

DERRY CITY AND STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



EVIDENCE BASE EVB 3

Population and Growth Strategy

Updated May 2017

This Document is one in a series, which builds up to form the 'evidence base' that informs the preparation of the Local Development Plan (LDP).

It comprises initial Workshop Paper(s) on this Planning topic that were presented to Council Members during 2016 / 2017, which have been subject to Member discussion and input, before further discussion at the Planning Committee (LDP) and in turn feeding into the LDP Preferred Options Paper (POP) and then the Plan Strategy (PS) and eventually the Local Policies Plan (LPP) which together form the LDP.

Therefore, the afore-mentioned evidence base will be continually updated, to additionally include the latest information, input from public engagement, statutory consultees, stakeholder groups, Sustainability Appraisal and from other Departments within the Council, including Community Planning.

The Evidence Base is published as a 'supporting document' in accordance with Article 10(a) and 15(a) of the Planning (LDP) Regulations (NI) 2015



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Workshop 1: Population and Growth Strategy

Purpose: For Councillors and planning officials to work together to identify how we can sustainably grow our District over the LDP 2032 period?

Content: This Workshop overview paper:

- (i) provides a profile of the population, including the different Section 75 groups of people, identifying how the Plan can impact on them;**
- (ii) identifies population growth, population projections and needs up until 2032;**
- (iii) enables Councillors and officials to discuss and identify strategic priorities for Growth of the District, for later decision by the Planning Committee.**

1.0 Introduction to Workshop One

- 1.1 This and the subsequent programme of LDP Workshops are aimed at:
- building the capacity of Members to make informed planning decisions, particularly within the plan-making context;
 - providing baseline information which will inform planning policy-making at local level; and
 - setting the LDP process in context with the ongoing development of the Community Plan - The Local Government Act introduces a statutory link between the Community Plan (CP) and the LDP, in that the preparation of the LDP must take account of the CP; and other strategic work being undertaken by the Council.
- 1.2 This Workshop's primary aim is to set out a statistically based overview of our District in terms of current demographics and future population trends and then stimulate Member debate as to how our LDP Plan Strategy (PS) can best meet the needs of a growing community and the different groups within the community.
- 1.3 It is stressed that any future decision-making in terms of LDP development will need to be made within the context of:
- an iterative Sustainability Appraisal under the provision of the Planning (Northern Ireland) Act 2011; and
 - 'taking account' of the content of the Regional Development Strategy (RDS) 2035 which delivers the spatial aspects of the Executive's Programme for Government.
- 1.4 Therefore, the key outputs of this Workshop are:
- for Members to be fully informed of the current population / demographic statistics for our District;
 - for Members to bring to the attention of Planning officials any additional relevant statistics they consider appropriate; and
 - for Members to begin to develop possible strategic roles and objectives for the LDP Plan Strategy bearing in mind the baseline statistics and the relevant parameters set by the Sustainability Assessment and the RDS 2035.
- 1.5 Consideration will also be needed as to how Derry and Strabane can continue to develop the co-operation with Letterkenny and Co. Donegal to maximise the potential of their gateway role. Similar comparable statistics and maps can be readily sourced for Donegal, and the other NW Districts – see www.spaceialnw.eu
- 1.6 It is important to stress to members that in compiling the statistics for this Workshop the best information available has been used, including the recently revised Housing Growth Indicators (HGI's) published by DRD in April 2016.
- 1.7 It is important that Councillors and officials consider the future planning of the new Derry City and Strabane District as a whole. However, many of the statistics in this Paper still refer to the former Districts of Derry City and Strabane; whilst this is mainly because the available figures from the 2011 Census and other sources still refer to the former Districts, it is nevertheless useful to consider the characteristics of the various parts of the new District to establish and highlight any trends that may be masked when considering the overall District.

2.0 Current Population / Demographic Statistics for Derry City and Strabane District

- 2.1** Population change has implications for the provision of housing, employment opportunities and public services including health, education and infrastructure. It is therefore important to know the components of population change and the characteristics of the population when planning for future growth. Planning is also about meeting the needs of everyone – both the majorities and the minorities within the community.
- 2.2** Section 75 of the Northern Ireland Act 1998 requires a public authority, in carrying out its functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity. The principle of promoting equality of opportunity and good relations between people must be a key objective behind the Plan and will be an important theme of the Sustainability Assessment. In land use planning terms, this means ensuring everyone benefits from quality housing, employment, and access to public services and recreation facilities.
- 2.3** This Workshop begins the process of identifying issues and needs facing different groups within our area - over and above the general population, so that these can be considered at every stage of the plan-making process. If an aim of the plan is also to help build a cohesive society, then it must also be recognised that this can only be achieved by “sharing space” and “accessing opportunities”. Therefore, the Workshop will also examine the extent to which segregation occurs and the pattern of multiple deprivation.

Key Facts: Population

- Derry District approx. 108,261
- Strabane District almost 39,930
- Derry City and Strabane District – 148,191 (2011 Census)

Age structure

- a notably higher proportion of those under 16 years of age
- a lower proportion of those aged 65 and over

Super Output Areas (SOAs)

- There is a slightly younger age profile in the Super Output Areas (SOAs) to the north west of Derry City, Culmore and Shantallow, as well as within West 1, South 1 and East around Strabane Town

2.4 Planning Implications:

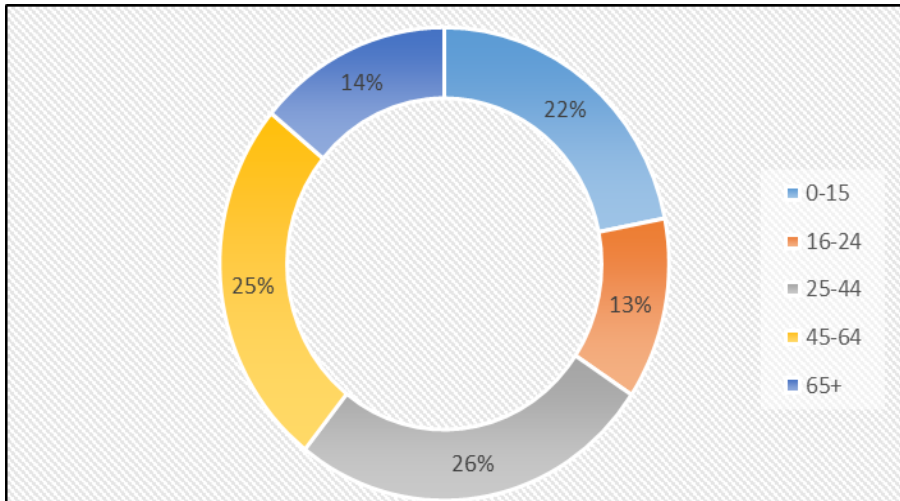
The DCSD has a population of 149,500 and a land area of approximately 1,245 square kilometres. It is estimated that 71% of the population live in urban areas whereas 29% reside in the rural area. However, based on the 49 settlements in the District, 85% of the population live within designated settlements with the remaining 15% of the population living in the countryside. Outside the larger population centres such as Derry and Strabane, the dispersed pattern creates challenges for service provision especially in the more rural and remote areas of the District.

