



County Development Plan Review

Rural Housing

Background Paper

November 2012

Planning Policy Unit
Cork County Council

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Note: Although November 2012 is the cover date on this document the data used to inform the document was largely collected in late 2011 and throughout 2012.

Executive Summary

i. Terms of Reference

The main outputs of this study are to:

- (a) Review policies for the Metropolitan Greenbelt and Rural Housing Control Zone and
- (b) A review of the rural housing policies applicable to the remainder of the County, based on the template put forward in the Sustainable Rural Housing Guidelines 2005.

It was agreed at the Planning Policy Group Meeting of the 17th January 2012 that although the initial aim of this study is to review the rural housing policies for the Metropolitan Greenbelt, this needs to be carried out in line with the overall approach to rural housing set out in the Ministerial Guidelines. The following section outlined the agreed approach for the study which was adapted to address any emerging issues as the study progressed.

The Approach of this Study is to:

- Use the Sustainable Rural Housing Guidelines as a template to revise and review the current rural housing policy. The overall aim in the longer term context of the CDP review could be to produce a rural housing policy for the entire Cork County area broadly in line with the approach suggested in the guidelines.
- Review of policies for the Metropolitan Greenbelt and Rural Housing Control Zone which would include the following :
 - Examine the approach taken by other Local Authorities when reviewing Rural Housing requirements.
 - Carry out an Analysis of the following data sources to inform the process of developing a Typology for the Rural Areas of Co Cork.
 - Analysis of Geo-directory databases from 2007-2011 to ascertain the amount of new housing development in rural areas.
 - Analysis of Planning Application database (or other forms of monitoring data Odyssey etc) to examine the amount of individual houses granted permission in rural areas.
 - Analysis of Census Data to examine trends in relation to rural areas experiencing significant population growth and population decline.
- Carry out a similar review of the rural housing policies applicable to the remainder of the County with a view to informing debate in the issues paper to be published in 2013.
- The Criteria in the following table will be used to develop a Typology of Rural Areas which will be Map Based in accordance with the Sustainable Rural Housing Guidelines.
- In order to develop the Typology of Rural Areas within the County an analysis of demographic, social, economic and heritage issues / designations will need to be taken into account.
- Any new policies emerging from the study will need to be subject to both SEA and AA processes.
- Consider how to incorporate the requirements of Department Circular 5(08) relating to rural business.
- The development of the Typology and any policies emerging from the study should be set within the wider context of an overall policy for Rural County Cork which will deal with how best to sustain and develop rural communities in all parts of the County over the lifetime of the new plan.

The following criteria will be used in this study to develop a Typology for Rural Areas:

Rural Area Type	Key Elements associated with a Typical Policy	Suggested Approach for Study
Rural Areas under strong urban influence	<ul style="list-style-type: none"> Facilitate the housing requirements of the rural community as identified by the planning authority in light of local conditions. Directing urban generated development to areas zoned for new housing development within the settlement network. 	<ul style="list-style-type: none"> It is proposed that an analysis be undertaken to ascertain the extent of the rural area of Co Cork which is under Strong Urban Influence. This analysis should be based on drive times from Cork City. An analysis of population growth, house construction and planning permissions granted for rural dwellings will also be undertaken.
Stronger rural areas	<ul style="list-style-type: none"> Consolidate and sustain the stability of the population. Strike the appropriate balance between development activity in smaller towns and villages and wider rural areas. Carefully monitor development trends to avoid areas becoming overdeveloped (i.e. extensive ribbon development). 	<ul style="list-style-type: none"> It is proposed that clusters of DED's with similar characteristics experiencing population stability be examined to define these stronger rural areas.
Structurally weaker rural areas	<ul style="list-style-type: none"> Need to accommodate any demand for permanent residential development as it arises subject to good practice in design, location and protection of important landscapes and any environmentally sensitive areas. Linkages to policies aimed at enhancing development potential and availability of indigenous employment in weaker areas. Monitoring the operation of settlement policies to avoid excessive levels of inappropriately located development. 	<ul style="list-style-type: none"> It is proposed that clusters of DED's with similar characteristics experiencing a persistent and significant decline in population be examined to define these structurally weaker rural areas.
Areas with clustered settlement patterns	<ul style="list-style-type: none"> Support the maintenance of a vibrant rural population. Protect important landscape quality. 	<ul style="list-style-type: none"> It is proposed to examine if these types of clustered settlement patterns exist in coastal areas of West Cork and examine the most appropriate policy response to address any issues. It is proposed to examine the approach taken by other Local Authorities (along the western seaboard) in defining these areas.

ii. Background

The Cork Area Strategic Plan (2001) recognised that the Green Belt was a central concept to its strategy and that controls on one-off rural housing should be extended to the whole of Metropolitan Cork. The 2003 County Development Plan gave effect to this recommendation and extended the A1, A2, and A3 Greenbelt designations established in 1996 to most of Metropolitan Cork.

In addition, the County Development Plan 2003, recognising the pressure for urban generated rural housing in the area within CASP but beyond the Metropolitan Area, established a 'Rural Housing Control Zone' (RHCZ) for part of this area, where some controls on rural housing also applied.

Outside the Rural Housing Control Zone, the Electoral Area Local Area Plans of 2005 replaced the 'three-mile-zones' around the main towns with mapped Green Belts that aimed to protect the visual setting of the town from unnecessary one-off rural housing.

The 2009 CDP continued the rural housing policy contained in the 2003 CDP, with controls on rural housing in the Greenbelt Areas, Rural Housing Control Zone and 'Scenic and Coastal Areas' of the County. The plan stated that in relation to the CASP Ring Rural Area, 'the rate at which permissions are granted for individual houses in rural areas will need to be reduced significantly below the levels recorded in the last few years' and 'if current trends continue the County Council will introduce policy measures to the entire CASP Ring Rural Areas' to ensure that the targets in the development plan are met.

Outside of these areas, there are no settlement policy restrictions on rural housing and applications are dealt with on their merits subject to normal proper planning and sustainable development considerations. This area equates to approximately 63% of the total land mass of the County.

iii. Policy Context

The Sustainable Rural Housing Guidelines are the current statement of government policy on rural housing. They were introduced in 2005 after the last major review of our own rural housing policies. The salient points in relation to the review of Rural Housing policies in the Guidelines are as follows:

- The Guidelines highlight the importance of the planning system adopting a more 'analytically based and plan led approach'.
- The Guidelines state that it is 'vitaly important that a process of research and analysis be carried out into population and development trends in rural areas', which should include the identification of 'Rural Area Types' set out in the NSS, to include -
 - (a) Rural Areas under strong urban influence.
 - (b) Stronger rural areas.
 - (c) Structurally weaker rural areas.
 - (d) Areas with clustered settlement patterns.
- The development plan should illustrate these areas on a single general map, avoiding an overly-detailed and prescriptive map.

- The Guidelines state that the results of the analysis should be published (e.g. included in any 'Issues paper') to harness public support for the plans objectives.
- Having defined the 'Rural Area Types', the planning authority must then tailor policies that respond to:
 - 1) The different housing requirements of urban and rural communities.
 - 2) The varying characteristics of rural areas.

Planning policies will need to make the distinctions in (1) and (2) above to avoid ribbon (example and definition cited in the guidelines) and haphazard development in rural areas close to towns / cities.

- These policies should be addressed within the context of an 'overall settlement strategy', which would set out a vision for urban and rural areas.

iv. Survey and Analysis

The main findings of this study on rural housing from 2007 to 2011 are as follows:

- The study reveals that between 2007-2011, 43% of the new houses built outside development boundaries were built in the West Cork Strategic Planning Area, followed by 32% in the CASP Ring SPA, 16% in the North SPA and 9% in Metropolitan Cork.
- Between 2007 and 2011, 54% of the total number of additional houses built outside development boundaries within the County, were located in unrestricted areas equating to 4,751 dwellings (increase of 18%).
- The housing stock outside development boundaries grew by 8,765 houses or 15% (Average of 1,753 houses per year) from 2007 to 2011.
- The largest increase was experienced in the West Strategic Planning Area where the housing stock outside development boundaries grew by 3,759 houses or 23% (Average of 752 houses per year) from 2007 to 2011, which is more than double the annual growth figure of 318 dwellings per year envisaged for the villages and rural areas of the West SPA in the Core Strategy.
- The housing stock outside development boundaries in the CASP Ring SPA grew by 2,816 houses or 15% (Average of 563 houses per year) from 2007 to 2011.
- The housing stock outside development boundaries in unrestricted areas of CASP grew by 1,905 dwellings or 16% (Average of 381 houses per year) from 2007 to 2011, which is substantially in excess of the entire figure for the North SPA during this period.
- The levels of rural housing growth from 2007-2011 in the North SPA and Metropolitan Cork were marginally lower at 12% and 8% respectively, in excess of those at the beginning of 2007.
- The average rural housing growth per DED for Co Cork from 2007 to 2011 was calculated at 15%. There has been positive rural housing growth in all but 6 of the

Rural DED's in County Cork from 2007-2011. These results indicate significant development pressure in rural areas of the CASP Ring Strategic Planning Area and in the West Cork Strategic Planning Area.

v. Census Results

The average percentage increase in population from 2006 to 2011 for Cork County was 10.48 % which is slightly above the national average.

The results of the Census reveal that the highest levels of population growth were experienced within CASP with the vast majority of DED's experiencing above average population growth.

There were lower levels of population growth in the DED's of the West and North Strategic Planning Areas. In these areas, population growth was normally clustered among several DED's which were primarily characterised by either proximity to a main town or within the commuting catchment of Cork City.

There were 47 DED's which experienced a decline in population from 2006 to 2011. The majority of these DED's were located in the North Strategic Planning Area and West Strategic Planning Area.

The average percentage vacancy rate in 2011 for Cork County is 15.79 % which is slightly above the national average. The highest levels of vacancy rates are in the West Strategic Planning Area, Coastal Areas of the County, and to a lesser extent the North Strategic Planning Area.

An analysis of vacancy rates for the West Strategic Planning Area, reveal that of the 105 Rural DED's located within the Strategic Planning Area, 86 DED's have vacancy rates in excess of the County average with Coastal DED's experiencing the highest vacancy rates. These results suggest that a prevalence of holiday and second home development in the West Strategic Planning Area has contributed to high vacancy rates.

The National average % of the total population within the 65+ Age Band is 11.67%, while the County average is slightly less at 11.48%. The 2011 Census results reveal that the % of total population within the 65+ Age Band is greatest in DED's in the North and West Cork Strategic Planning Areas in the DED's most remote from urban areas.

The Census results indicate that a higher than average Economic Dependency Ratio can be found in DED's clustered in the West Strategic Planning Area and the North Strategic Planning Area.

The Census results indicate that higher than average participation in the Agriculture, Forestry and Fishing sectors can be found clustered in the West Strategic Planning Area and the North Strategic Planning Area.

vi. Draft Rural Area Types

Following a detailed analysis based on an extensive list of criteria in Section 6 of this report, it was concluded that there are five distinct rural area types (which are detailed in Map 14).

The five rural area types are:

(1) **Rural areas under strong urban influence.** Rural areas within commuting distance of Cork City and Environs. These areas exhibit characteristics such as rapidly rising population, evidence of considerable pressure from the development of (urban generated) housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.

(2) **Tourism and rural diversification areas.** Part of the rural and coastal area of County Cork. These areas exhibit characteristics such as evidence of considerable pressure for rural housing in particular higher demand for holiday and second home development. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. These areas also have higher housing vacancy rates and evidence of a relatively stable population compared to weaker parts of the County. These areas have higher levels of environmental and landscape sensitivity and a weaker economic structure with significant opportunities for tourism and rural diversification.

(3) **Stronger rural areas.** Rural areas to the north of the County that traditionally have had a strong agricultural base. In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base, that is restructuring to cope with changes in the agricultural sector and the level of individual housing development activity in these areas tends to be lower and confined to certain areas as pressure for urban generated housing is less.

(4) **Transitional rural areas.** Western and inland areas of the County. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. Although there is a lower concentration of population, there is a more stable population base and less evidence of population decline than other parts of the County. These areas also exhibit characteristics of a weaker economic structure and have higher levels of environmental sensitivity.

(5) **Structurally weaker rural areas.** North-west of the County. These less populated areas exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure and lower levels of environmental sensitivity. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing.

1 INTRODUCTION

Background to rural housing policies in County Cork

- 1.1. The 1996 County Development Plan introduced rural housing policy restrictions in the following areas (1) Green Belt within 3 miles of the Cork City, (2) An area around this Green Belt roughly the same size as the LUTS area, (3) Transitional area to the south-west, (4) Areas within 3 miles of towns and (5) Coastal areas of the County.
- 1.2. The Cork Area Strategic Plan (2001) recognised that the Green Belt was a central concept to its strategy and that controls on one-off rural housing should be extended to the whole of Metropolitan Cork. The 2003 County Development Plan gave effect to this recommendation and extended the A1, A2, and A3 Greenbelt designations established in 1996 to most of Metropolitan Cork.
- 1.3. In addition, the County Development Plan 2003, recognising the pressure for urban generated rural housing in the area within CASP but beyond the Metropolitan Area, established a 'Rural Housing Control Zone' (RHCZ) for part of this area, where some controls on rural housing also applied.
- 1.4. Outside the Rural Housing Control Zone, the Electoral Area Local Area Plans of 2005 replaced the 'three-mile-zones' around the main towns with mapped Green Belts that aimed to protect the visual setting of the town from unnecessary one-off rural housing.
- 1.5. The 2009 CDP continued the rural housing policy contained in the 2003 CDP, with controls on rural housing in the Greenbelt Areas, Rural Housing Control Zone and 'Scenic and Coastal Areas' of the County. Outside of these areas, there are no settlement policy restrictions on rural housing and applications are dealt with on their merits.

