with the World Heritage Site extends several kilometres south from the Site and is visually intrinsically linked, providing both a backdrop for visitors within the Site and a foreground for visitors approaching the Site.

POLICY COU 4:**The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site**

No development within the Distinctive Landscape Setting outside of settlement development limits will be approved except:

1. exceptionally modest scale facilities, without landscape detriment, which are necessary to meet the direct needs of visitors to the World Heritage Site;
2. extensions to buildings that are appropriate in scale and design and represent not more than 20% of the cubic content of existing buildings;
3. replacements of existing occupied dwellings with not more than a 20% increase in the cubic content.

These allowances will be permitted once only.

Development proposals within the Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site will be subject to particular scrutiny. The Department considers some visitor related development is acceptable in this area. However, it should be small in scale, both in terms of built form and be directly related to the WHS and require a location in proximity to it, rather than a facility to meet the needs of visitors to the general area. Historically, vernacular dwellings related to the traditional agricultural use of the land and accommodated farming families and workers. Houses were small in mass and scale, and normally single storey, with any extensions appearing as subservient elements to the main structure. The Distinctive Landscape is located

within the Causeway Coast AONB, where sensitive development is required.

The relationship of this landscape to the World Heritage Site requires an even stricter approach to development proposals than elsewhere in the AONB, to ensure the balance between landscape and built form is not adversely affected with buildings appearing over-dominant and out of historic context. The Department, therefore, imposes restrictions on the scale of extensions and replacement dwellings to avoid this arising. The Department will seek improvements to the landscape setting where these are appropriate, and are related to the development proposed.

LIGNITE

DESIGNATION COU 5:

Lignite Resource Area

A Lignite Resource Area is designated as shown on the Ballymoney District Map No 2.

The lignite deposit in Ballymoney Borough is recognised as an important and valuable mineral resource, part of which has been proven to be of internationally recognised standards. The Plan safeguards this resource, to ensure the reserves remain exploitable if and when the need arises. Prevailing regional planning policy relating to minerals, as currently contained in the MIN policies in the Planning Strategy for Rural Northern Ireland will be applied within the designated area. PPS 21: Sustainable Development in the Countryside, may also be relevant subject to the nature of development proposals.

Agriculture

Agriculture is the predominant land use within the Northern Plan Area. There are approximately 3,000 holdings in the Plan area, with over two-thirds involved in cattle and sheep rearing, whilst

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 and Rural Development (DARD) 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.

Forestry

Forestry operations are largely carried out by the Department of Agriculture and Rural Development'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.

Community woodlands have been established by the Woodland Trust at two locations in the Plan area - Brookwood and Cornfield Wood - both within Coleraine Borough Council area.

Fishing

Whilst the Plan area has a substantial coastline, commercial sea fishing employment is limited to Cushendall and Cushendun. There are commercial crab and lobster inshore fisheries, and commercial eel fishing, in the Plan area also. Private charter firms, primarily for leisure sea fishing, operate out of the area's various harbours.

There is extensive aquaculture occurring in Lough Foyle with 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.

APPENDICES

APPENDIX 1: Policy Context

Policy Context

- The Belfast Agreement – the outcome of the multi-party negotiations on the future of Northern Ireland, April 1998;
- The Northern Ireland Act 1998;
- The UK Government’s White Paper on Partnership for Equality, DFP March 1998 (leading to the development of New Targeting Social Need Policy);
- Policy Appraisal and the Environment, DETR April 1998;
- The UK Government’s White Paper on the future of Transport, “A New Deal for Transport: Better for Everyone”, DETR 1998;
- “Moving forward – the Northern Ireland Transport Policy Statement”, DOE 1998;
- “A Better Quality of Life – A UK Strategy for Sustainable Development”, DETR May 1999;
- The Strategic Planning (Northern Ireland) Order 1999;
- Strategy 2010 – A Report by the Economic Development Strategy Review Steering Group, March 1999;
- “Creating Places – achieving quality in residential developments”, Design Guide published by DOE and DRD, May 2000;
- The Northern Ireland Programme for Government;
- Biodiversity in Northern Ireland: Recommendations to Government for a Biodiversity Strategy, Northern Ireland Biodiversity Group, October 2000;
- River Conservation Strategy: An Environment and Heritage Service Strategy to protect, conserve and enhance to natural and built heritage values of rivers in Northern Ireland and facilitate their sustainable use, DOE 2001;
- Developing a Regional Transportation Strategy for Northern Ireland 2002-2012, July 2002;
- “Shaping our Future – Regional Development Strategy for Northern Ireland 2025”, September 2001;
- Northern Ireland Waste Management Strategy, DOE 2005;
- “Northern Ireland Biodiversity Strategy” Northern Ireland Biodiversity Group, August 2002;
- The Regional Strategic Transport Network Transport Plan, March 2005;
- “Public Examination – Report of the Panel on the Review of Housing Growth Indicators”, Shaping our Future – Housing Review, March 2006;
- “Review of Housing Figures – Response by the Department of Regional Development to the Report of the Independent Panel following the Public Examination”, June 2006;
- “A Sustainable Development Strategy for Northern Ireland: Everyone’s Involved”, Northern Ireland Executive 2010;
- UK Marine Policy Statement (MPS), 2011
- Regional Development Strategy 2035 – “Building a Better Future,” March 2012