In relation to age, it is young and old people who tend to be most vulnerable. There tends to be more elderly people in the towns where there is a range of facilities including nursing homes, sheltered and other housing designed to meet their needs, together with better access to services. However, there are also many elderly people living in the countryside where access to services is more problematic, particularly in Strabane.

Derry City and Strabane District Council LDP Workshop 1 – Population and Growth Strategy

Based on 2014 population projections produced by NISRA, the population could increase from 149,416 in 2015 to around 151,000 by 2032. The population profile is younger than that for Northern Ireland; however, trends indicate a rising ageing population and by 2039, over 65s are expected to represent almost a quarter of the population. An ageing population will place additional demands on health and community services while fluctuations in the under 16s could have implications for service provision such as schools.

Population of District by Age (2015)



Key Facts: The Elderly and Household Size

- The growing number of elderly, a key factor in declining average household size, is projected to decrease for Derry and Strabane from 2.75 in 2008 to 2.53 persons in 2023 (NISRA Household Projections, 2011)
- The Northern Ireland trend is that the proportion of people over 65 years of age is growing and is expected to reach 20% of the total population by 2027 (NISRA 2012-based population projections). Our District is likely to follow this trend.

2.5 Planning Implications:

Planning needs to ensure that housing for the elderly is sited where it is accessible to local services and transportation. These services include health and other community facilities together with recreation and shops. A rising elderly population will also increase demand for health and community services, the development of which will also need to be accommodated.

Key Facts: Children and Under 16s

- Approximately one fifth of the Derry and Strabane population is under the age of 16. The number of children under 16 in Derry is projected to fall by approximately 1,300 between 2008 and 2023, to around 24,400 with a 200 decrease in Strabane District to around 9,000 (NISRA, Population Projections 2008).
- Over one quarter (26%) of children in Northern Ireland are living in low income households (FRS, 2007).

2.6 Planning Implications:

This will have implications for provision of crèches, nurseries and schools. Perhaps the largest change will be in the rationalisation of second level education.

Key Facts: Young People

- Unemployment is a particular issue for young people, with unemployment for those aged 16-24 at a rate of around 19% between January-March 2014 (DETI Labour Force Survey Tables, Unemployment by Age, 2014).

2.7 Planning Implications:

Young people do not have independent use of a car. Therefore, safe and sustainable access to community and recreation facilities, including play parks and sports grounds, remains high on the agenda.

Key Facts: Marital Status

- In Derry and Strabane District the proportion of single people is higher than the regional average - Derry and Strabane 40%, NI 36%.

2.8 Planning Implications:

The role of Planning is to meet the needs of the population; in this case, the challenge is providing housing to meet the needs of single people. It is reasonable to assume that many single wage earners will not have the same purchasing power of a double income household. Single people also have different social needs to those who are married and have families. Young, single people are key to the economy of any town centres, providing a significant part of the market for pubs, clubs and restaurants. However, this can mask the feeling of social exclusion experienced by many single people, particularly the elderly, disabled and single parents. Single parents remain one of the most disadvantaged groups with almost half falling within low income groups and over half of lone parent families not having access to a car.

Key Facts: Gender

- The 'usually resident' population is broadly split on a 50/50 basis between men and women. Life expectancy continues to improve for both males and females.
- Over the period 2001-2003 to 2006-2008, females live around 4 years longer than males, a differential which is slightly lower than the N Ireland level.

2.9 Planning Implications:

There are key differences between the sexes in that women tend to take on the role of carer whether it is for children or ageing relatives which is discussed later. Women suffer inequalities in terms of wealth, employment and access to services. The gender pay gap (i.e. the difference between men's and women's earnings as a percentage of men's earnings) based on median gross hourly earnings (excluding overtime) is on the whole decreasing. The gender gap is also reflected in access to a private car with 25% of men in the UK and 40% of women lacking a car in their household or not possessing a driving license.

2.10 Planning can have a role in addressing this inequality, not only by facilitating job creation, but by facilitating new employment opportunities at locations accessible by sustainable forms of

transport other than just the private car. The same holds true for shops, recreation, and community services. Planning can also help by adopting a more flexible approach to innovation and a flexible approach to home working.

Key Facts: Health and Disability

- In 2011/12, 6% of children in Northern Ireland were disabled compared to 14% of adults of working age and 44% of adults over State Pension age (DSD Family Resources Survey).
- Overall, the health of the area is improving (see Tables 6 & 7). Almost a quarter (23%) of people have a long term health problem or disability

2.11 Planning Implications:

Areas within towns tend to have more elderly people and people with a long term illness e.g. Brandywell and Ebrington 1 in Derry and West 2 in Strabane. In general, where there are higher levels of long term limiting illness, there are lower levels of people who described their health as being good or very good and vice versa. There are also areas with higher proportions of people providing unpaid care including Kilfennan 1, Culmore 1, Beechwood & Pennyburn 2 and Dunnamanagh, Clare, Glenderg and Slievekirk .

2.12 The link between health and wealth is well rehearsed as is the relationship between mobility and health. Therefore, as with other groups, Planning has a role in accommodating accessible housing, employment and services. Planning also has a role in helping to improve the health and well-being of people by avoiding development which would result in a deterioration in air or water quality; safeguarding and facilitating open space, sport and outdoor recreation; managing the adverse impacts of noise and nuisance by influencing the location, layout and design of new development. Planning also has a role in recognising and facilitating development to meet the needs of carers, by facilitating houses for those with special circumstances or extension of homes to include “granny annexes”.

Key Facts: Households with or without dependent children

- The proportion of households (including lone parent households) with dependent children has declined since 1981, although Derry and Strabane remains higher than the NI average.

2.13 Planning Implications:

The decline in households with dependent children is another reason why the average household size has declined. However, a significant proportion of households in Derry and Strabane are larger in size and this remains well above the Northern Ireland average. In part this could be due to the inclusion of other dependents such as the elderly or infirm.

2.14 The role of Planning in relation to access and service provision has been rehearsed with regards to the elderly and children. It is worth emphasising that those acting as carers regularly face the same issues, particularly in households where the carer is on a low income and does not have access to a car. The Local Development Plan has a role in providing a range of houses types to meet the needs of different household sizes and to provide policy to facilitate those wishing to expand their houses to meet changing needs, providing it does not harm other interests of acknowledged importance.

Key Facts: Sexual Orientation

- There are no specific figures available on how many people may be Gay, Lesbian, Bi-sexual or Trans-gender or Trans-sexual (LGBT) in Derry-Strabane.