Reasons for this study

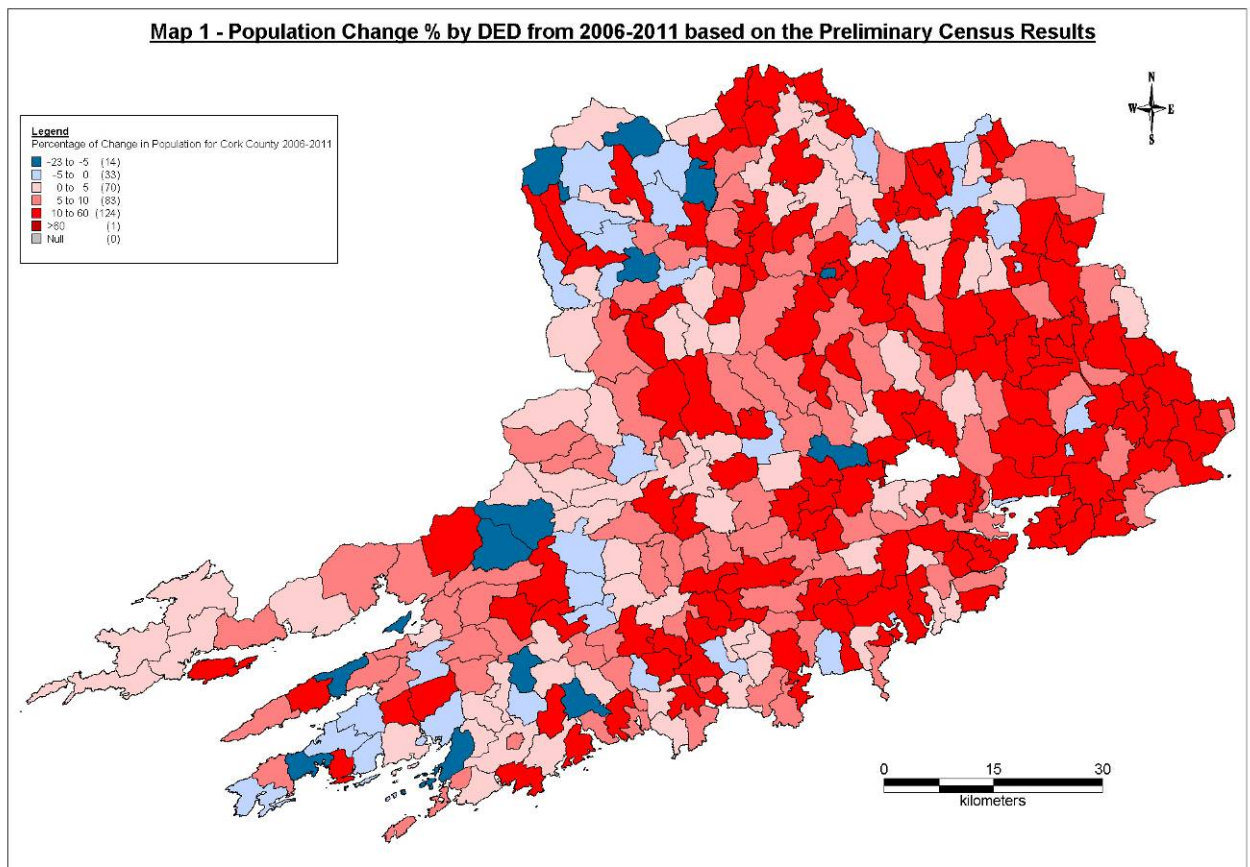
- 1.6. It is now 16 years since the first introduction of Rural Housing policies in the 1996 County Development Plan. There has been no comprehensive review in that period.
- 1.7. The 2005 Sustainable Rural Housing Guidelines are the current statement of government policy on rural housing. They were introduced in 2005 after the last major review of our own rural housing policies. These recommend a change in approach (identify a rural typology for the County as a whole and develop an appropriate policy response for each rural area type) that has never been fully considered in County Cork. The Guidelines recommend that the development plan should illustrate these areas on a single general map and the results of the analysis published (e.g. included in any 'Issues paper') to harness public support for the plan's objectives;
- 1.8. The 2008 CASP Update (and both the 2006 and 2011 Census) has identified excessive population growth trends in the CASP ring rural area and the management of these in the future requires the development of a policy response. The 2009 County Development plan stated that in relation to the CASP Ring Rural Area, 'the rate at which permissions are granted for individual houses in rural areas will need to be reduced significantly below the levels recorded in the last few years' and 'if current trends continue the County Council will introduce policy measures to the entire CASP Ring Rural Areas' to ensure that the targets in the development plan are met.

Overall approach to this study

- 1.9. The Overall Approach to this study is to:
- 1.10. Use the Sustainable Rural Housing Guidelines as a template to revise and review the current rural housing policy. The overall aim in the longer term context of the CDP review could be to produce a rural housing policy for the entire Cork County area broadly in line with the approach suggested in the guidelines.
- 1.11. Review of policies for the Metropolitan Greenbelt and Rural Housing Control Zone which would include the following:
 - Examine the approach taken by other Local Authorities when reviewing Rural Housing requirements.
 - Carry out an Analysis of the following data sources to inform the process of developing a Typology for the Rural Areas of Co Cork.
 - Analysis of Geo-directory databases from 2005-2011 to ascertain the amount of new housing development in rural areas.
 - Analysis of Planning Application database (or other forms of monitoring data Odyssey etc) to examine the amount of individual houses granted permission in rural areas.
 - Analysis of Census Data to examine trends in relation to rural areas experiencing significant population growth and population decline.
- 1.12. Carry out a similar review of the rural housing policies applicable to the remainder of the County with a view to informing debate in the issues paper to be published in 2013.
- 1.13. Develop a Typology of Rural Areas which will be Map Based in accordance with the Sustainable Rural Housing Guidelines based on set criteria.
- 1.14. Analysis of demographic, social, economic and heritage issues / designations.
- 1.15. Any new policies emerging from the study will need to be subject to both SEA and AA processes.
- 1.16. Consider how to incorporate the requirements of Department Circular 5(08) relating to rural business.
- 1.17. The development of the Typology and any policies emerging from the study should be set within the wider context of an overall policy for Rural County Cork which will deal with how best to sustain and develop rural communities in all parts of the County over the lifetime of the new plan.

2. POPULATION CHANGE 2006-2011

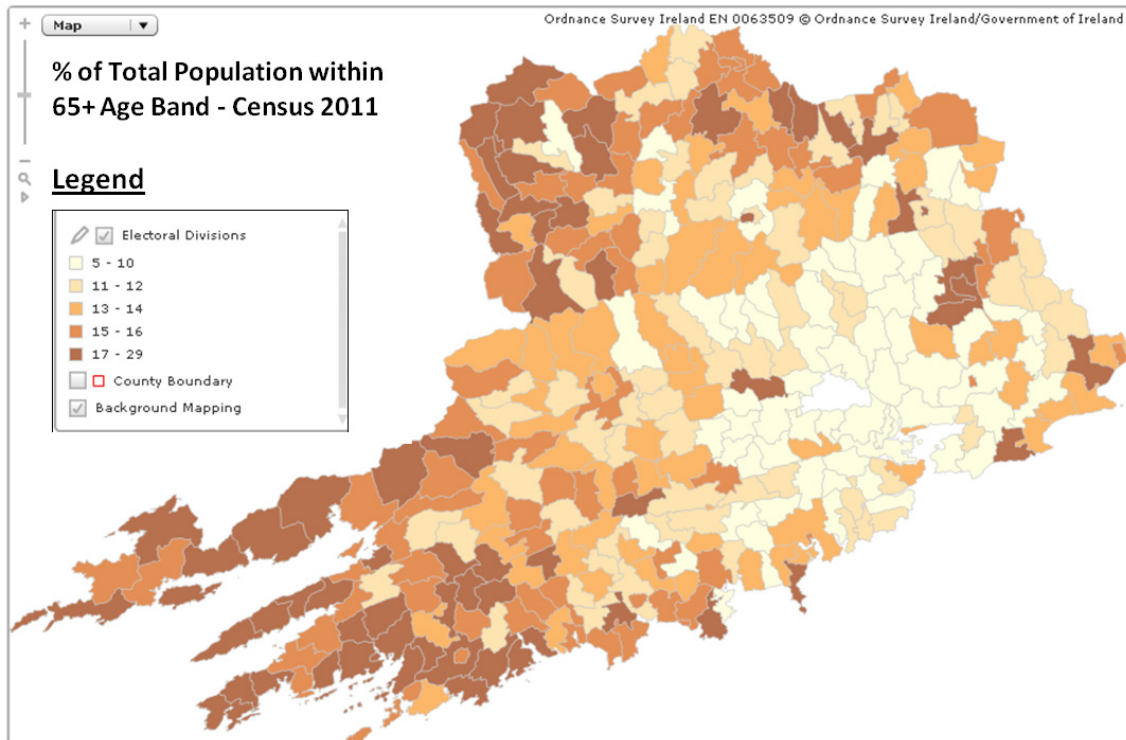
- 2.1. The results of the Population Change analysis for County Cork DED's (which included urban and rural areas) from 2006 to 2011 are illustrated in Map 1 below.
- 2.2. According to the 2011 Census results, the average National percentage population increase (by DED) is 8.22 %.
- 2.3. The average percentage increase in population from 2006 to 2011 in Cork County was 10.48 % which is slightly above the national average.
- 2.4. The results of the Census analysis of Population change reveal that the highest levels of population growth were experienced within CASP with the vast majority of DED's experiencing above average population growth.
- 2.5. There were lower levels of population growth in the DED's of the West and North Strategic Planning Areas. In these areas, population growth was normally clustered among several DED's which were primarily characterised by either proximity to a main town or within the commuting catchment of Cork City.
- 2.6. There were 47 DED's which experienced a decline in population from 2006 to 2011. The majority of these DED's were located in the North Strategic Planning Area and the West Strategic Planning Area.



Map 1: Population Change % by DED from 2006-2011 based on the Preliminary Census Results

Total Population within 65+ Age Band – Census 2011

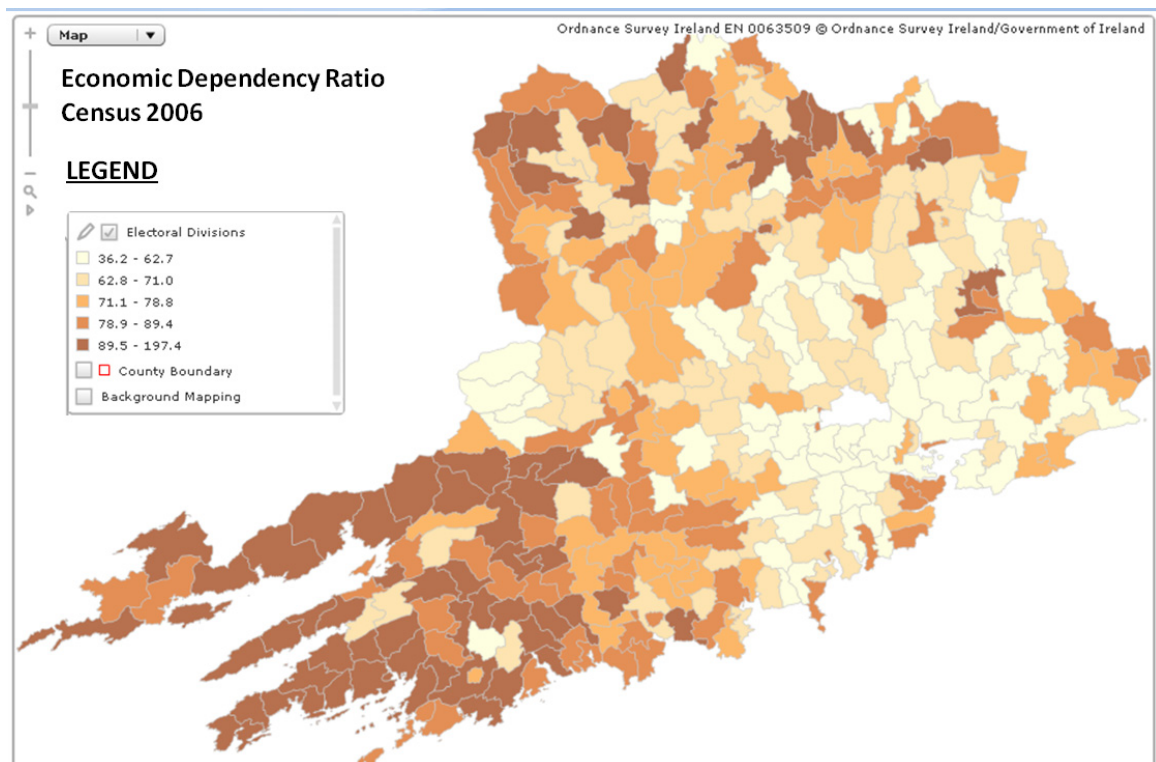
- 2.7. The National average % of the total population within the 65+ Age Band (which included urban and rural areas) is 11.67%, while the County average is slightly less at 11.48% which represents a slight increase on 2006 Census figures for this age band.
- 2.8. The 2011 Census (Map 2) results reveal that the % of total population within the 65+ Age Band is greatest in DED's in the North and West Cork Strategic Planning Areas in the DED's most remote from urban areas.



Map 2: % Total Population within 65+ Age Band
Source: <http://www.airo.ie/>

Economic Dependency Ratio – Census 2006

- 2.9. The Economic Dependency Ratio (EDR) is calculated as the ratio of the total economic inactive population (Children 14 and under, Unemployed, First Time Job Seekers, Home Duties, Retired, Students, Unable to Work) to those at Work.
- 2.10. The resulting ratio is the number of inactive persons to every one active person. Therefore the higher the EDR, the more inactive people are dependent on the active population. The EDR helps to highlight those areas with smaller numbers of income earners relative to the economically dependent population of the area.
- 2.11. Map 3 shows the Economic Dependency Ratio by DED (which included urban and rural areas). The results indicate that higher than average EDR's are to be found clustered in the West Strategic Planning Area and the North Strategic Planning Area.