APPENDIX 3: Development Control Advice Notes (DCANs)

Number Topic

1. Amusement Centres
2. Multiple Occupancy
3. Bookmaking Offices
4. Restaurants, Cafes and Fast Food Outlets
5. Taxi Offices
6. Unallocated
7. Public Houses
8. Housing in Existing Urban Areas
9. Residential and Nursing Homes
10. Environmental Impact Assessment Revised
11. Access for People with Disabilities
12. Planning Controls for Hazardous Substances
13. Crèches, Day Nurseries and Pre-School Play Groups
14. Siting and Design of Radio Telecommunications Equipment
15. Vehicular Access Standards

Issued for Consultation

11. Access for All - Designing for an Accessible Environment (Revised)

APPENDIX 4: Acronyms & Northern Ireland Government Departments

ACRONYMS

AAP	Area of Archaeological Potential	RSTN TP	The Regional Strategic Transport Network Transport Plan
AONB	Area of Outstanding Natural Beauty	SAC	Special Area of Conservation
AOHSV	Areas of High Scenic Value	SEL	Strategic Employment Location
ASI	Areas of Scientific Interest	SLNCI	Sites of Local Nature Conservation Importance
ASAI	Area of Significant Archaeological Interest	SPA	Special Protection Areas
ASSI	Area of Special Scientific Interest	SPG	Strategic Planning Guidelines
ATC	Area of Townscape Character	SRI	Strategic Road Improvements
AVC	Area of Village Character	S RTP	Sub-Regional Transport Plan
CPA	Countryside Policy Area	SUDS	Sustainable Urban Drainage Systems
CTA	Community Technical Aid	TA	Transport Assessment
DCAN	Development Control Advice Note	WHS	World Heritage Site
DEFRA	Department of Environment, Food and Rural Affairs		
EHS	Environment & Heritage Service, DOE		
EQIA	Equality Impact Assessment		
ESA	Environmentally Sensitive Area		
HGI's	Housing Growth Indicators		
HNA	Housing Needs Assessment		
KTC	Key Transport Corridor		
LLPA	Local Landscape Policy Area		
NEAP	North East Area Plan 2001		
NIEA	Northern Ireland Environment Agency		
NIHE	Northern Ireland Housing Executive		
NILCA	Northern Ireland Landscape Countryside Assessment		
NITB	Northern Ireland Tourist Board		
NNR	National Nature Reserve Sites		
PAC	Planning Appeals Commission		
PPS	Planning Policy Statement		
PSRNI	Planning Strategy for Rural Northern Ireland		
RDS	Regional Development Strategy		
RPA	Review of Public Administration		
RTS	Regional Transportation Strategy		

NORTHERN IRELAND GOVERNMENT DEPARTMENTS

DARD	Department of Agriculture and Rural Development
DCAL	Department of Culture, Arts and Leisure
DE	Department of Education
DEL	Department of Employment and Learning
DETI	Department of Enterprise, Trade and Investment
DFP	Department of Finance and Personnel
DHSSP	Department of Health, Social Services and Public Safety
DOE	Department of the Environment
DRD	Department for Regional Development
DSD	Department for Social Development
DHSSPs	Department of Health, Social Services and Public Safety