2.15 Planning Implications:

Whilst the Plan is unlikely to bring forward specific proposals and policies for the LGBT community, it is anticipated that many of the measures in the Local Development Plan, aimed at providing a range of house types, creating employment, and accessible services as well as improving safety and security, could benefit this group / groups.

Key Facts: Race and Ethnicity

- In 2011 11.1% of Northern Ireland's population were born outside the region compared with 11.3% for the Derry and Strabane population.
- Racial ethnicity remains predominantly 'white' with 99% of the District described in this category. Other ethnic groups including Indian, Mixed, Chinese and Asian and comprise very small numbers (Census 2011).

2.16 Planning Implications:

As a consequence, it is unlikely that the Local Development Plan will have a particular impact on these groups; however, it is important to monitor changes over time as this may have implications particularly in relation to equality of access to homes and jobs.

2.17 An exception may be Irish Travellers who are a recognised minority ethnic group. Their needs can be distinctive in terms of providing sites or supported housing for travellers. The Housing Needs Assessment undertaken by the NIHE addresses this matter.

Key Facts: Religion and Political Opinion

- The 2011 Census states that 72% of the population of Derry and Strabane District was 'Roman Catholic' while 25% were 'Protestant / Other Christian'.

2.18 Planning Implications:

An examination of the religious composition by SOA usefully shows the significant differential by spatial extent - both in terms of urban and rural population. Some 17 of the 75 SOAs (23%) could be considered to be reasonably 'balanced' (between 40 and 60% of either 'Catholic' or 'Protestant'). However, approximately 44 of the 75 SOAs (59%) are dominated (more than 70%) by one 'religion' or the other, with 39 being predominantly 'Catholic' in background and just 5 SOAs being predominantly 'Protestant'.

2.19 The designation of settlements and provision of development opportunities needs to be carefully considered against the needs and spatial distribution of people of different religion or political opinion to prevent prejudice of any religious or political group and thus meet the requirements of Section 75 of the Northern Ireland Act

2.20 The Local Development Plan can, and should, only go some way toward promoting community integration – with opportunities for development in more balanced areas. However, as

this is a very sensitive issue in NI, it is important to be aware of the implications of LDP policies, zonings, etc.- so that the Plan operates in a fair and equitable manner.

Key Facts: Spatial Deprivation

- The Northern Ireland Multiple Deprivation Measure (NIMDM) 2010 identifies small area concentrations of ‘Multiple Deprivation’ across Northern Ireland.
- The NIMDM shows that 43% of the Derry and 44% of the Strabane population live in the most deprived Super Output Areas (SOAs) in Northern Ireland.
- Overall approximately half of Derry & Strabane’s SOAs are within the top 20% most deprived SOAs in Northern Ireland.

2.21 Planning Implications:

Within the context of the average rankings for the (former) 26 LGDs in Northern Ireland where ranks range from 1 (most deprived) to 26 (least deprived), Derry and Strabane are ranked 3 and 2 respectively.

2.22 On closer inspection, within each District there are areas and neighbourhoods which are very deprived. The new Council area also contains two SOAs, from a total of 890 SOAs in Northern Ireland (890th being the least deprived) which are within the top 2% most deprived in Northern Ireland – Creggan Central 1 (ranked 10th) in Derry and East (ranked 12th) in Strabane.

2.23 In terms of overall multiple deprivation, the 20 most deprived SOAs in Derry & Strabane all rank within the top 11% deprived SOAs for Northern Ireland. Of these 20 SOAs, 17 are all located within the current development limits for Derry City and of the remaining 3, two are located within the current development limits for Strabane and the other is Castlederg. It very clearly shows a significant concentration of very deprived SOAs within the Derry City development limits with a less deprived surrounding hinterland. While the two most deprived SOAs in Strabane are located within the town itself (East and Ballycolman), the greater Strabane picture is one of significant rural deprivation.

2.24 Given the extensive rural hinterland surrounding Strabane, it is not surprising that a significant number of its peripheral SOAs rank very highly in terms of deprivation with respect to ‘Proximity to Services’ (i.e. long distances to key services e.g. A & E hospital, GP premises, supermarket, leisure centre, etc.). Plumbridge, Glenderg, Clare, Dunamanagh and Slievekirk are all ranked within the top 6% for NI. Similarly, in Derry District, Banagher and Claudy are ranked within the top 8% for NI. Across the LGD, ‘Living Environment’, which includes an assessment of housing quality and housing access, reveals a particularly significant cluster of deprived SOAs within Derry city. 10 of these are ranked within the top 14% for NI

Key Facts: Unemployment

- Currently Derry is approximately 2.5% over the NI average and Strabane is approximately 2% above.
- Both Derry and Strabane have the highest rates of any NI LGD for those who have ‘never worked’ amongst the unemployed, with Derry having 23% and Strabane having 21%.
- Derry and Strabane Districts also have the highest claimant count rates. In April 2014, Derry had 8.3% and Strabane 7.4% compared to the NI average of approximately 5%.

2.25 Planning Implications:

In 2014 the claimant count for Derry and Strabane Districts was 5,902 people and 1,877, a rate of 8.3% and 7.4% respectively, as a percentage of the resident working age population (Labour Market Statistics, May 2014).

2.26 Deprivation and economic activity are inextricably linked. Against a picture of rising unemployment in NI (4.14% 2001 & 5% 2011), both Derry and Strabane have historically sat significantly higher than the NI average.

2.27 Analysing employment by type reveals that across the new Council area, Derry and Strabane lag behind the NI average in terms of the percentage of employee jobs in both manufacturing and construction. However more people are employed than the NI average in the service sector. Thus the role of any future Local Development Plan should not be underestimated - in addressing deprivation through the provision of a generous and sustainable supply of economic development land.

2.28 Education also has an important role in promoting economic well-being. Better education improves access to employment opportunities. It should be emphasised that the lack of qualifications in residents of an area does not necessarily reflect the lack of educational achievement of people who are reared there, rather it may reflect the situation that the best qualified persons do not stay / return to live in the area.

Key Facts: East-West and Urban-Rural Differences

- Nearly 21% of people are in relative poverty and this percentage is highest in the rural west at 25%.
- In the rural west 15% of income is derived from self-employment, with nearly 25% of males self-employed compared to a 14% NI average. Male unemployment is higher at 8%.
- Households in the urban west are more dependent on income subsidy with 35% receiving a benefit, compared to 19% in the rural east.
- The rural west also receives the highest level of non-income related benefit at 76%, compared to 69% in the urban east.

2.29 Planning Implications:

The Family Resources Survey Urban-Rural Report (DSD, 2011-12) reveals that the average weekly income in Northern Ireland in 2011/12 was £372 before housing costs however, this figure is skewed upwards by the Belfast Metropolitan area where the average is £401. About 60% of NI household income comes from wages or salaries with another 9% from self-employment. In contrast it also has the highest level of house ownership with 48% of homes owned outright (DSD, FRS Urban Rural Report 2011-2012).