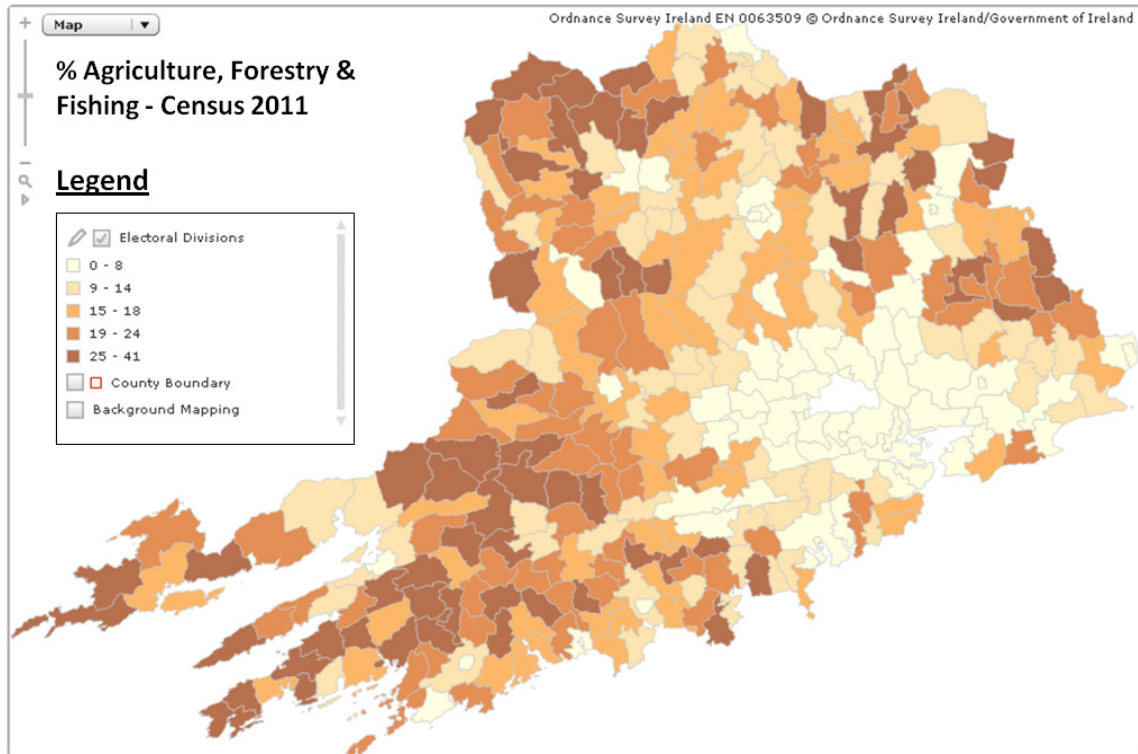


Map 3: Economic Dependency Ratio – 2006

Source: <http://www.airo.ie/>

Agriculture, Forestry and Fishing Involvement – Census 2011

2.12. Map 4 shows the percentage involvement in Agriculture, Forestry and Fishing by DED (which included urban and rural areas) based on the 2011 Census. The results indicate that higher than average participation in these sectors can be found clustered in the West Strategic Planning Area and the North Strategic Planning Area.



Map 4: Percentage Agriculture, Forestry & Fishing 2011
Source: <http://www.airo.ie/>

3. RURAL HOUSING ANALYSIS USING THE GEODIRECTORY DATABASE

1st January 2007 to 31st December 2011

3.1. This section outlines the results of a study on the quantity and distribution of rural housing growth in Co Cork for the period 01.01.07 to 31.12.11. This report was generated following the completion of a Spatial Analysis (using Mapinfo v 10.0.1) of one selected Geodirectory database per year for the period 2007-2011.

What is the Geodirectory?

3.2. The Geodirectory is the definitive address database of buildings in the Republic of Ireland. GeoDirectory was established by An Post and Ordnance Survey Ireland to identify the precise address and location of every residential and commercial property in the State. The GeoDirectory assigns each property its own individual fingerprint – a unique, verified address in a standardised format, together with a precise geocode.

Study Methodology

3.3. This study on rural housing was carried out to inform the review process of the 2009 County Development Plan. The Spatial Analysis of GeoDirectory addresses were carried out for all rural areas of the County, outside of the defined development boundaries. A series of spatial queries were then carried out on these databases which are presented in the following Tables, Charts and Thematic Maps.

Rural Housing Analysis by Strategic Planning Area for the period 2007 - 2011

Table 3.1: Number of houses per Strategic Planning Area								
Number of houses in Rural Areas of Cork County								
Strategic Planning Area	2007	2008	2009	2010	2011	Total Increase 2007 - 2011	Distribution of Rural Housing growth per SPA 2007-2011	Total Overall % Increase of Rural Housing Stock per SPA 2007-2011
Metropolitan Cork	10,169	10,387	10,710	10,926	10,993	824	9%	8%
CASP Ring SPA	18,835	20,361	20,993	21,505	21,651	2,816	32%	15%
North SPA	11,293	11,320	12,407	12,553	12,659	1,366	16%	12%
West SPA	16,507	19,107	19,627	20,168	20,266	3,759	43%	23%
Total Rural County	56,804	61,175	63,737	65,152	65,569	8,765	100%	15%

Results of the Rural Housing Analysis by Strategic Planning Area

County Rural

3.4. The housing stock outside development boundaries grew by 8,765 houses or 15% (Average of 1,753 houses per year) from 2007 to 2011.

3.5. The analysis reveals that between 2007-2011, 43% of the new houses built outside development boundaries were built in the West Cork Strategic Planning Area, followed by 32% in the CASP Ring SPA, 16% in the North SPA and 9% in Metropolitan Cork.

West Strategic Planning Area

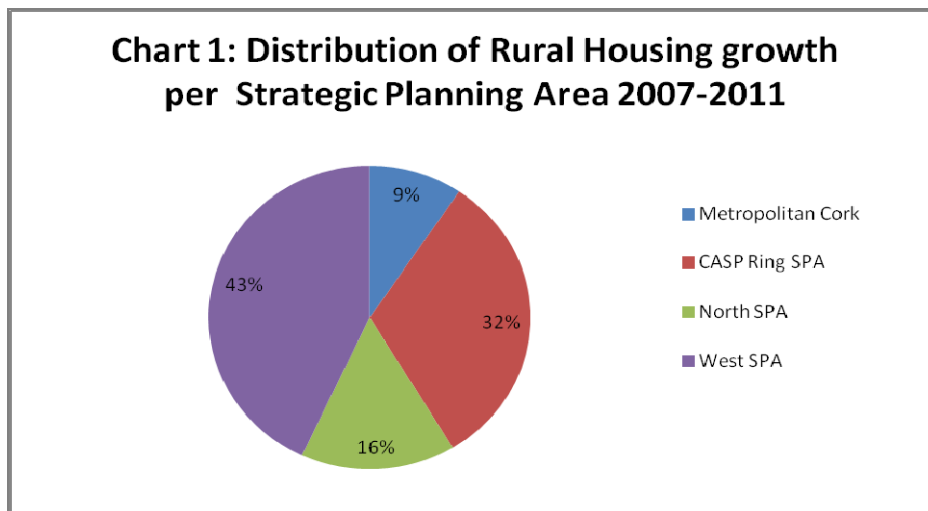
- 3.6. The largest increase was experienced in the West Strategic Planning Area where the housing stock outside development boundaries grew by 3,759 houses or 23% (Average of 752 houses per year) from 2007 to 2011.
- 3.7. This area also recorded the highest percentage of vacant dwellings in the County, suggesting that demand for second homes or holiday homes is a significant factor affecting the overall demand for rural housing.

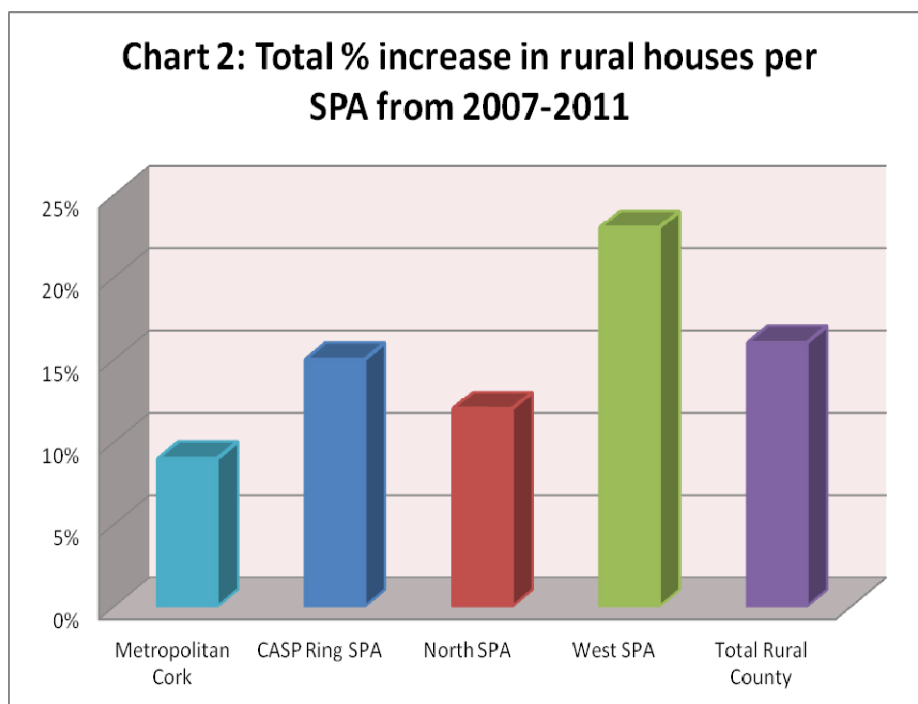
CASP Ring Strategic Planning Area

- 3.8. The housing stock outside development boundaries grew by 2,816 houses or 15% (Average of 563 houses per year) from 2007 to 2011.

North & Metropolitan Cork Strategic Planning Areas

- 3.9. The levels of rural housing growth from 2007-2011 in the North SPA and Metropolitan Cork were marginally lower at 12% and 8% respectively, in excess of those at the beginning of 2007.





Rural Housing Analysis within CASP for the period 2007 - 2011

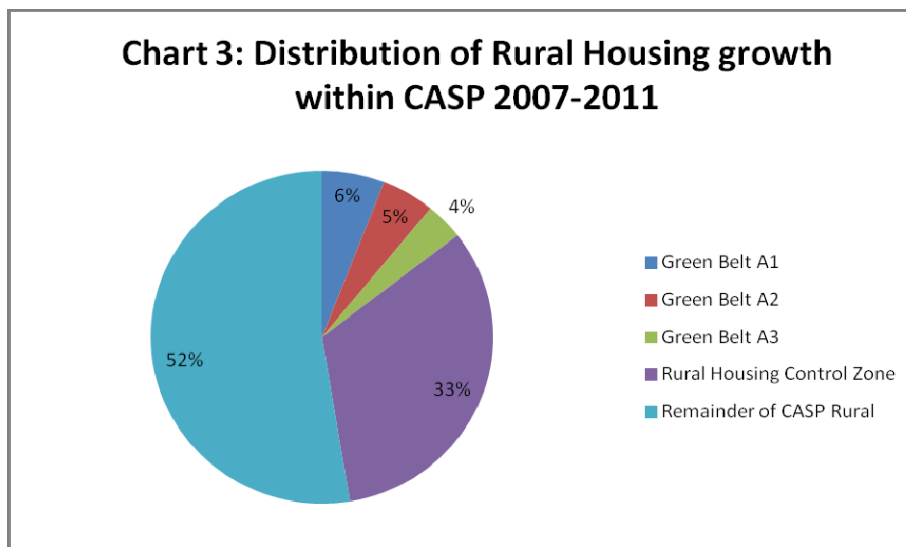
Table 3.2: Number of houses in Rural Areas of CASP

CASP Breakdown								
	2007	2008	2009	2010	2011	Total Increase 2007-2011	Distribution of Rural Housing growth within CASP 2007-2011	Total Overall Increase 2007-2011 %
Green Belt A1	2,104	2,182	2,270	2,294	2,319	215	6%	10%
Green Belt A2	1,794	1,834	1,895	1,970	1,995	201	5%	11%
Green Belt A3	3,734	3,770	3,806	3,864	3,864	130	4%	3%
Rural Housing Control Zone	9,160	9,769	10,020	10,314	10,349	1,189	33%	13%
Remainder of CASP Rural	12,212	13,193	13,712	13,989	14,117	1,905	52%	16%
Total CASP Rural	29,004	30,748	31,703	32,431	32,644	3,640	100%	13%

- 3.10. The housing stock outside development boundaries in CASP grew by 3,640 houses or 13% (Average of 728 houses per year) from 2007 to 2011.
- 3.11. The housing stock outside development boundaries in unrestricted areas of CASP grew by 1,905 dwellings or 16% (Average of 381 houses per year) from 2007 to 2011, which is substantially in excess of the entire figure for the North SPA during this period.
- 3.12. The analysis reveals that between 2007 and 2011, 52% of the new houses built outside development boundaries within the CASP area, were located in unrestricted areas of CASP outside of the RHCZ.
- 3.13. Between 2007-2011, the total number of new dwellings in the A1 Greenbelt exceeded the amount in the A2 Greenbelt, even though the A1 Greenbelt has a smaller

land mass that the A2 Greenbelt.

3.14. The analysis reveals that between 2007 and 2011, 33% of the new houses built outside development boundaries of CASP were located in the RHCZ.



Rural Housing Analysis for Rural Housing Policy Areas of the County the period 2007 - 2011

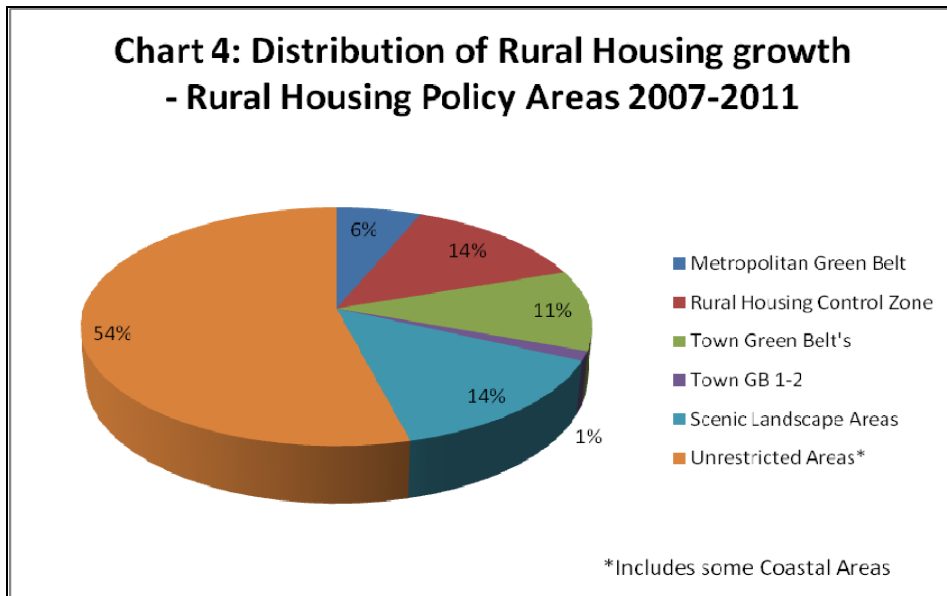
Rural Housing Policy Areas - 2009 CDP								
	2007	2008	2009	2010	2011	Total Increase 2007-2011	Distribution of Rural Housing growth 2007-2011	Total Overall Increase 2007-2011 %
Metropolitan Green Belt	7,632	7,786	7,971	8,128	8,178	546	6%	7%
Rural Housing Control Zone	9,160	9,769	10,020	10,314	10,349	1,189	14%	13%
Town Green Belt's	6,378	6,915	7,175	7,294	7,340	962	11%	15%
Town GB 1-2	205	291	298	316	317	112	1%	55%
Scenic Landscape Areas	7,456	8,205	8,476	8,617	8,661	1,205	14%	16%
Unrestricted Areas*	25,973	28,209	29,797	30,483	30,724	4,751	54%	18%
Total Rural County Cork	56,804	61,175	63,737	65,152	65,569	8,765	100%	15%

* Includes some coastal areas

3.15. Between 2007-2011, 54% of the total number of additional houses built outside development boundaries within the County area were located in unrestricted areas (equating to 4,751 dwellings), which represents an increase of 18% from 2007 figures.

