

**Chloe Duddy**

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**From:** Theresa Cassidy <info@tctownplanning.co.uk>  
**Sent:** 27 January 2020 16:21  
**To:** Local Development Plan  
**Subject:** Representation for Draft Plan Strategy  
**Attachments:** Representation to Derry City and Strabane Council draft Plan Strategy 27.01.2020.pdf

Dear Sir/Madam,

Please find attached a copy of representation for the Draft Plan Strategy. I trust this will be taken into consideration moving forward with the plan process.

If you require any further information or clarification please do not hesitate to contact me on the number listed below.

Kind regards,

**Theresa Cassidy** BSc (Hons) MSc (Ecology & Conservation)

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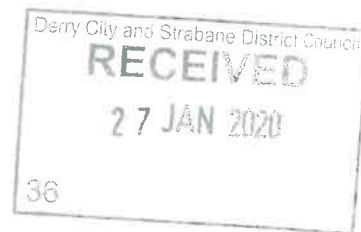
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**FAO MAURA FOX**  
Head of Planning  
Planning LDP Team  
Derry City & Strabane District Council  
98 Strand Road,  
Derry  
BT48 7NN

27<sup>th</sup> January 2020.

OUR REF: G/022/17

Dear Ms Fox



Re: **Representation on behalf of Mr & Mrs John Sayers** for Lands to the north east of No. 44 Glen Road, Strabane to be considered for inclusion within the towns' settlement limits.

I write on behalf of Mr & Mrs John Sayers (hereinafter referred to as the landowner). This submission is a subsequent representation to the submission lodged on their behalf at the Preferred Options Paper (POP) stage and should be read in conjunction with that submission.

This correspondence refers to the 'soundness' of the Draft Plan Strategy (dPS) where appropriate with respect to the landowners land identified in Figure 1.

The following information is of determining weight and we trust that appropriate consideration will be applied to this representation when preparing the next stage of the Local Development Plan (LDP).

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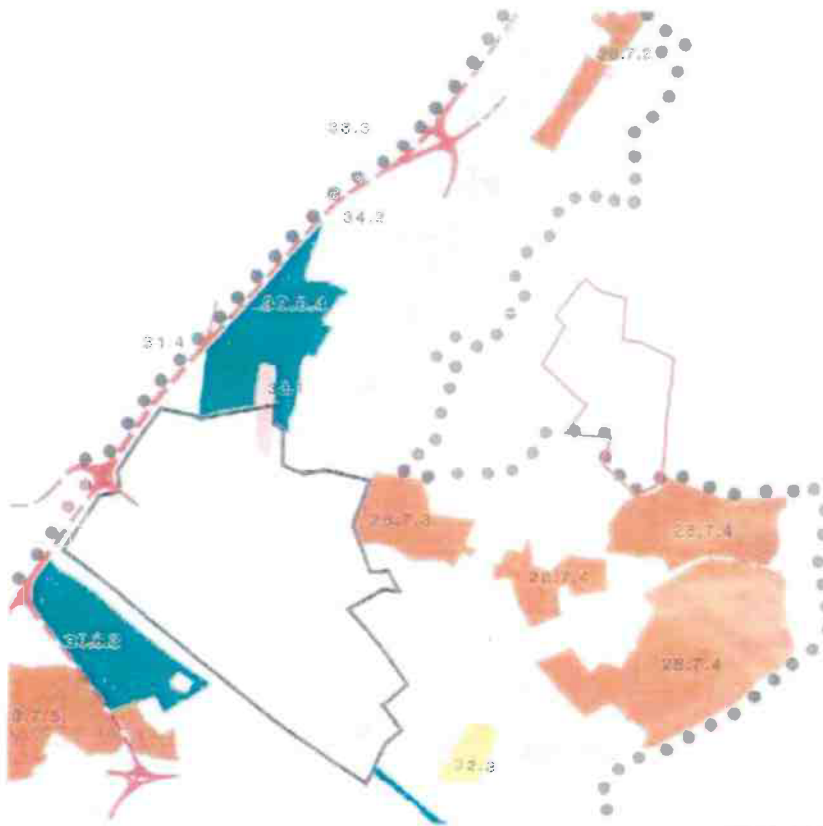


Figure 1 – Site outlined in red adjoining the existing settlement limits for Strabane Town as per the extant area plan 1986-2001. (Map not to scale)

The lands identified in these representations will help meet the desires and targets of the proposed new LDP in accordance with the aims and objectives outlined by the Regional Development Strategy 2035 (RDS) and the Strategic Planning Policy Statement (SPPS).