2.30 For a Local Development Plan, this means that there is a need for quality employment to lower the need for benefits and also a need to facilitate a culture of independence and entrepreneurship – so households may generate their own income and possibly provide their own homes.

2.31 In 2001, both Derry and Strabane Districts were relatively ‘urban’ with 91% of the population living in designated settlements in Derry District and 65% in Strabane District. The remainder lived in the open countryside. Derry District had a high percentage of the population (80%) living in the main city; however the District does not have local towns designated as is the case in Strabane District. Some of the villages in Derry District have greater populations than the local towns in Strabane District

2.32 Summary of the Component Groups of the Population and how the Local Development Plan can Impact on their Needs. From the analysis, a Local Development Plan can assist in building inclusive and cohesive communities, addressing everyone’s needs by providing equality of opportunity, facilitating employment and wealth creation, providing accessible services, increasing transportation options and promoting shared space. Decisions must be made based on targeting deprivation and being aware of the consequences for Catholic and Protestant communities in particular.

2.33 It is clear that Derry needs to significantly develop to fulfil its role as the principal city of the North West and as a regional and international gateway. Similarly, Strabane needs considerable relevant development to fulfil its role as a main hub (Regional Development Strategy, 2035). While the clear focus needs to be on Derry City and Strabane Town, it is important that the needs of those people living in the extensive rural hinterland are also considered. For these populations to be sustained, they will also require their share of housing, employment and service opportunities.

2.34 The policy areas where a Local Development Plan is likely to have an impact on Section 75 groups is summarised in Table 11. With Members’ agreement, this could serve as an initial screening for an Equality Impact Assessment.

3.0 Population Growth and Population Projections to 2032

Key facts: Population Growth and Components of Change

- In 2011 there was a 3.05% growth in the population over 10 years, below the Northern Ireland average of 7.43%.
- NISRA population growth projections (2012-based, dated 2016) that the District will grow by approximately 2,000 by 2032, to reach approx. 151,000 population.

3.1 In 2011, the populations of Derry and Strabane Districts were 108,261 and 39,930 respectively (148,191 in total). The Mid-Year Population Estimates indicate that both Derry and Strabane Districts have generally increased in population since 2002 at a rate lower than the NI average. Derry City and Strabane continue to be relatively unaffected by immigration and recorded a net loss of migrants (800) during the 2004 – 2010 period.

Key Facts: Population and Household Projections.

The key findings

- Increase of 6.2% in the number of households between 2015 and 2037.
- The average household size in NI has been projected to steadily decrease to 2.40 people per household in 2037.
- In Derry and Strabane District the average size of households is predicted to remain above the NI average up to 2032 (2.43 NI)

- 3.2 NISRA’s 2008-based population projections predicted that the total population in Northern Ireland would increase by 4% from 1.775 million in 2008 to 1.839 million in 2013 and by 5.8% between 2013 and 2023 (1.945 million) (NISRA report, May 2016).
- 3.3 However, the recently published 2012-based projections for N Ireland indicate lower levels of growth (latest 5.3%) so that the projected figure for N Ireland’s population in 2024 is now 1.938 million.
- 3.4 Whilst the economic climate that has prevailed since 2007 has impacted on the demand for development land, there are indications that a slow recovery in the economy is underway. There is therefore an argument for increasing the availability of development land to increase choice and flexibility and thus stimulate investment. This can only be achieved through a new Plan with a strategic vision to 2032.
- 4.0 Our District, Our LDP, Our Future Growth**
- 4.1 Plan-making allows local people the opportunity to present their vision of how an area can be developed based on two guiding principles:
- Sustainable Development; and
 - Equality of Opportunity
- 4.2 Our LDP, working in accordance with our Community Plan, can assist in delivering solutions to many of the identified S75 related issues. Informed by the Community Plan, the LDP can formulate policy and proposals for the new area with the intention of driving sustainable development.
- 4.3 Structured under the three key headings of sustainable development, (i.e. social, economic, and environment), it is readily apparent that if the needs of Section 75 groups are to be addressed then there needs to 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.
- 4.4 The traditional approach to Planning can assist in achieving many of our goals by:
- (a) designating settlement limits, city and town centre boundaries,
 - (b) zoning land for housing and economic development,
 - (c) reserving land for community, recreational use or infrastructure;
 - (d) identifying and designating areas subject to environmental protection.

- 4.5** However, if these needs are to be fully addressed, there is also a need for ‘policy innovation’ in the Local Development Plan, which has the potential to vary from established regional policy. The Strategic Planning Policy Statement (SPPS, published September 2015) enables new Councils to formulate their own policies (to a degree).
- 4.6** New growth must be developed within established strategic parameters. The Regional Development Strategy 2025 (DRD 2001) 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. Protection and enhancement of the environment allied to the promotion of a strong spatially based economy, a healthy living environment and an inclusive society where an integral part of the drive is to achieve balanced growth within the Region. These themes have been built upon in the RDS 2035 (2012).
- 4.7** For the rural area outside of the main and local hubs, the RDS spatial framework guidance is to:
- sustain the rural communities living in smaller settlements (small towns, villages and small rural settlements) 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.
- 4.8** The RDS 2035 identifies Derry not only as the principal city of the North West but also as a regional and international gateway. Strabane is identified as a main hub and, due to its proximity, is clustered with Derry. Future development will require recognition of the complementary role of the two settlements in the North West cluster in order to provide the capacity to deliver quality services. (Derry-Letterkenny is also identified as a Linked Gateway in the RDS and the RoI National Spatial Strategy (NSS)).
- 4.9** The RDS does not attempt to specify population growth for each Council District but instead applies housing growth indicators (HGIs) which are derived from examining NISRA household projections, existing stock, vacancies etc. The revised HGI figure allocated to Derry City and Strabane in April 2016 is 5,000 to 2025. The figure is to be viewed as an indicator rather than a cap on housing growth. It will be down to the LDP documents to make a sustainable case to justify additional housing in excess of the 5,000 HGI figure. Similarly this reasoning will have to be determined as “sound” at the subsequent Independent Examination.
- 4.10** As noted previously, there is a statutory link between the Community Plan (CP) and the LDP, in that the preparation of the LDP must take account of the CP. The LDP will be the delivery mechanism to bring forward those spatial elements arising from the CP. Accordingly, the two documents will need to work in tandem to deliver a united vision for the Council area and its citizens. The LDP will plan for the future sustainable development, taking account of strategic social, economic and environmental objectives for the District.
- 4.11** Following the recent Northern Ireland Assembly elections, a new Programme for Government is currently being drafted. The LDP will need to reflect the provisions of the Programme for Government, which is likely to include UU Magee expansion and A5/A6 upgrading.