3.16. The analysis reveals that between 2007 and 2011, 14% of the total number of additional houses built outside development boundaries within the County area, were

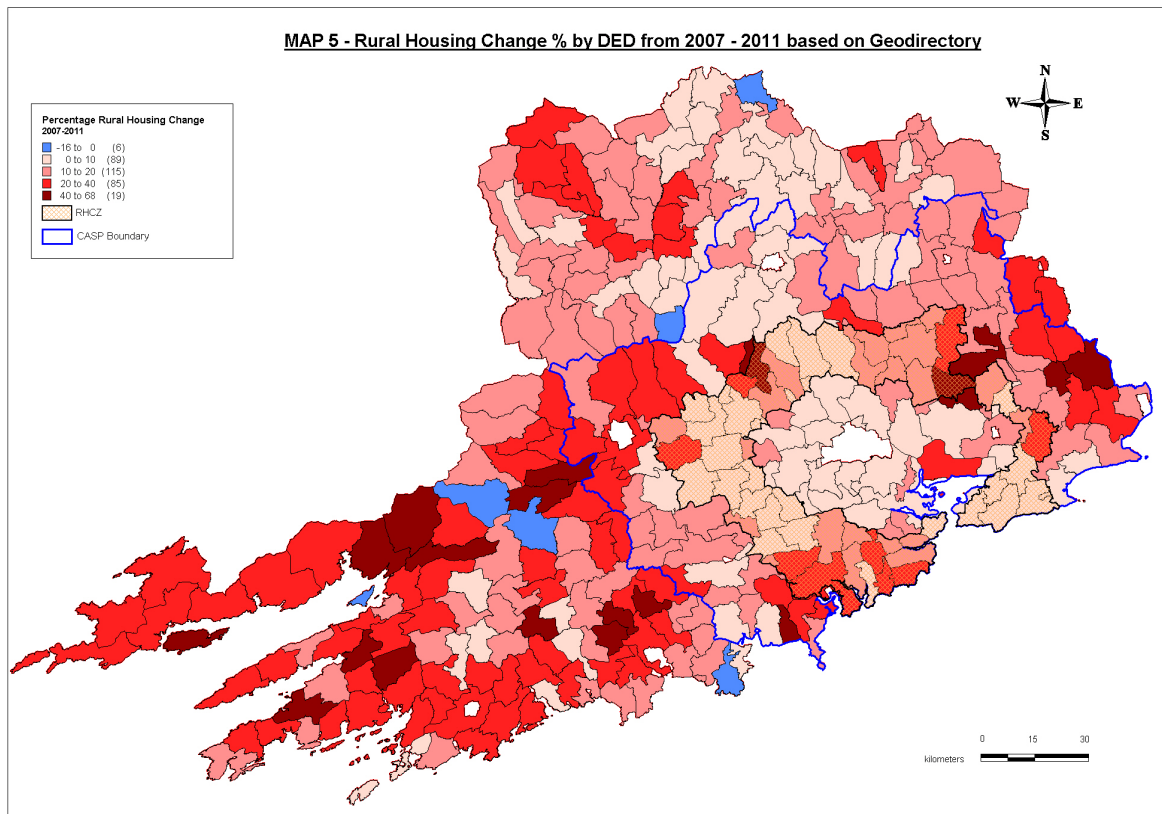
located in Scenic Landscape Areas.



Rural Housing Analysis by DED for the period 2007 - 2011

Rural Housing Analysis for County Cork by DED

3.17. This analysis was carried out for each DED of County Cork and is a measure of rural housing change between 2007 and 2011. The analysis was carried out using a Mapinfo spatial analysis of the Geodirectory for the years 2007, 2008, 2009, 2010 and 2011.



Map 5: Rural Housing Change % by DED from 2007-2011 based on Geodirectory

Analysis of DED Results

3.18. The results of the spatial analysis illustrated in Map 5 indicates that there has been positive rural housing growth in all but 6 of the Rural DED’s in County Cork from 2007-2011.

3.19. This spatial analysis categorised the percentage change by DED into 5 different ranges which illustrate both rural housing growth and some rural housing decline.

3.20. The highest number of DED’s experienced a rural housing growth of between 10% and 20% (115 DED’s), followed by 89 DED’s which experienced growth of between 0% to 10%, 85 DED’s which experienced growth of 20% to 40%, 19 DED’s which experienced growth of 40% to 68% and just 6 DED’s which experienced a decline in rural housing.

3.21. The rural housing change by DED which are categorised in accordance with the ranges in Map 5, are outlined in the following tables:

CSO DED NO	NAME	HOUSES 2007	HOUSES 2011	HOUSING CHANGE 07-11	% CHANGE 07-11
18263	TEMPLEBODAN DED	110	185	75	68%
18309	BALLYBANE DED	98	165	67	68%
18089	FIRMOUNT DED	134	222	88	66%
18072	ROSSMORE DED	78	119	41	53%
18040	KEALKILL DED	98	149	51	52%
18296	DRINAGH DED	79	119	40	51%
18039	GLENGARRIFF DED	348	521	173	50%
18067	KILMOYLERANE DED	76	114	38	50%
18314	DUNMANUS DED	102	151	49	48%
18048	BEAR DED	148	219	71	48%
18191	LAHERNE DED	108	157	49	45%
18254	DANGAN DED	57	82	25	44%
18056	ARGIDEEN DED	111	159	48	43%
18032	AHIL DED	74	106	32	43%
18209	INCHIGEELAGH DED	118	168	50	42%
18259	LISGOOLD DED	161	229	68	42%
18109	BEALOCK DED	73	102	29	40%
18036	DURRUS EAST DED	113	158	45	40%
18320	ARDAGH DED	168	235	67	40%

3.22. There were 19 DED's which experienced a growth in rural housing in excess of 40% from 2007-2011.

3.23. An analysis of the spatial distribution of DED's experiencing this growth indicates the following :

- The majority of this growth took place in the West Strategic Planning Area (13 DED's).

- The remaining 6 DED's were located within CASP, with 2 DED's located in the Rural Housing Control Zone and 4 DED's located outside the RHCZ in the CASP Ring Strategic Planning Area.

3.24. The DED's in the West Strategic Planning Area which experienced this significant growth in excess of 40% include the area to the north of Bantry outside the town Green belt, Bear Island, parts of the Mizen Peninsula, an area between Inchigeelagh and Macroom Town and parts of the rural area between Dunmanway and Clonakilty outside of the Town GreenBelt's.

3.25. Within CASP the areas experiencing significant rural housing growth include the area outside the RHCZ south of Kinsale, the rural area in proximity to Donoughmore and rural areas of East Cork to the North and East of Midleton outside of the RHCZ.

Table 3.5: Rural Houses by DED Experiencing growth between 20% and 40% from 2007-2011					
CSO DED NO	NAME	HOUSES 2007	HOUSES 2011	HOUSING CHANGE 07-11	% CHANGE 07-11
18035	DOUCE DED	90	124	34	38%
18157	COOLCLOGH DED	111	153	42	38%
18033	BANTRY RURAL DED	335	462	127	38%
18300	GORTNASCREENY DED	152	207	55	36%
18064	KILKERRANMORE DED	121	164	43	36%
18180	BALLYFOYLE DED	104	141	37	36%
18114	DUNMANWAY NORTH DED	115	154	39	34%
18207	GOWLANE DED	286	382	96	34%
18043	SCART DED	115	153	38	33%
18292	CASTLEHAVEN NORTH DED	237	316	79	33%
18061	COOLCRAHEEN DED	194	258	64	33%
18042	MEALAGH DED	136	181	45	33%
18018	BOULTEEN DED	159	211	52	33%
18295	CLOONKEEN DED	135	178	43	32%
18110	CARRIGBOY DED	131	173	42	32%
18047	ADRIGOLE DED	242	318	76	31%
18286	AGHADOWN NORTH DED	108	141	33	31%
18194	NOHAVAL DED	67	88	21	31%
18216	MOUNTRIVERS DED	159	208	49	31%
18011	BALLINADEE DED	137	180	43	31%
18135	GORTROE DED	177	232	55	31%
18305	SHREELANE DED	126	165	39	31%
18311	COOLAGH DED	90	118	28	31%
18323	KILLEAGH DED	154	202	48	31%
18068	KILNAGROSS DED	153	199	46	30%
18250	CASTLEMARTYR DED	209	271	62	30%
18179	BALLYFEARD DED	105	136	31	30%
18120	TEERELTON DED	181	235	54	30%
18060	CLONAKILTY RURAL DED	281	366	85	30%
18322	KILCRONAT DED	46	60	14	30%
18037	DURRUS WEST DED	148	191	43	29%
18146	BALLYHOOLAHAN DED	93	120	27	29%
18319	TOORMORE DED	127	163	36	28%
18041	KILCASKAN DED	386	494	108	28%
18163	KILBRIN DED	94	120	26	28%
18111	CASTLETOWN DED	127	162	35	28%
18123	BALLYNOE DED	162	207	45	28%
18159	GLENLARA DED	130	166	36	28%
18321	CLONPRIEST DED	288	370	82	28%
18280	KILDORRERY DED	120	154	34	28%
18044	SEEFIN DED	124	159	35	28%
18115	DUNMANWAY SOUTH DED	147	186	39	27%
18130	CURRAGLASS DED	107	136	29	27%
18020	CASHEL DED	114	145	31	27%
18316	KILCOE DED	186	235	49	26%
18219	ULLANES DED	158	199	41	26%
18165	KNOCKATOOAN DED	108	136	28	26%
18045	SHEEPSHEAD DED	123	155	32	26%
18153	CASTLEMAGNER DED	124	156	32	26%
18049	COULAGH DED	265	332	67	25%
18200	CANDROMA DED	88	110	22	25%
18142	LEITRIM DED	99	124	25	25%
18304	MYROSS DED	238	297	59	25%
18085	COBH RURAL DED	435	545	110	25%
18287	AGHADOWN SOUTH DED	283	351	68	24%

DED Code	DED Name	2007	2011	Change	% Growth
18310	BALLYDEHOB DED	328	408	80	24%
18069	KNOCKS DED	84	104	20	24%
18205	DERRYFINEEN DED	75	93	18	24%
18217	RAHALISK DED	178	221	43	24%
18201	CANNAWAY DED	170	211	41	24%
18306	SKIBBEREEN RURAL DED	386	476	90	23%
18050	CURRYGLASS DED	222	272	50	23%
18063	DERRY DED	202	249	47	23%
18210	KILBERRIHERT DED	182	223	41	23%
18192	LEIGHMONEY DED	155	191	36	23%
18090	GLENVILLE DED	60	74	14	23%
18212	KILNAMARTERY DED	196	240	44	22%
18294	CLOGHDONNELL DED	138	169	31	22%
18149	BARNACURRA DED	89	109	20	22%
18052	KILLACONENAGH DED	302	369	67	22%
18141	KNOCKMOURNE DED	263	321	58	22%
18318	SKULL DED	344	416	72	21%
18308	WOODFORT DED	143	173	30	21%
18154	CLONFERT EAST DED	128	155	27	21%
18202	CLEANRATH DED	84	102	18	21%
18213	MACLONEIGH DED	219	266	47	21%
18315	GOLEEN DED	146	177	31	21%
18161	GREENANE DED	149	181	32	21%
18189	KINSALE RURAL DED	638	772	134	21%
18303	KNOCKSKAGH DED	164	196	32	20%
18051	KILCATHERINE DED	372	445	73	20%
18053	KILNAMANAGH DED	195	234	39	20%
18178	BALLINSPIITTE DED	191	229	38	20%
18117	KINNEIGH DED	147	177	30	20%
18293	CASTLEHAVEN SOUTH DED	223	267	44	20%

- 3.26. There were 85 DED's which experienced a growth in rural housing between 20% and 40% from 2007-2011.
- 3.27. An analysis of the spatial distribution of DED's experiencing this % growth indicates that the majority of this growth took place in rural areas of the West Strategic Planning Area.
- 3.28. The DED's in the West Strategic Planning Area which experienced significant growth of between 20% and 40% from 2007-2011 include the rural areas outside the Town Greenbelts of all the main settlements in the Strategic Planning Area. This pattern of rural housing growth has occurred in proximity to the main coastal towns of Clonakilty, Skibbereen, Schull, Bantry and Castletownbere, including large parts of the rural areas of all three West Cork Peninsulas.
- 3.29. Within CASP the DED's experiencing significant rural housing growth in this range include areas in proximity to Kinsale, unrestricted areas of the CASP Ring Strategic Planning Area in proximity to Macroom and unrestricted areas of the CASP Ring Strategic Planning Area to the North and East of Midleton and to the East of Fermoy
- 3.30. Within the North Strategic Planning Area, significant rural housing growth is concentrated in a number of DED's in the Rockchapel, Newmarket and Kanturk corridor to the north-west of the Strategic Planning Area.