Reference to the map of the planning portal NI on 27<sup>th</sup> January 2020 confirmed that no planning history exists for the western node of residential zoning 28.7.4 and aerial imagery also confirms that no development has occurred on this portion of land – it remains agricultural land.

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Section 4 – LDP Vision and Objectives of the dPS states in paragraph 4.1:

*"To make Derry City and Strabane District a thriving, prosperous and sustainable areas – Planning for balanced and appropriate high-quality development, whilst protecting our environment, and also promoting well-being with equality of opportunity for all."*

Furthermore, paragraph 4.3 states;

*"...It is apparent that if the needs of the population are to be addressed, then there must be a strong focus on significantly increasing and improving our economic and social base, whilst at the same time, protecting and enhancing the environment and improving public infrastructure." (my emphasis)*

'Significant' is used commonly throughout the dPS to demonstrate how the social, economic and environmental objectives of the new LDP will be met for the council area. The council realise that to deliver the aims of the LDP they must be 'ambitious' in their approach to optimise the potential of the North West as highlighted in paragraph 5.1 which states:

*"...In strategic spatial planning terms, economic development of the District/NW Region is required for balanced regional development and is intended as a counter-weight to potential 'over-heating' of the Dublin-Belfast economic corridor."*

Paragraph 5.3 lays out the "ambitious pathway to growth of the region over the next 15 years" identified in recent joint studies undertaken by Donegal County Council and DSDC. One of the findings is:

*"...to significantly expand the resident populations of Derry, Letterkenny, Strabane and wider North West cross-border growth" (my emphasis)*

Paragraphs 5.4 and 5.5 list some of the ways of realising the districts growth potential and include:

*"Derry City and Strabane District Council is progressing a very significant multi-million pound capital investment programme for its key regeneration sites in Derry and Strabane to pump prime finance from central government and the private sector.*

*"There may be opportunities presented for this cross-border District/Region in the years following 'Brexit' including related favourable tax rates, property prices and health, for businesses, commerce, trading, distribution/logistics, employment and population*

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*growth/relocation to within this District. Therefore, this LDP will need to be ambitious, yet achievable, in order to facilitate the potential development to 2032, which will in turn play an important role in helping to deliver the ambition of the RDS, the NPF and the Inclusive Growth Plan, as well as the other strategies to grow this 'city region'."*

The dPS realise that the districts population is expected to increase by 10,000 over the plan period. However, the dPS does acknowledge that the population could grow by 15,000 due to the significant growth and prosperity aspirations for the North West region. Thus additional homes of 15,000 may be likely rather than the predicted 9,000 and this will be examined by the 5 and 10 year reviews expected to occur throughout the life time of the plan.

HOU 1 Strategic Allocation and Management of Housing Land – Zoned Housing Land and LUPAs. This sequential strategic application may still be restrictive as it relates to zoned land within the extant area plans.

Although paragraph 16.14 states that sufficient land capacity exists in many settlements without the need for additional land, with reference to the extant Strabane Area Plan, zoned residential land to the south west of the land outlined in red in Figure 1 has been lying dormant for more than 30 years without any development or committed housing attached. Moving forward these lands should seriously be considered for de-zoning or identified as areas of open space/green corridors to meet the amount of land required to satisfy that land use. This approach would ensure the goals and aims of the dPS are achieved and development is not stymied throughout the new LDP period.

A sufficient land supply that will be made available for development opportunities must be realised to meet the ambitious aims and objectives listed in the dPS. The LDP must consider how these aims will be delivered especially when no intention has been made in the last 30 or more years to develop some of the land located within settlement limits.

This representation along with the previous POP submission expresses the landowner's desire for their land to be made available for development. The juxtaposition of the land with the settlement limits and housing developments would enable a seamless extension of the urban setting connecting with existing estate roads and infrastructure. Inclusion of these lands would allow the council to meet their strategic housing objectives. The soundness of the dPS may not be fully met if this approach is not adopted fully.

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The landowner reserves the right to make future representation at the next stage of the LDP process.

Yours faithfully,



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