4.12 So considering all of the above, Planning officers are now keen to know Members thoughts on what they feel the strategic growth objectives should be for this District up to 2032, informed by the supplied statistics.

4.13 To assist, officers have set out below possible points to consider which we can expand upon at the Workshop. They have been set out under the three sustainability headings:

SOCIAL: Accommodating People and Creating Places

- Derry and Strabane – their strategic role?
- Towns and villages – their local role?
- Countryside – proportionate growth to deliver vibrant rural communities?
- Recognise the needs of growing families / carers / elderly disabled?
- Provision of new community facilities at sustainable locations & link to Community Plan?
- Cultural differences?
- Address deprived areas?

ECONOMIC - Creating Jobs and Promoting Prosperity

- Facilitate job creation at all skill levels?
- Promote opportunity and range of jobs?
- Entrepreneurship / innovation / start-ups?
- Rural – self-employment & homeworking?
- Key cross border location / A5 economic corridor?
- NW region co-operation?
- Tourism?
- Infrastructure - Hospital / Magee / Airport / Roads / Railway?

ENVIRONMENT - Enhancing the Environment and improving Infrastructure

- Protect and enhance the natural and built environment?
- Protect areas of high scenic value, undeveloped coastline and wetlands from development?
- Protect and enhance the network of open spaces in the North West?
- Power, water, waste management and sewerage infrastructure?
- Telecommunications?
- Settlements and rural areas connectivity / NW connectivity?
- Public transport services?

4.14 The research findings contained in this paper together with Members views and advice from the relevant parties/consultees have informed the following options which have been taken forward and subjected to Sustainability Appraisal (which incorporates the Strategic Environmental Appraisal) as part of the Preferred Options Paper (POP) process.

4.15 Three ‘Growth Strategy’ Options have been identified regarding the scale of target growth for the Council’s District to 2032. That Growth Strategy focusses on three key aspects, namely population, jobs and houses; the options are summarised in the table below and explained in the following text:

Overall Growth Strategy for Derry City & Strabane District	Option 1 – Current Projections	Option 2 – Planned Growth	Option 3- Potential Optimum as a City Region
Population	149 -152k	155 - 160k	160 - 170k
Jobs	+ 4k	+ 8-15k	+ 16-18k
Homes	+ 6.5k	+ 7-12k	+12-16k

- **Option 1**

5.5 The first option is based upon current NISRA population growth projections (2012-based, dated 2016) that the District will grow by approximately 2,000 by 2032, to reach approx. 151,000 population. Similarly, the 2016 Housing Growth Indicator (HGI) figures from DfI/RDS give an indicator of just 6,500 additional dwellings required. Similar modest projections are for job growth of just 4,000 extra jobs over the period.

- **Option 2**

5.6 The second option is largely based upon the previous 2014 NISRA projections (2008-based) of population growing to around 160,000. This would require up to 12,000 new homes, even though the previous (2012) HGI figures had indicated a requirement for approximately 18,000 new homes over the LDP period. With the amount of planned investment envisaged by the Council, as summarised earlier, this level of growth would expect to generate 8 - 15,000 new jobs over the Plan period to 2032.

- **Option 3**

5.7 However, if the local economy really were to reach its growth ambition, with favourable wider economic climate, with inward migration, significant levels of inward investment and jobs growth, it could be anticipated that the District's population could grow to 170,000, with 16 - 18,000 new jobs created and up to 16,000 new homes would be required to meet that growth; this is Option 3.

5.8 The Council's Preferred Option is Option 2 – Planned Growth. However, if it appears that the target levels are being achieved, at the 5 and 10-year LDP Review stages, the Council will revisit the LDP to ensure that the further potential growth in Option 3 can be sustainably accommodated. Because these are high-level strategic options for the growth of the District, it has not been appropriate to undertake a formal Sustainability Appraisal (SA) of these options at this stage. Instead, they are considered under their individual categories later in this document. However, in broad terms, it can be stated that the larger growth options are considered to best achieve economically and socially sustainable development for the District, by securing the long-term employment for the people, together with homes and investment in schools, health facilities, recreation and infrastructure. It would, however, be important that the level of growth is realistic / achievable, is planned and pace is monitored, so that we do not 'over-extend' ourselves. Similarly,

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the way the growth is achieved will be critical, so that it is also environmentally sustainable, with appropriate mitigation measures put in place.

Workshop One: Population and Growth Strategy

Appendix 1 - Supporting Tables

Derry City and Strabane District Council LDP Workshop 1 – Population and Growth Strategy

Table 1:

2014-BASED POPULATION PROJECTIONS FOR DCSDC AND NI

Region	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Northern Ireland	1,840,498	1,851,228	1,862,615	1,873,502	1,883,987	1,894,073	1,903,663	1,912,816	1,921,749	1,930,407	1,938,715	1,946,628	1,954,144	1,961,241	1,967,885	1,974,120	1,980,017	1,985,568	1,990,810	1,995,764	2,000,483	2,005,005	2,009,315	2,013,447	2,017,453	2,021,322
Derry City & Strabane	149,198	149,416	149,780	150,114	150,405	150,658	150,872	151,053	151,189	151,314	151,402	151,443	151,459	151,435	151,375	151,288	151,169	151,026	150,856	150,645	150,433	150,183	149,931	149,659	149,365	149,059