Table 3.6: Rural Houses by DED Experiencing growth between 10% and 20% from 2007-2011					
CSO DED NO	NAME	HOUSES 2007	HOUSES 2011	HOUSING CHANGE 07-11	% CHANGE 07-11
18038	GLANLOUGH DED	115	137	22	19%
18285	TEMPLEMOLAGA DED	125	149	24	19%
18218	SLIEVEREAGH DED	184	219	35	19%
18273	KILCORNEY DED	108	128	20	19%
18272	KEALE DED	124	148	24	19%
18266	COOMLOGANE DED	231	275	44	19%
18124	CARRIG DED	47	56	9	19%
18119	MILANE DED	64	76	12	19%
18313	DUNBEACON DED	124	146	22	18%
18126	CASTLE HYDE DED	215	253	38	18%
18268	CULLEN DED	143	169	26	18%
18023	KILBRITTAIN DED	134	158	24	18%
18221	ARDSKEAGH DED	152	179	27	18%
18324	KILMACDONAGH DED	285	336	51	18%
18279	FARAHY DED	141	166	25	18%
18121	AGHERN DED	79	93	14	18%
18140	KILWORTH DED	206	243	37	18%
18155	CLONFERT WEST DED	70	82	12	17%
18278	DERRYVILLANE DED	162	190	28	17%
18070	RATHBARRY DED	212	248	36	17%
18074	TIMOLEAGUE DED	112	131	19	17%
18118	MANCH DED	180	211	31	17%
18054	ABBEYMAHON DED	244	286	42	17%
18251	CLONMILT DED	58	68	10	17%
18026	KNOCKROE DED	224	261	37	17%
18129	COOLE DED	213	249	36	17%
18325	YOUGHAL RURAL DED	128	150	22	17%
18065	KILMALODA EAST DED	98	114	16	16%
18291	CARRIGBAUN DED	146	170	24	16%
18066	KILMALODA WEST DED	67	78	11	16%
18105	AULTAGH DED	118	137	19	16%
18244	TEMPLEMARY DED	93	108	15	16%
18017	BENGOUR DED	97	113	16	16%
18136	KILCOR DED	122	142	20	16%
18173	ROSNALEE DED	126	145	19	15%
18199	BEALANAGEARY DED	136	157	21	15%
18236	MILLTOWN DED	135	155	20	15%
18203	CLONDROHID DED	246	284	38	15%
18016	BAURLEIGH DED	102	117	15	15%
18127	CASTLELYONS DED	197	226	29	15%
18289	CAHERAGH DED	118	136	18	15%
18125	CASTLECOOKE DED	59	68	9	15%
18144	WATERGRASSHILL DED	201	231	30	15%
18174	ROWLS DED	64	73	9	14%
18228	CLENOR DED	125	142	17	14%
18132	GLANWORTH EAST DED	149	170	21	14%
18307	TULLAGH DED	229	262	33	14%
18071	ROSSCARBERY DED	169	193	24	14%
18095	KNOCKRAHA DED	177	201	24	14%
18181	BALLYMACKEAN DED	134	153	19	14%
18237	MONANIMY DED	181	206	25	14%
18138	KILDINAN DED	169	192	23	14%
18208	GREENVILLE DED	98	112	14	14%
18100	OVENS DED	213	243	30	14%
18277	BALLYARTHUR DED	104	119	15	14%

DED Number	DED Name	2007	2011	Change	% Change
18176	TULLYLEASE DED	124	140	16	13%
18055	ARDFIELD DED	282	319	37	13%
18186	FARRANBRIEN DED	183	206	23	13%
18028	MURRAGH DED	131	148	17	13%
18031	TEMPLEMARTIN DED	231	260	29	13%
18116	GARROWN DED	102	115	13	13%
18162	KANTURK DED	174	196	22	13%
18077	BALLYNAGLOGH DED	114	129	15	13%
18187	KILMONOGE DED	133	150	17	13%
18143	RATHCORMACK DED	217	246	29	13%
18188	KILPATRICK DED	120	135	15	13%
18281	KILGULLANE DED	55	62	7	13%
18261	MOGEELY DED	97	110	13	13%
18245	WALLSTOWN DED	96	108	12	13%
18269	DERRAGH DED	94	105	11	12%
18059	CASTLEVENTRY DED	93	104	11	12%
18265	CAHERBARNAGH DED	201	226	25	12%
18073	TEMPLEOMALUS DED	221	247	26	12%
18185	CULLEN DED	102	114	12	12%
18102	RIVERSTOWN DED	288	323	35	12%
18284	MITCHELSTOWN DED	504	564	60	12%
18206	GORTNATUBBRID DED	159	178	19	12%
18097	MATHEY DED	359	402	43	12%
18091	GREENFORT DED	230	257	27	12%
18133	GLANWORTH WEST DED	186	208	22	12%
18177	WILLIAMSTOWN DED	113	127	14	12%
18030	TEADIES DED	143	160	17	12%
18270	DOONASLEEN DED	174	195	21	12%
18271	DRISHANE DED	225	252	27	12%
18024	KILBROGAN DED	346	386	40	12%
18167	MEENS DED	158	176	18	11%
18299	GARRANES DED	147	163	16	11%
18034	BANTRY URBAN DED	122	135	13	11%
18107	BALLYMONEY DED	199	220	21	11%
18128	CASTLETOWNROCHE DED	176	196	20	11%
18264	TEMPLENACARRIGA DED	190	210	20	11%
18134	GORTNASKEHY DED	114	126	12	11%
18298	DROMDALAEGUE SOUTH DED	164	182	18	11%
18131	FERMOY RURAL DED	153	170	17	11%
18238	RAHAN DED	300	333	33	11%
18182	BALLYMARTLE DED	238	264	26	11%
18255	DUNGOURNEY DED	170	189	19	11%
18257	IGHTERMURRAGH DED	270	300	30	11%
18312	CROOKHAVEN DED	179	197	18	10%
18276	SKAGH DED	139	153	14	10%
18150	BAWNCROSS DED	132	145	13	10%
18148	BARLEYHILL DED	159	175	16	10%
18170	NEWMARKET DED	260	286	26	10%
18197	AGHINAGH DED	152	167	15	10%
18234	LISCARROLL DED	132	145	13	10%
18267	CRINNALOO DED	71	78	7	10%
18093	KILLEAGH DED	193	212	19	10%
18222	BALLYCLOGH DED	242	267	25	10%
18019	BRINNY DED	187	205	18	10%
18183	CARRIGALINE DED	191	211	20	10%
18317	LOWERTOWN DED	138	152	14	10%
18106	BALLINGURTEEN DED	194	214	20	10%
18098	MONKSTOWN RURAL DED	182	201	19	10%
18152	CASTLECOR DED	106	117	11	10%

18260	MIDLETON RURAL DED	513	564	51	10%
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- 3.31. There were 115 DED's which experienced a growth in rural housing between 10% and 20% from 2007-2011 which is the most frequent range identified in this spatial analysis.
- 3.32. An analysis of the spatial distribution of DED's experiencing this % growth indicates that the majority of this growth took place in rural areas of the North Strategic Planning Area and CASP Ring Strategic Planning Area.
- 3.33. Within the West Strategic Planning Area clusters of DED's experiencing these medium levels of growth were predominantly located inland where there was less demand for rural housing than the higher development pressure areas along the coast.

CSO DED NO	NAME	HOUSES 2007	HOUSES 2011	HOUSING CHANGE 07-11	% CHANGE 07-11
18248	BALLYSPILLANE DED	109	119	10	9%
18220	WARRENSCOURT DED	212	231	19	9%
18096	LEHENAGH DED	155	169	14	9%
18231	IMPHRICK DED	145	158	13	9%
18190	KINURE DED	163	178	15	9%
18247	BALLYCOTTIN DED	211	229	18	9%
18211	KILCULLEN DED	250	272	22	9%
18166	KNOCKTEMPLE DED	139	151	12	9%
18079	BLACKPOOL DED	282	308	26	9%
18256	GARRYVOE DED	210	228	18	9%
18158	DROMINA DED	144	157	13	9%
18171	NEWTOWN DED	229	249	20	9%
18232	KILMACLENINE DED	161	176	15	9%
18240	SHANBALLYMORE DED	192	210	18	9%
18029	RATHCLARIN DED	241	263	22	9%
18094	KNOCKANTOTA DED	115	125	10	9%
18262	ROSTELLAN DED	191	209	18	9%
18243	STREAMHILL DED	40	43	3	8%
18139	KILLATHY DED	156	169	13	8%
18198	AGLISH DED	444	480	36	8%
18013	BALLYMODAN DED	300	325	25	8%
18290	CAPE CLEAR DED	258	278	20	8%
18058	CAHERMORE DED	168	182	14	8%
18027	MOVIDDY DED	260	280	20	8%
18088	DUNDERROW DED	419	452	33	8%
18075	BALLINCOLLIG DED	435	469	34	8%
18025	KNOCKAVILLY DED	129	139	10	8%
18022	KILBONANE DED	236	256	20	8%
18193	LISCLEARY DED	202	218	16	8%
18230	DROMORE DED	421	453	32	8%
18275	RATHCOOL DED	130	141	11	8%
18172	ROSKEEN DED	140	151	11	8%
18151	BOHERBOY DED	123	132	9	7%
18083	CARRIGNAVAR DED	269	289	20	7%
18242	SPRINGFORT DED	188	201	13	7%
18196	TEMPLEMICHAEL DED	222	237	15	7%
18225	CAHERDUGGAN DED	162	173	11	7%
18258	INCH DED	202	216	14	7%

DED ID	DED Name	2007	2011	Change	% Change
18145	ALLOW DED	153	163	10	7%
18297	DROMDALEAGUE NORTH DED	101	108	7	7%
18101	RATHCOONEY DED	479	513	34	7%
18253	CORKBEG DED	143	153	10	7%
18227	CHURCHTOWN DED	239	255	16	7%
18288	BREDAGH DED	159	168	9	6%
18184	COOLMAIN DED	156	166	10	6%
18215	MASHANAGLASS DED	158	168	10	6%
18224	BUTTEVANT DED	290	308	18	6%
18282	KILPHELAN DED	197	209	12	6%
18076	BALLYGARVAN DED	335	354	19	6%
18301	KILFAUGHNABEG DED	217	229	12	6%
18168	MILFORD DED	163	173	10	6%
18249	CARRIGTOHILL DED	407	431	24	6%
18080	BLARNEY DED	384	404	20	5%
18241	SKAHANAGH DED	73	77	4	5%
18156	CLONMEEN DED	122	128	6	5%
18113	DRINAGH DED	95	100	5	5%
18104	WHITECHURCH DED	407	427	20	5%
18012	BALLYGORMAN DED	223	234	11	5%
18214	MAGOURNEY DED	222	231	9	4%
18147	BANTEER DED	176	183	7	4%
18302	KILLEENLEAGH DED	126	131	5	4%
18283	MARSHALSTOWN DED	124	129	5	4%
18082	CARRIGALINE DED	302	315	13	4%
18233	KILSHANNIG DED	280	292	12	4%
18086	DOUGLAS DED	471	490	19	4%
18195	TEMPLEBREEDY DED	161	168	7	4%
18103	ST. MARY'S	368	384	16	4%
18122	BALLYHOOLY DED	157	164	7	4%
18062	COURTMACSHERRY DED	156	163	7	4%
18274	KNOCKNAGREE DED	202	209	7	3%
18229	DONERAILE DED	236	242	6	3%
18226	CARRIG DED	89	92	3	3%
18092	INISHKENNY DED	393	403	10	3%
18081	CAHERLAG DED	424	435	11	3%
18021	INISHANNON DED	272	281	9	3%
18223	BALLYNAMONA DED	317	328	11	3%
18164	KILMEEN DED	113	116	3	3%
18252	CLOYNE DED	391	401	10	3%
18084	CARRIGROHANEBEG DED	550	562	12	2%
18137	KILCUMMER DED	110	112	2	2%
18087	DRIPSEY DED	337	345	8	2%
18204	CLONMOYLE DED	180	184	4	2%
18246	BALLINTEMPLE DED	206	210	4	2%
18175	TINCOORA DED	132	134	2	2%
18235	MALLOW RURAL DED	302	304	2	1%
18099	MONKSTOWN URBAN DED	11	11	0	0%
18160	GORTMORE DED	85	85	0	0%
18014	BALLYMURPHY DED	203	202	-1	0%
18078	BISHOPSTOWN DED	37	37	0	0%

3.34. There were 89 DED's which experienced a growth in rural housing between 0% and 10% from 2007-2011. An analysis of the spatial distribution of DED's experiencing this % growth indicates that the majority of this growth took place in rural areas of Metropolitan Cork, areas of the CASP Ring Strategic Planning Area within proximity to Mallow Town and areas of the North Strategic Planning Area to the North of Buttevant.

- 3.35. Within the West Strategic Planning Area, these lower levels of rural housing growth are predominantly concentrated in a number of inland DED's.

CSO DED NO	NAME	HOUSES 2007	HOUSES 2011	HOUSING CHANGE 07-11	% CHANGE 07-11
18169	NAD DED	38	37	-1	-3%
18057	BUTLERSTOWN DED	179	172	-7	-4%
18108	BEALANAGEARY DED	93	88	-5	-5%
18239	CHARLEVILLE DED	171	158	-13	-8%
18046	WHIDDY DED	25	22	-3	-12%
18112	COOLMOUNTAIN DED	187	158	-29	-16%

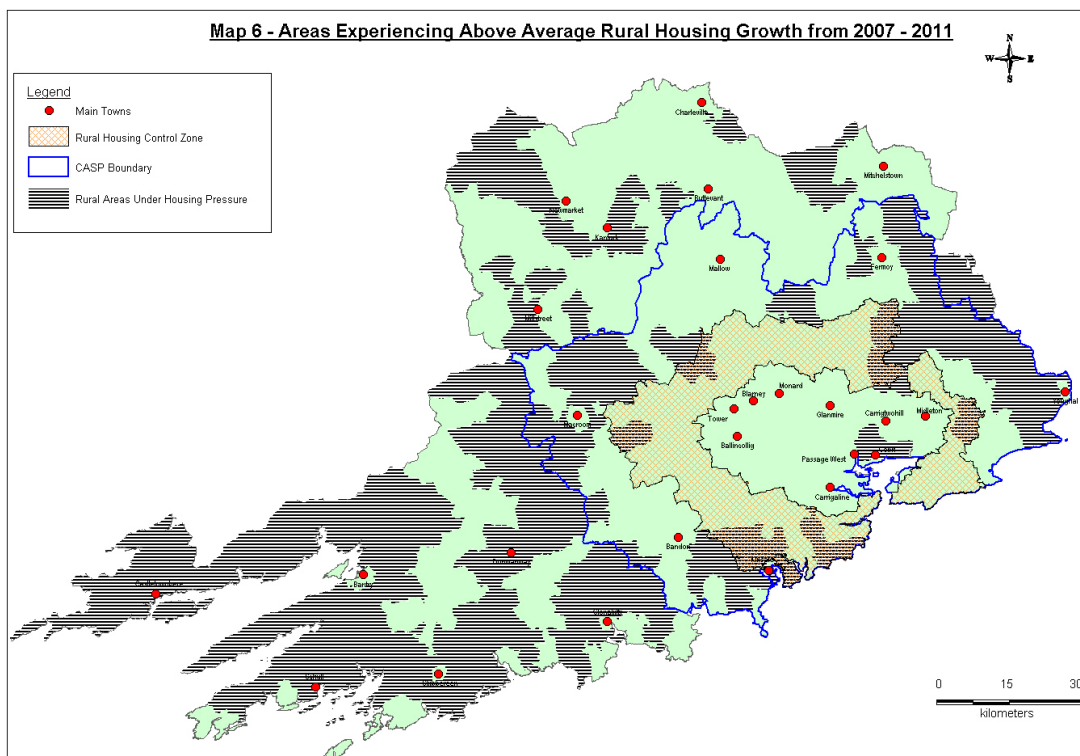
- 3.36. There were 6 DED's which experienced a decline in rural housing growth of between -3% and -16% from 2007-2011.
- 3.37. This decline in rural housing took place in DED's outside of CASP which illustrates the absence of a demand for both urban-generated and rural generated housing. These areas include Whiddy Island, Charleville Environs, Butlerstown and a cluster of DED's located in the rural area north of Dunmanway.