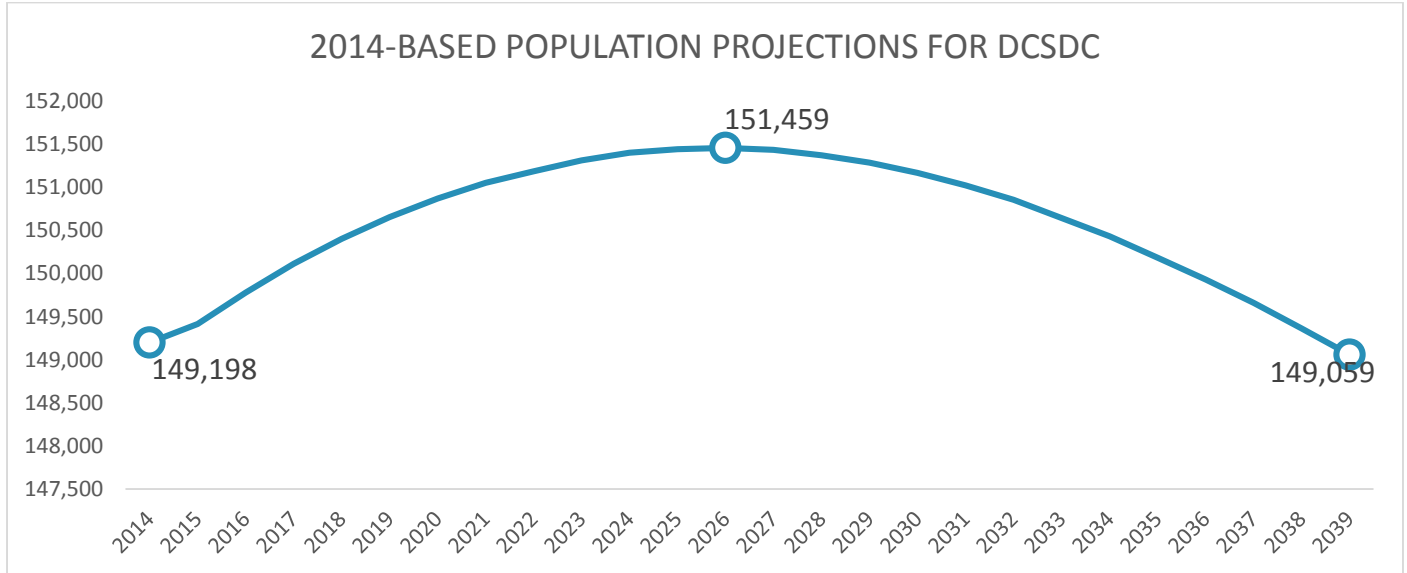


Table 2:

2012-BASED HOUSEHOLD PROJECTIONS FOR DCSDC, 2012-2037																										
Household Type*	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
One adult households	15,636	15,883	16,124	16,377	16,566	16,755	16,961	17,170	17,369	17,535	17,733	17,952	18,161	18,392	18,598	18,813	19,038	19,208	19,346	19,494	19,644	19,795	19,952	20,080	20,202	20,323
Two adults without children	12,791	12,969	13,132	13,287	13,396	13,481	13,563	13,636	13,691	13,762	13,861	13,983	14,159	14,330	14,495	14,661	14,817	14,938	15,069	15,193	15,314	15,425	15,520	15,599	15,666	15,713
Other households without children	9,154	9,226	9,270	9,289	9,250	9,190	9,115	9,036	8,930	8,824	8,762	8,716	8,737	8,782	8,801	8,838	8,871	8,862	8,874	8,886	8,898	8,908	8,917	8,923	8,924	8,915
One adult households with children	5,157	5,103	5,066	5,033	5,022	5,029	5,034	5,040	5,053	5,063	5,054	5,031	4,983	4,925	4,873	4,813	4,752	4,709	4,660	4,610	4,559	4,510	4,459	4,412	4,369	4,329
Other households with children	13,416	13,290	13,201	13,124	13,115	13,130	13,154	13,178	13,222	13,260	13,246	13,196	13,073	12,927	12,792	12,639	12,481	12,371	12,244	12,112	11,977	11,846	11,711	11,586	11,467	11,355
Total households	56,154	56,471	56,793	57,110	57,349	57,585	57,827	58,060	58,265	58,444	58,656	58,878	59,113	59,356	59,559	59,764	59,959	60,088	60,193	60,295	60,392	60,484	60,559	60,600	60,628	60,635
* Children are defined as aged under 16.																										
Household Size	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1 person	15,636	15,883	16,124	16,377	16,566	16,755	16,961	17,170	17,369	17,535	17,733	17,952	18,161	18,392	18,598	18,813	19,038	19,208	19,346	19,494	19,644	19,795	19,952	20,080	20,202	20,323
2 persons	15,602	15,749	15,891	16,027	16,128	16,217	16,301	16,376	16,436	16,511	16,603	16,712	16,861	17,000	17,136	17,269	17,392	17,489	17,593	17,690	17,784	17,868	17,936	17,991	18,035	18,061
3 persons	9,665	9,668	9,675	9,669	9,653	9,643	9,624	9,603	9,575	9,542	9,514	9,484	9,465	9,445	9,415	9,387	9,352	9,310	9,271	9,226	9,186	9,145	9,101	9,059	9,018	8,973
4 persons	8,500	8,472	8,448	8,422	8,407	8,394	8,380	8,364	8,347	8,328	8,302	8,264	8,216	8,170	8,120	8,069	8,016	7,971	7,928	7,883	7,835	7,787	7,737	7,691	7,645	7,599
5+ persons	6,751	6,699	6,655	6,615	6,595	6,576	6,561	6,547	6,538	6,528	6,504	6,466	6,410	6,349	6,290	6,226	6,161	6,110	6,055	6,002	5,943	5,889	5,833	5,779	5,728	5,679
Total households	56,154	56,471	56,793	57,110	57,349	57,585	57,827	58,060	58,265	58,444	58,656	58,878	59,113	59,356	59,559	59,764	59,959	60,088	60,193	60,295	60,392	60,484	60,559	60,600	60,628	60,635
Average Household Size	2.62	2.61	2.60	2.58	2.58	2.57	2.56	2.56	2.55	2.54	2.54	2.53	2.52	2.51	2.50	2.48	2.47	2.46	2.46	2.45	2.44	2.43	2.42	2.41	2.41	2.40

NOTE : In general the precision of the household projections could be considered to be no better than to the nearest 100.

Methodology:

The 2012-based household projections replace the 2008-based projections. Projections of numbers of households by LGD based on 2012 population projections, and using trends in household formation between the 2001 and 2011 Census. The methodology is described in detail in the methodology paper:

"<http://www.nisra.gov.uk/demography/default.asp21.htm>."

"Notable Changes to the methodology are:

- (1) Previous projections used the trends between the 1991 and 2001 Census; the new projections used information from the more recent 2011 Census; and

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(2) whereas in previous projections the proportion of the population in communal establishments was kept constant at the most recent Census, the 2012-based projections assume a falling proportion over the projection period for those aged 75 and over.

The above methodology is replicated for each Local Government District to produce sub-regional household projections over the period 2012 to 2037. The results were scaled by household type and size to ensure that the aggregate sub-regional projections match the Northern Ireland household projections."

Table 3:

NI - AVERAGE HOUSEHOLD SIZE		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Average Household Size (2008 BASED)		2.53	2.52	2.51	2.49	2.48	2.47	2.45	2.44	2.43	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.34	2.33	2.32	2.30	2.29	2.28	2.27	2.26	2.25	2.24	-	-	-	-
Average Household Size (2012 BASED)		-	-	-	-	2.54	2.54	2.54	2.53	2.53	2.53	2.53	2.53	2.52	2.52	2.52	2.51	2.50	2.49	2.49	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43

Table 4:

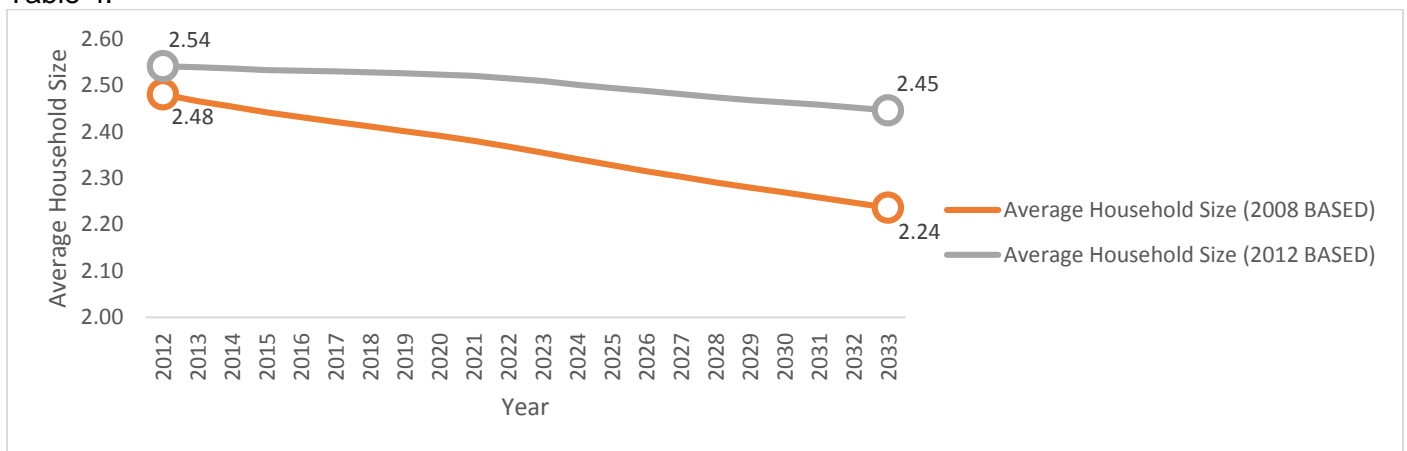


Table 5:

Age Structure of Population 2001

2001	0-15 years	16-64 years	65+ years
N Ireland	23.62%	63.13%	13.25%
Derry District	26.85%	63.36%	9.79%
Strabane District	26.03%	62.36%	11.61%

Source: Census 2001

Table 6:

Age Structure of Population 2011

2011	0-15 years	16-64 years	65+ years
N Ireland	20.95%	64.49%	14.56%
Derry & Strabane	22.36%	65.16%	12.48%
Derry District	22.44%	65.65%	11.91%
Strabane District	22.14%	63.84%	14.03%

Source: Census 2011

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Table 7:

Projected Population 2023

Projected 2023	0-15 years	16-64 years	65+ years
N Ireland	20.44%	61.26%	18.29%
Derry & Strabane	21.02%	62.03%	16.95%
Derry District	21.07%	62.40%	16.54%
Strabane District	20.91%	61.04%	18.05%

Source: NISRA 2011

Table 8: **Marital Status 2001**

2001	All People ≥ 16	Single (never married) %	Married * %	Divorced %	Widowed %
NI	1,287,211	33.11	54.96	4.12	7.81
Derry District	76,861	37.87	51.73	4.17	6.23
Strabane District	28,291	35.16	55.15	2.63	7.06

Source: Census 2001

*2001 Married – This includes people who were remarried and those who are separated but still legally married.

Table 9: **Marital Status 2011**

2011	All People ≥ 16	Single (never married) %	Married * %	Divorced %	Widowed** %
NI	1,431,540	36.14	51.63	5.45	6.78
Derry and Strabane	114,683	40.39	48.13	5.39	6.09
Derry District	83,663	41.59	46.88	5.66	5.87
Strabane District	31,020	37.18	51.50	4.66	6.67

Source: Census 2011

*2011 Married – This includes people who were remarried; those who are separated but still legally married; and those in a same-sex civil partnership. ** 2011 Widowed includes surviving partner from a same-sex civil partnership.

Table 10: **Gender Balance**

Sex	Derry-Strabane	Derry District	Strabane District	N. Ireland
Male	49.25%	50.12%	49.99%	49%
Female	50.94%	49.88%	50.01%	51%

Source: Census 2011

Table 11: **Life Expectancy by Gender**

	2001-2003		2006-2008	
	Males	Females	Males	Females
NI	75.83	80.63	76.77	81.4
Derry District	74.4	79.3	75.03	79.93

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Strabane District	75.07	80.0	76.47	80.43
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Source: NISRA

Table 12: Health and Disability

2001	Limiting long-term illness	Good General Health	People Providing Unpaid care
NI	20.4%	70.0%	11.0%
Derry District	21.6%	69.8%	10.6%
Strabane District	23.4%	67.0%	10.1%

Source: - Census 2001

Table 13: Health and Disability

2011	Limiting long-term illness	Good or Very Good General Health	People Providing Unpaid care
NI	20.69%	79.51%	11.81%
Derry District	22.39%	77.95%	11.33%
Strabane District	24.47%	75.04%	11.09%

Source: - Census 2011

Table 14: Households with Dependent Children

Households	Both Districts	Derry District	Strabane District	N. Ireland
% with dependent children 2011	37.66%	38.00%	36.75%	33.86%
% with dependent children 1981	39.32%	39.46%	39.17%	45.98%

Source: Census 1981, 2011

Table 15: Household Composition

2011	All Households	1 Person House hold (%)	2 Person House hold (%)	3 to 4 Person House hold (%)	5 or more Person House hold (%)	Average Household Size
NI	703,275	27.93	30.19	31.44	10.46	2.54
Derry and Strabane	55,596	27.60	27.71	32.50	12.20	2.63
Derry	40,779	27.87	27.87	32.39	11.87	2.61

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District						
Strabane District	14,817	26.87	27.27	32.79	13.08	2.67

Source: Census 2011

Table 16: Country of Birth

	N Ireland	Rest of UK	Republic of Ireland	Rest of Europe	Outside Europe
Both Districts	88.70%	4.26%	4.49%	1.18%	1.32%
Derry District	88.60%	4.40%	4.13%	1.24%	1.57%
Strabane District	88.95%	3.88%	5.45%	1.02%	0.64%
N Ireland	88.84%	4.57%	2.09%	2.61%	1.85%

Source: Census 2011

Table 17: Religious Composition 2011

Religious belief	Derry and Strabane	Derry District	Strabane District	N. Ireland
Roman Catholic	65.46%	67.44%	60.10%	40.76%
Protestant/Other Christian	22.48%	19.43%	30.75%	41.56%

Source: Census 2011

Table 18: Economic Activity of Population (16-74 year olds) 2011

	Economically Active	Economically Inactive		
		Total	Unemployed	Long-Term Unemployed
NI	66.22%	33.78%	4.96%	44.98%
Derry District	60.51%	39.49%	7.53%	48.32%
Strabane District	60.20%	39.80%	7.10%	49.66%

Source: - NISRA Census 2011

Table 19: Employee Jobs by Industry 2011

	Total No of Jobs	% Jobs in Manufacturing	% Jobs in Construction	% Jobs in Services
Derry District	41,228	8.32%	3.42%	86.73%
Strabane District	10,069	10%	8.95%	79.95%
Derry and Strabane	51,297	8.65%	4.5%	85.4%
NI	680,403	10.45%	4.6%	83.9%

Source: DETI District Council Briefings November 2013. Employee jobs by Industry, September 2011 (Northern Ireland Census of Employment 2011)

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Table 20: Qualifications of Population over 16

	Derry District	Strabane District	Northern Ireland
No or low qualifications	44.32% (60.89%)	52.09% (69.94%)	40.63% (58.86%)
Level 2 or 3 qualifications	27.02%	24.67%	27.22%
Degree or higher qualification	21.84% (15.09%)	16.09% (9.29%)	24.0% (15.80%)

Source: Census 2011, NISRA

Source: Census 2011, NISRA. Figures in () are for 2001.