Verification of DED Analysis

- 3.38. A sample of 48 DED's were examined which experienced above average rural housing growth from 2007-2011, relative to either a decline in population or lower levels of population growth. The majority of these DED's were located in the West Strategic Planning Area.
- 3.39. Some minor anomalies were found in a small number of DED's in the 2007, 2008 and 2009 Geodirectory databases and these errors have been addressed and the results and tables in this study adjusted accordingly.
- 3.40. This study uses a sample of 5 Geodirectory databases from 2007-2011 which reduces the risk of error as five year trends are examined.

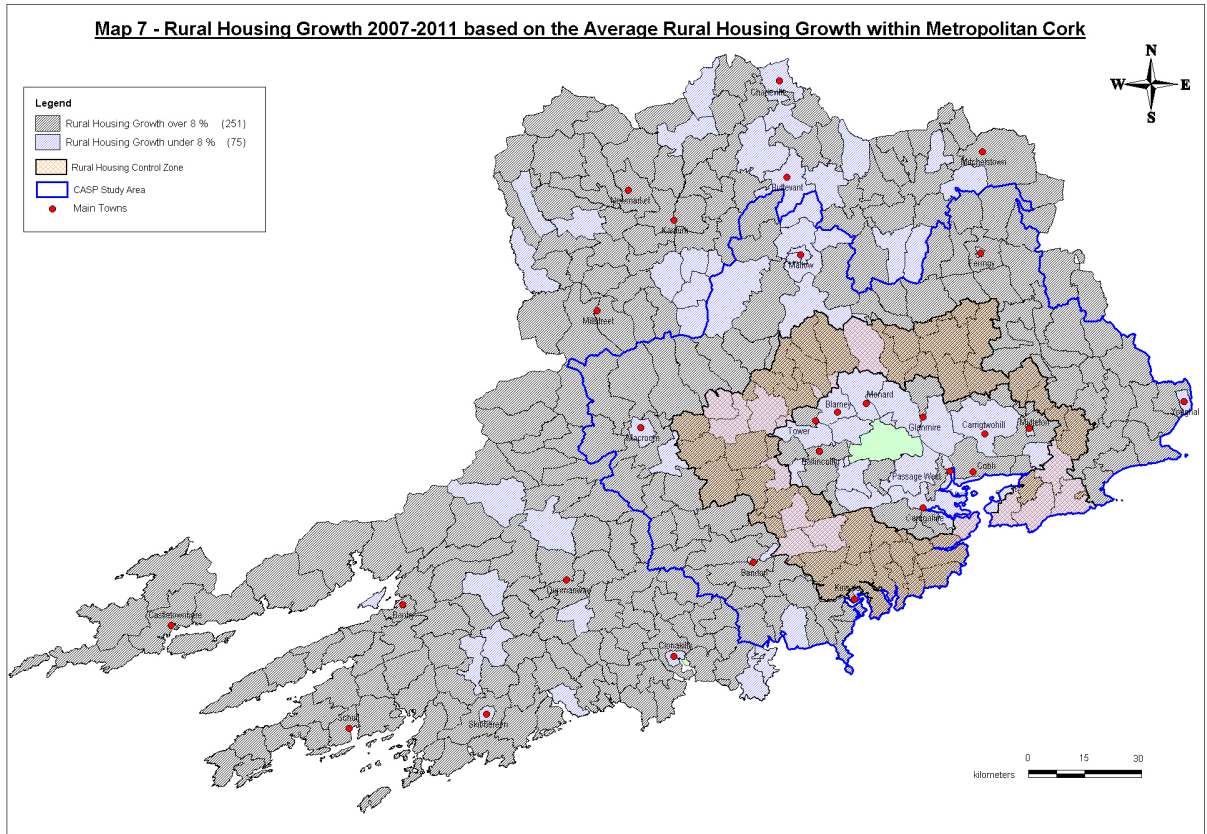
Identification of Areas which have experienced significant Rural Housing Growth

- 3.41. In order to define areas experiencing rural housing pressure, a GIS Spatial Analysis using the geo-directory database was undertaken. This analysis was based on a study of rural housing growth within clusters of DED’s from 2007 to 2011.
- 3.42. The results of the analysis are detailed in the Map below which illustrates cluster’s of DED’s which experienced above average rural housing growth from 2007-2011.
- 3.43. The average rural housing growth per DED for Co Cork from 2007 to 2011 was calculated at 15%.
- 3.44. The results below indicate significant development pressure in rural areas of the CASP Ring Strategic Planning Area and in the West Cork Strategic Planning Area.



Map 6: Areas Experiencing Above Average Rural Housing Growth from 2007-2011

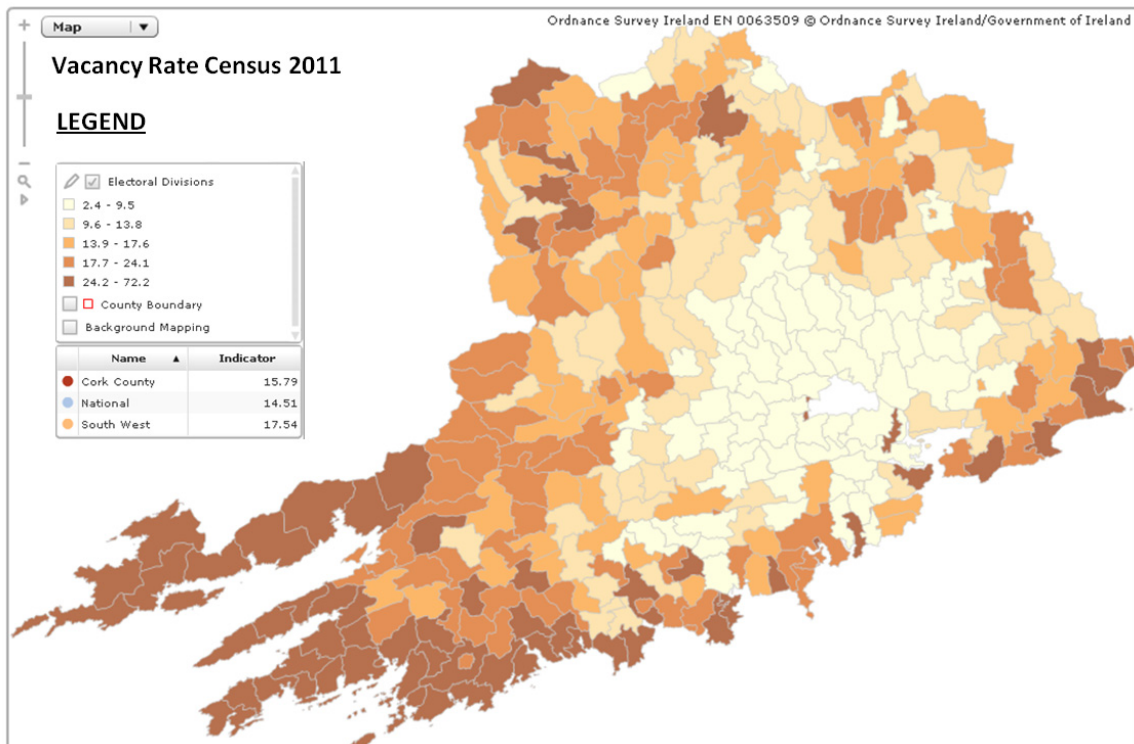
- 3.45. Within Metropolitan Cork where rural housing policies apply in both the Metropolitan Greenbelt and Rural Housing Control Zone, there were lower levels of rural housing growth from 2007 to 2011 (Approximately 8% or equating to 824 houses).
- 3.46. Map 7 highlights the areas of Co Cork which have experienced growth in excess of the average growth in experienced in Metropolitan Cork from 2007 to 2011.
- 3.47. The results of this analysis in Map 7 illustrate that the majority of areas outside of Metropolitan Cork have experienced rural housing growth in excess of the average growth within Metropolitan Cork.
- 3.48. Therefore, it can be concluded that there is a correlation between above average rural housing growth and the absence of rural housing settlement policies restrictions.



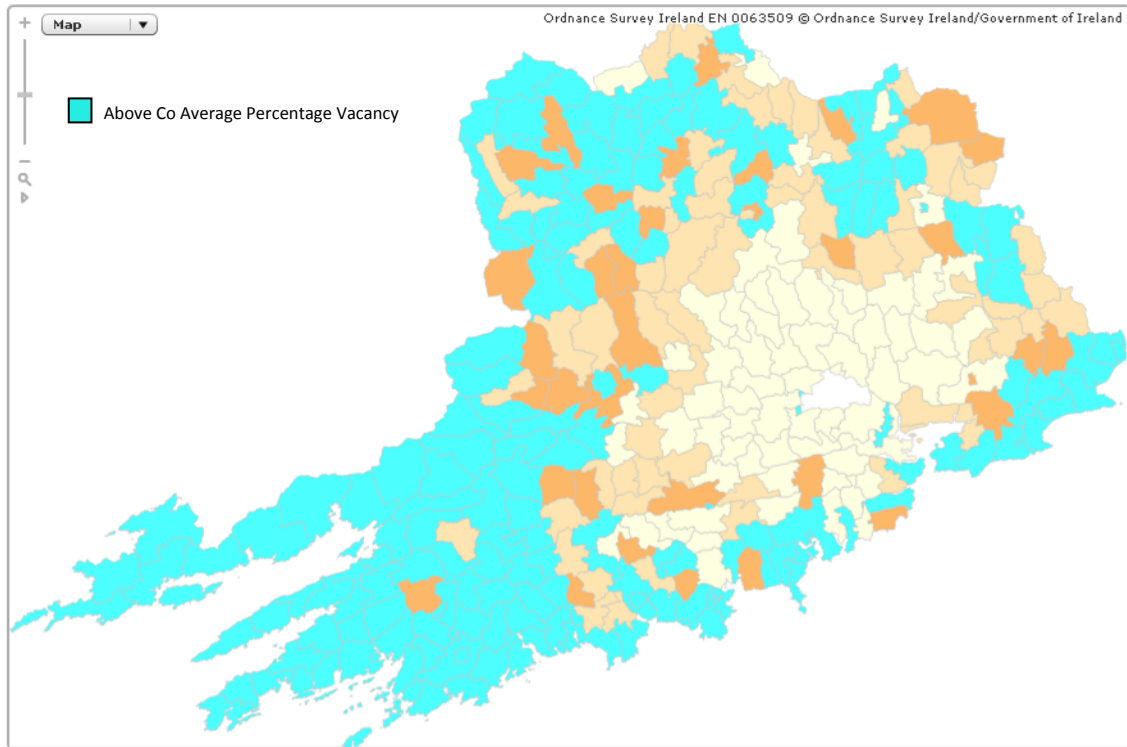
Map 7: Rural Housing Growth 2007-2011 based on the Average Rural Housing Growth within Metropolitan Cork

Housing Vacancy Rates

- 3.49. The results of the vacancy analysis for County Cork DED’s (which included urban and rural areas) are illustrated in Map 8.
- 3.50. According to the 2011 Census results, the average National percentage vacancy rate (by DED) is 14.51 %.
- 3.51. The average percentage vacancy rate in 2011 for Cork County is 15.79 % which is slightly above the national average.
- 3.52. The result of the Census analysis of Vacancy rates, reveal that the highest levels of vacancy rates are in the West Strategic Planning Area, Coastal Areas of the County, and to a lesser extent the North Strategic Planning Area.
- 3.53. An analysis of vacancy rates for the West Strategic Planning Area, reveal that of the 105 Rural DED’s located within the Strategic Planning Area, 86 DED’s have vacancy rates in excess of the County average (Map 9) with Coastal DED’s experiencing the highest vacancy rates.
- 3.54. These results suggest that a prevalence of holiday and second home development in the West Strategic Planning Area has contributed to high vacancy rates.
- 3.55. The results indicate that although vacancy rates in the North Strategic Planning Area are above the County average, the vacancy rates are less that those experienced in West Cork.



Map 8: Vacancy Rates within Cork County 2011
 Source: <http://www.airo.ie/>



Map 9: Vacancy Rates above Cork County Average 2011
 Source: <http://www.airo.ie/>

Table 3.9 – Sample Vacancy Rate in excess of 38% for DED’s within Cork County 2011

	Name	Indicator
●	Crookhaven	72.22
●	Goleen	63
●	Tullagh	62
●	Bear	57.76
●	Skull	54.6
●	Toormore	53.97
●	Glanlough	52.1
●	Sheepshead	52.08
●	Cléire	51.39
●	Coulagh	48.35
●	Courtmacsherry	48.13
●	Dunbeacon	45.83
●	Kilcaskan	45.08
●	Adrigole	44.96
●	Dunmanus	44.94
●	Kilcatherine	44.52
●	Rosscarbery	44.49
●	Castlehaven South	44.06
●	Seefin	43.46
●	Lowertown	43.13
●	Curryglass	42.96
●	Myross	42.26
●	Kilfaughnabeg	41.9
●	Rathbarry	41.61
●	Clonpriest	41.44
●	Ballydehob	40.39
●	Aghadown South	38.73

4. MAPPING ENVIRONMENTAL SENSITIVITIES AND RURAL HOUSING PRESSURE

- 4.1. The 2007 Draft County Development Plan produced a detailed composite map based on the environmental sensitivity data using a GIS based evaluation of environmental sensitivities involving a number of analytical maps which are weighted and overlapped to produce a combined Environmental Sensitivity Map for the County.
- 4.2. During this development plan process , in order to bring together the information collected for the baseline study and to simplify the issue regarding environmental sensitivities, the 6 levels of vulnerability were reclassified into three general vulnerability levels which are illustrated in Map 10:
 1. Robust Environmental Areas (Very Low and Low vulnerable areas)
 2. Vulnerable Environmental Areas (Moderate areas)
 3. Highly Vulnerable Environmental Areas (Moderate/High, High and Very High).
- 4.3. Map 10 overlays a number of development pressures on the environmental areas of the County and identifies possible conflict zones. The development pressures that were used include rural housing pressure and river catchments sensitivity – new housing pressure.
- 4.4. The map shows that there are 3 relatively distinct areas of the County which there is potential for conflicts between development pressures and the environment.
 1. North Zone: Blackwater valley and area of north Cork to the west of Mallow and in the vicinity of the towns of Kanturk and Newmarket. An area to the north of the Blackwater including the towns of Fermoy and Mitchelstown and also includes the Awbeg and Funshion rivers.
 2. Metropolitan Zone: An area to the immediate east of Cork City and areas closer to the outer edge of CASP.
 3. West Cork Zone: Coastal areas of West Cork and an area between the towns of Dunmanway, Clonakilty and Bandon, incorporating the Bandon River and catchment.

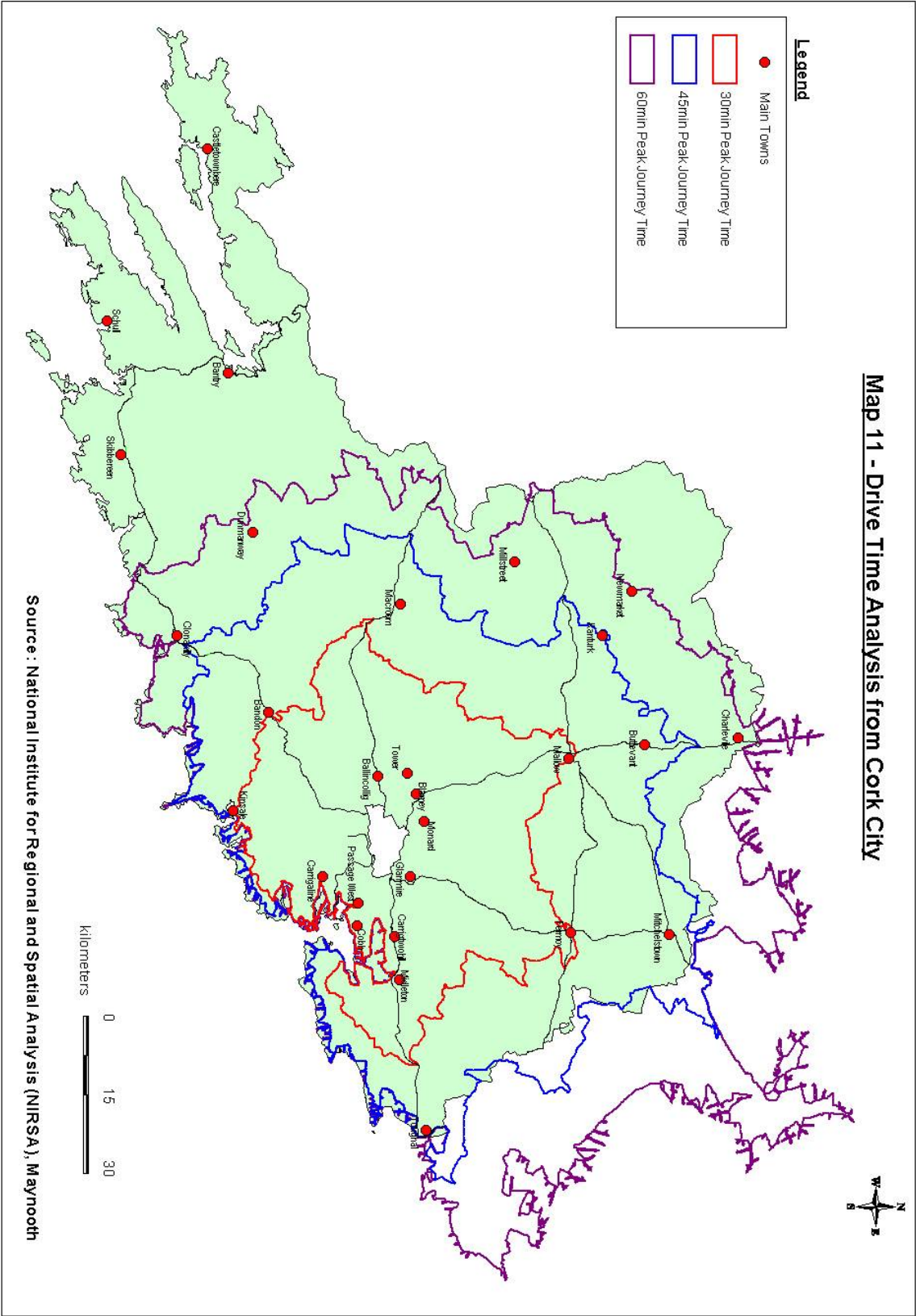
5. AREAS UNDER STRONG URBAN INFLUENCE

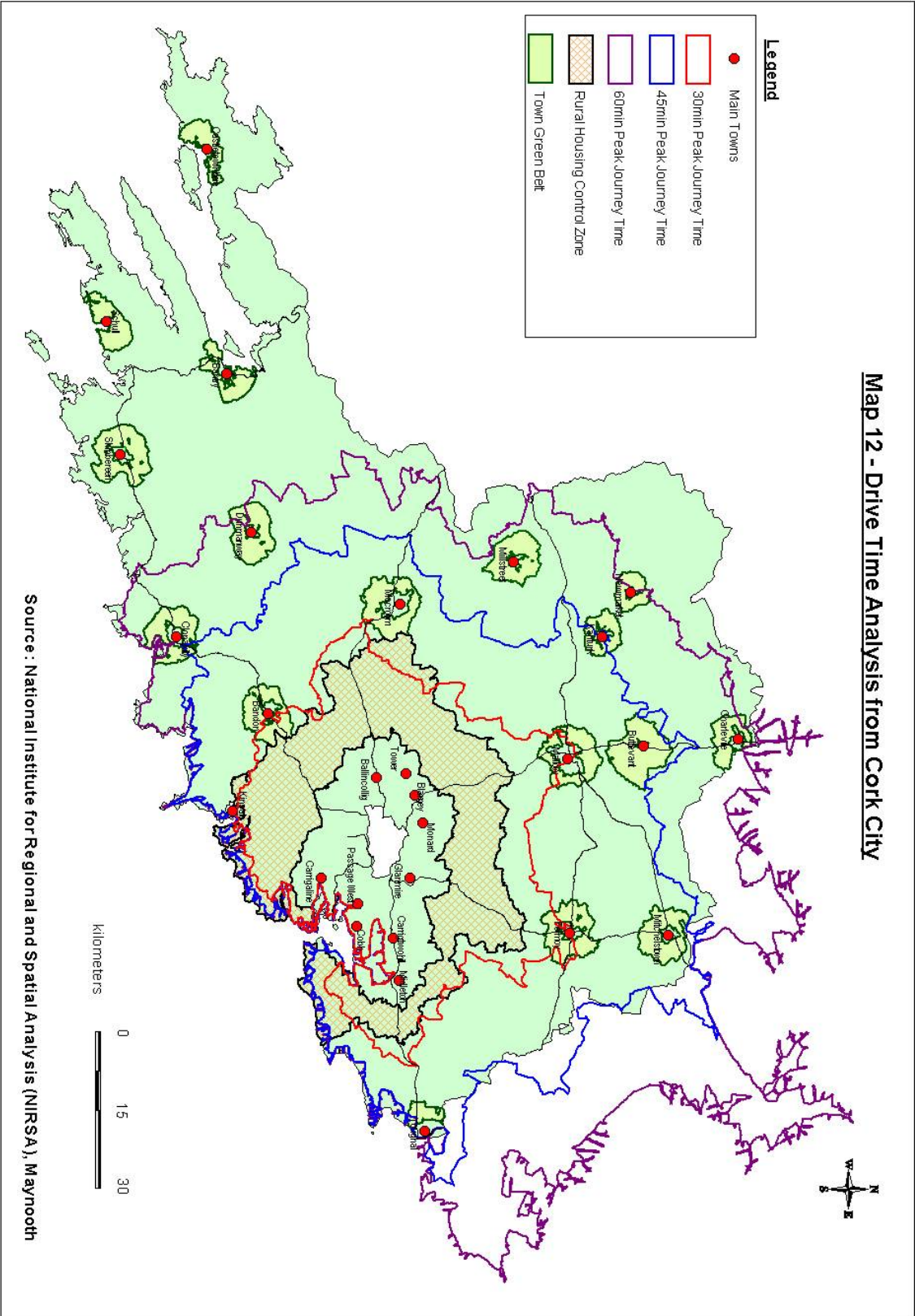
Drive Time Analysis

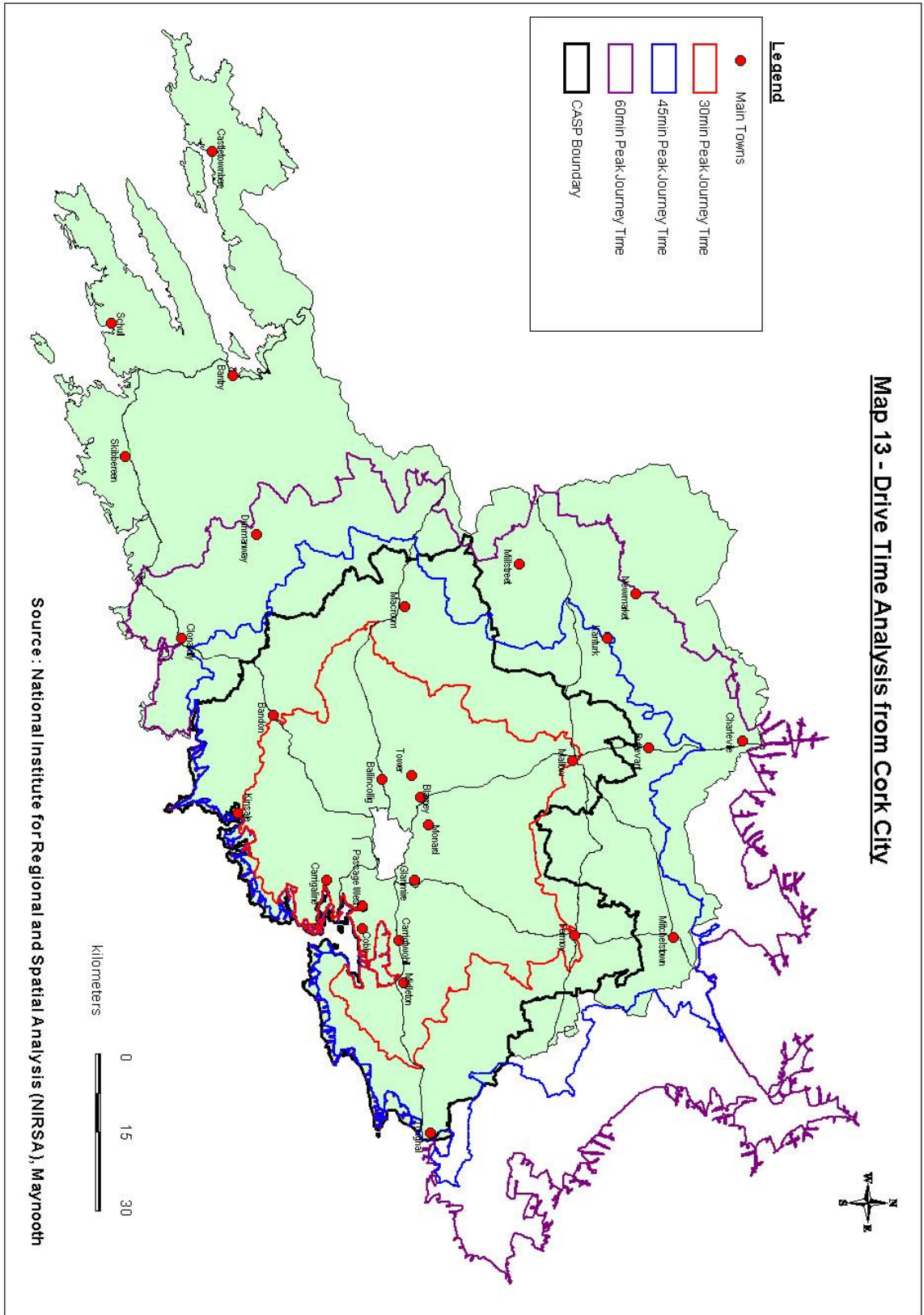
- 5.1. The Drive Time analysis used in this report was prepared by the All Island Research Observatory (AIRO) / National Institute for Regional and Spatial Analysis (NIRSA) which are based at the National University of Ireland, Maynooth using the NAVTEQ network dataset.
- 5.2. AIRO is a research unit and interactive spatial data portal and has been responsible for the Data Mapping & Visualisation of the recent Census in conjunction with the CSO.
- 5.3. This Drive Time analysis in this report is based on Peak Time flows to Merchant's Quay in Cork City and the results indicate Drive Times of 30 minutes, 45 minutes and 60 minutes.
- 5.4. The analysis is based on estimated speed times on roads and the journey times will always be approximate as everyone will have different driving experiences. The results are broadly consistent with the journey times on the AA Roadwatch website which are also approximate.
- 5.5. The original CASP boundary was established in 2001 and covered an area determined by a journey time of about 45 minutes from Cork City. This area has been defined as the Cork City-Region.
- 5.6. There has been significant road and infrastructural improvements since the publication of the CASP strategy in 2001, which have increased journey distance for a 45 minute Drive Time from Cork City.
- 5.7. The results of this Drive Time analysis are illustrated in the following series of Maps (11, 12 and 13).

Approach in other Areas

- 5.8. In other areas of the County, Town Green Belts have been established which define the visual setting around the main towns to prevent sprawl and control linear roadside development.







6. IDENTIFICATION OF RURAL AREA TYPES

- 6.1. The Sustainable Rural Housing Guidelines 2005, state that before planning authorities initiate the process of drafting the written statement of the development plan, it is important that a process of research and analysis be carried out into population and development trends in rural areas.
- 6.2. This analysis should include the identification of the location and extent of the rural area types set out in the NSS to include the following area types:
 - (i) Rural Areas under strong urban influence.
 - (ii) Stronger rural areas.
 - (iii) Structurally weaker rural areas.
 - (iv) Areas with clustered settlement patterns.
- 6.3. The guidelines state that the development plan should illustrate these areas on a single general map, avoiding an overly-detailed and prescriptive map. Having defined the 'Rural Area Types', the planning authority must then tailor policy responses.

Criteria used to develop the Typology

- 6.4. The guidelines state that it is expected that all planning authority areas which are predominantly rural will contain, to varying extents, at least three of the rural area types defined in the NSS. The three concerned are (1) areas under strong urban influence, (2) areas with a traditionally strong agricultural base, and (3) structurally weak areas.
- 6.5. There was no significant evidence of areas with clustered settlement patterns in the County, which the guidelines state are generally associated with the counties of the western seaboard (Donegal, Mayo, Galway, Clare and Kerry).
- 6.6. From the analysis in this report it was concluded that there are five distinct rural area types.
- 6.7. The five emerging rural area types are (1) Rural areas under strong urban influence, (2) Tourism and rural diversification areas, (3) Stronger rural areas, (4) Transitional rural areas, and (5) Structurally weaker rural areas.
- 6.8. The following criteria were used to identify the five rural area types and are detailed in Table 6.1. In addition, a series of indicators were chosen to inform the categorisation of rural area types. The result of the matrix which was used to classify the Rural Area Types is outlined in Table 6.2.
- 6.9. In order to analyse patterns of persistent and significant population decline on a DED basis, a 30 year time horizon from 1981 to 2011 was examined in detail.
- 6.10. Landscape sensitivity is based on the areas identified as being of 'Very High Value' in the Draft Landscape Strategy.

Table 6.1 Criteria used to Identify Rural Area Types		
Rural Area Type	Key Elements associated with a Typical Policy based on the Sustainable Rural Housing Guidelines	Criteria
Rural Areas under strong urban influence	<ul style="list-style-type: none"> Facilitate the housing requirements of the rural community as identified by the planning authority in light of local conditions. Directing urban generated development to areas zoned for new housing development within the settlement network. 	<ul style="list-style-type: none"> Drive Time Analysis – Areas within commuting distance of Cork City (45min Peak Drive Time from Cork City chosen). Areas under Rural Housing Development Pressure (above average rural housing growth). Consideration of Environmental Sensitivity / Landscape Character Appraisal. Analysis of areas under Population Pressure. Lower Vacancy Rates.
Stronger rural areas	<ul style="list-style-type: none"> Consolidate and sustain the stability of the population. Strike the appropriate balance between development activity in smaller towns and villages and wider rural areas. Carefully monitoring development trends to avoid areas becoming overdeveloped (i.e. extensive ribbon development). 	<ul style="list-style-type: none"> Stable Population base. Higher involvement in Traditional Economic Sectors (Agriculture, Forestry and Fishing). Analysis of Rural Housing Development Pressure. Outside commuting catchment of Cork City. Consideration of Environmentally Sensitive areas. Lower Vacancy Rates.
Structurally weaker rural areas	<ul style="list-style-type: none"> Need to accommodate any demand for permanent residential development as it arises subject to good practice in design, location and protection of important landscapes and any environmental sensitive areas. Linkages to policies aimed at enhancing development potential and availability of indigenous employment in weaker areas. Monitoring the operation of settlement policies to avoid excessive levels of inappropriately located development. 	<ul style="list-style-type: none"> Evidence of Persistent Population Decline. Analysis of Population Structure (older population base). Higher Economic Dependency Ratio. Higher Housing Vacancy Rates. Higher involvement in Traditional Economic Sectors (Agriculture, Forestry and Fishing). Lower levels of Rural Housing Development Pressure. Outside commuting catchment of Cork City. Less Environmental Sensitivity.

<p>Tourism and Rural Diversification Area</p>	<ul style="list-style-type: none"> • Support the maintenance of a vibrant rural population. • Protect important landscape quality. 	<ul style="list-style-type: none"> • Areas under Rural Housing Development Pressure (above average rural housing growth). • Higher involvement in Traditional Economic Sectors (Agriculture, Forestry and Fishing). • Above Average Housing Vacancy Rates. • Consideration of Environmentally Sensitive Areas / Landscape Appraisal. • Analysis of Population Change. • Analysis of Population Structure (older population base). • Above Average Economic Dependency Ratio.
<p>Transitional Rural Area</p>	<ul style="list-style-type: none"> • Consolidate and sustain the stability of the population. 	<ul style="list-style-type: none"> • Analysis of Population Change. • Analysis of Rural Housing Development Pressure. • Higher involvement in Traditional Economic Sectors (Agriculture, Forestry and Fishing). • Outside commuting catchment of Cork City. • Consideration of Environmentally Sensitive areas/ Landscape Appraisal.

Table 6.2 - Indicators for Establishing Rural Area Types										
Rural Area Type	Within Commuting Catchment of Urban Area	Environmentally Sensitive Areas	Experiencing Population Growth	Under Rural Housing Pressure	Experiencing Population Decline	Higher Levels of Housing Vacancy	Stronger indigenous Economic Base (Agriculture, Fishing & forestry)	Higher % of Population over 65	Higher Economic Dependency Ratio	Landscape Sensitivity
Rural Areas under strong urban influence	√	√	√	√	×	×	×	×	×	√
Stronger rural areas	×	√	√	×	×	-	√	√	√	√
Structurally weaker rural areas	×	×	×	-	√	√	√	√	√	×
Tourism, and Coastal Diversification Area	×	√	-	√	-	√	√	√	√	√
Transitional Rural Area	×	√	-	-	-	√	√	√	√	-

× NO

√ YES

- Characteristics of Both

Draft Rural Area Types

6.11. Following a detailed analysis based on criteria outlined in Table's 6.1 and 6.2 above, it was concluded that there are five distinct rural area types which are detailed in Map 14.

6.12. The five rural area types are:

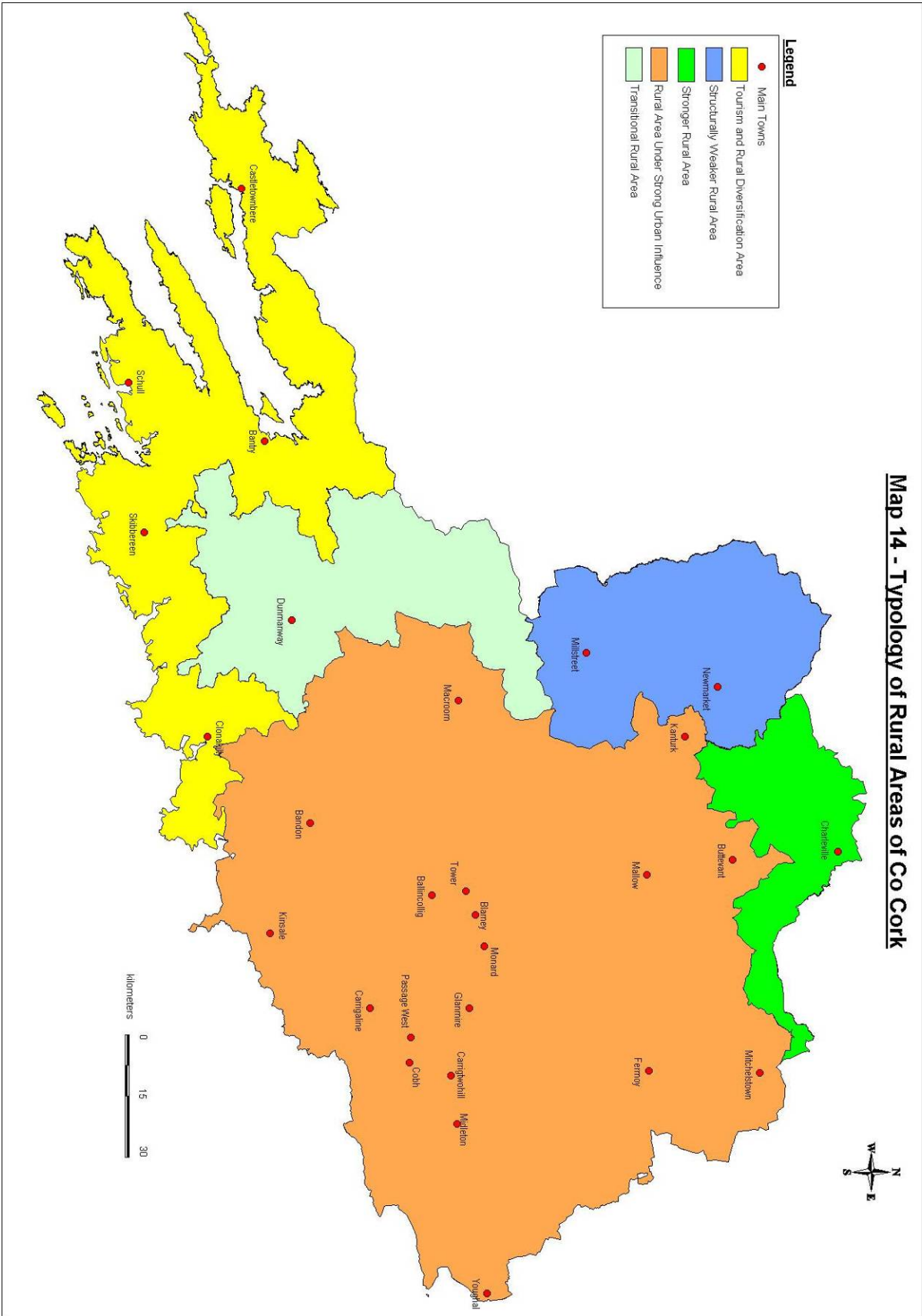
(1) **Rural areas under strong urban influence.** Rural areas within commuting distance of Cork City and Environs. These areas exhibit characteristics such as rapidly rising population, evidence of considerable pressure from the development of (urban generated) housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.

(2) **Tourism and rural diversification areas.** Part of the rural and coastal area of County Cork. These areas exhibit characteristics such as evidence of considerable pressure for rural housing in particular higher demand for holiday and second home development. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. These areas also have higher housing vacancy rates and evidence of a relatively stable population compared to weaker parts of the County. These areas have higher levels of environmental and landscape sensitivity and a weaker economic structure with significant opportunities for tourism and rural diversification.

(3) **Stronger rural areas.** Rural areas to the north of the County that traditionally have had a strong agricultural base. In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base, that is restructuring to cope with changes in the agricultural sector and the level of individual housing development activity in these areas tends to be lower and confined to certain areas as pressure for urban generated housing is less.

(4) **Transitional rural areas.** Western and inland areas of the County. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. Although there are lower concentrations of population, there is a more stable population base and less evidence of population decline than other parts of the County. These areas also exhibit characteristics of a weaker economic structure and have higher levels of environmental sensitivity.

(5) **Structurally weaker rural areas.** North-west of the County. These less populated areas exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure and lower levels of environmental sensitivity. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing.



7. CONCLUSIONS

County as a Whole

- 7.1. The 2005 Ministerial Guidelines recommend planning authorities adopt an analytical and plan led approach in identifying the different types of rural area and then to develop an appropriate policy framework for each of the area types identified.
- 7.2. This report is the first step in that process and aims to set out the basis for the identification of the main rural area types within the county.
- 7.3. To bring the County's policies in line with the 2005 Guidelines there is then a need to develop a policy framework appropriate to each of the 'rural typology' areas.

Rural Area Under Strong Urban Influence

- 7.4. The existing Metropolitan Green Belt has not been fundamentally reviewed since 1996 and is based largely on an assessment the extent of development outside settlements and of the visual impacts on the setting of the City of Cork.
- 7.5. The Metropolitan Green Belt has been successful in managing the demand for rural housing in the area where demand would otherwise be at its highest. However, the conceptual basis for the current policies in the A1/A2/A3 zones (which were developed in 1996) is not supported in the 2005 guidelines. Policies generally prioritise applicants with a social connection to an area rather than those with an employment or rural business case for housing.
- 7.6. However, other areas, including parts of the CASP Ring SPA, have no policies in place to help manage demand and consideration should be given as to how this could be addressed.
- 7.7. Those parts of the CASP Ring SPA where rural housing policies are already in place have been less successful in managing demand than the Metropolitan Green Belt Areas. As a result, the population of the CASP Ring SPA has already exceeded the SWRPG Target for 2022.
- 7.8. Although the recent decline in house building activity has slowed the rate of growth in this area, without a new policy framework, there are serious risks that, when market conditions improve, unplanned high growth rates will resume in the rural parts of this area in a manner that will ultimately threaten the achievement of the established goals for the CASP area as a whole.
- 7.9. In this area, the approach recommended since 2005 in the Ministerial Guidelines is to focus rural housing policies on areas under significant urban pressure for additional rural housing.
- 7.10. This report suggests that pressure for rural housing is strongest within a 1 hour (total journey time) commuting distance of Cork City and the other employment locations in Metropolitan Cork. This area has been represented by a 45 minute Peak hour drive time isochrone from the city centre.
- 7.11. The strategy to better manage rural housing demand in this area will need to address the need to provide sustainable and attractive alternative opportunities for housing development as part of the framework of measures developed to address this issue.

Stronger Rural Area

- 7.12. The 2005 Ministerial Guidelines suggest that planning authorities should aim to create conditions where population levels are generally stable within a well developed town and village structure and in the wider rural areas around them.
- 7.13. The conclusion of this report is that those conditions generally exist in this area.
- 7.14. The Guidelines recommend that planning policies in this area should strike a reasonable balance between accommodating proposals for individual houses in rural area and actively stimulating and facilitating new housing development in smaller towns and villages to provide for balanced urban and rural choices in the new housing market.

Tourism & Rural Diversification Area

- 7.15. This report has concluded that this area exhibits characteristics of above average vacancy levels and significant rural housing pressure in a sensitive coastal environment.
- 7.16. The 2005 Ministerial Guidelines suggest that planning authorities should take account of the impacts of holiday home / second home developments in coastal areas, where there is a limited environmental capacity to accommodate significant number of such development. The guidelines highlight the need to strike an appropriate balance between demand for such developments and the need to channel them into appropriate locations.

Transitional Rural Area

- 7.17. This report has concluded that these rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. Although there are lower concentrations of population, there is a more stable population base and less evidence of population decline. These areas also exhibit characteristics of a weaker economic structure and have higher levels of environmental sensitivity.
- 7.18. It is recommended that planning policies in this area should strike a reasonable balance between accommodating proposals for individual houses in rural area and actively stimulating and facilitating new housing development in smaller towns and villages with the aim of strengthening the economic base.

Structurally Weaker Rural Area

- 7.19. The 2005 Ministerial Guidelines suggest that these are the areas that exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure.
- 7.20. The conclusion of this report is that those conditions generally exist in this area.
- 7.21. The Guidelines recommend that planning policies in this area should accommodate any demand for permanent residential development subject to good planning practice.