Table 21: Population Trends 1991-2011

Year	Derry District	Strabane District	Both Districts	NI
1971	84,901	34,364	119,265	1,536,065
1981*	86,148	35,307	121,455	1,501,066
1991	97,597	36,164	133,761	1,607,295
2001	105,535	38,275	143,810	1,688,836
2011	108,261	39,930	148,191	1,814,318
% change 1971-1981	+1.47	+2.74	+1.84	-2.28
% change 1981-1991	+13.29	+2.43	+10.13	+7.08
% change 1991-2001	+8.13	+5.84	+7.51	+5.07
% change 2001-2011	+2.58	+4.32	+3.05	+7.43
% change 1971-2011	+27.51	+16.21	+24.25	+18.11

Source: - Census of Population 1971 Summary Tables; Census of Population 1981 Summary Report; 1991, 2001 & 2011 figures sourced from Population Totals Table (administrative geographies) published April 2014

Table 22: Population Projections 2008-2030

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	2008	2010	2015	2020	2025*	2030*	2015 - 2030
Derry District	109,097	110,302	113,095	115,187	116,569	117,851	4,756
Strabane District	39,614	40,149	41,328	42,377	43,258	44,126	2,798
Both Districts	148,711	150,451	154,423	157,564	159,827	161,977	7,554
NI	1,775,003	1,802,170	1,862,229	1,916,785	1,964,528	2,012,030	149,801

Source: - NISRA

*The projections for 2025 and 2030 were calculated using the percentage increase of 2022-2023 (Derry = +0.219%; Strabane= +0.398%; Both Districts= 0.267% NI= +0.479%) Figures for NI for 2015, 2020, 2025 and 2030 are from 2012-based projections published November 2013.

Table 23: Household Projections

	2008	2010	2015	2020	2025*	2030*	2015 - 2030
Derry District	39,600	40,500	42,700	44,500	46,106	47,657	4,956
Strabane District	14,100	14,500	15,400	16,100	16,702	17,218	1,818
Both Districts	53,700	55,000	58,100	60,600	62,808	64,875	6,775
NI	688,700	706,400	749,200	786,800	826,850	869,459	120,259

* The projections for 2025 and 2030 were calculated using the percentage increase of 2022-2023 (Derry = +0.664 %; Strabane= +0.61%; NI= +1.01%)

Source: - NISRA <http://www.nisra.gov.uk/demography/default.asp21.htm>

Table 24: Population Projections 2008 - 2030

	2008	2010	2015	2020	2025	2030	2015 - 2030
Derry District	109,097	110,302	113,095	115,187	116,569	117,851	+4,756
Strabane District	39,614	40,149	41,328	42,377	43,258	44,126	+2,798
Derry & Strabane District	148,711	150,451	154,423	157,564	159,827	161,977	+7,554

Table 25: Population Projections 2015-2039

	2015	2020	2025	2030	2035	2039	2015 - 2030
DCSDC	149,400	150,900	151,400	151,200	150,200	149,100	+1,800 (+1.2%)
Northern Ireland	1,851,200	1,903,700	1,946,600	1,980,000	2,005,000	2,021,300	+8.3%

Table 26: A Preliminary Identification of Local Planning Policy likely to have an Impact on Community Relations and Social Equality

POLICY TYPE	Religious Belief	Political Opinion	Racial group	Age	Marital status	Sexual Orientation	Gender	Disability	Dependency	Comments – nature of policies and likely impact of policies on the S – 75 Groups
Settlement	√	√	X	X	X	X	X	X	X	Designation and status of settlements and identification of development opportunities and limits may impact on groups of religious belief / political opinion due to the spatial distribution of such groups
Housing	√	√	√	√	X	X	√	√	√	Quantum and distribution of zoned housing lands could have a differential impact on religious / political groups. The amount whether it is urban / rural, accessible, social / private will also have differential impacts on the ethnic groups, elderly persons/ house-forming people, persons with disabilities and those with dependents.
Business and Industry	√	√	√	√	X	X	√	X	X	Quantum and distribution of employment land could result in differing access to employment for certain groups i.e. religion, race, gender and age
Open Space & Recreation	√	√	X	√	X	X	X	√	√	Quantum and distribution of open space and recreation facilities could result in differing levels of access for identified groups i.e. Religion / political. Also Disability, Gender, Dependency and Age.
Retailing and town centres	√	√	X	X	X	X	√	√	X	The hierarchy of commercial/town centres, development opportunities and control policies could result in differing levels of accessibility to retailing and leisure related services for identified groups. Town centres tend to be relatively neutral areas.
Community Uses	√	√	X	X	X	X	√	√	√	Spatial and physical accessibility to Ccommunity uses can have particularly on religious groupings / political opinion, age and disability.
Transportation	√	√	X	√	X	X	√	√	X	Differing levels of accessibility to all services depending on location/quality of infrastructure for identified groups.
Environment	√	√	X	X	X	X	X	X	X	Location of protected areas for conservation, archaeology or landscape could have differential impacts, positive or negative, for different groupings.
Minerals	√	√	X	X	X	X	X	X	X	The location of areas protected for / constrained from minerals proposals could have differential impacts, for different religion / political groups.
Countryside	√	√	X	√	X	X	X	X	X	The location of policy areas and resultant protection / restrictions on development, could have differential impacts, positive or negative, for different groupings - religion / political. Also persons of house-forming age.
Services and Utilities	√	√	X	X	X	X	X	X	X	Differing levels of accessibility to public services and utilities depending on location of facilities provided - religion / political.
Tourism	√	√	X	X	X	X	X	X	X	Location of areas protected for and constraining tourism proposals could have differential impacts on different religious / political groups.
Design	X	X		√	X	X	√	√	√	Design both in terms of appearance and physical access affects everyone but has a particular impact on people with mobility difficulties such as the disabled, elderly and people with young children.
Totals	12	12	1	6	0	0	5	6	4	

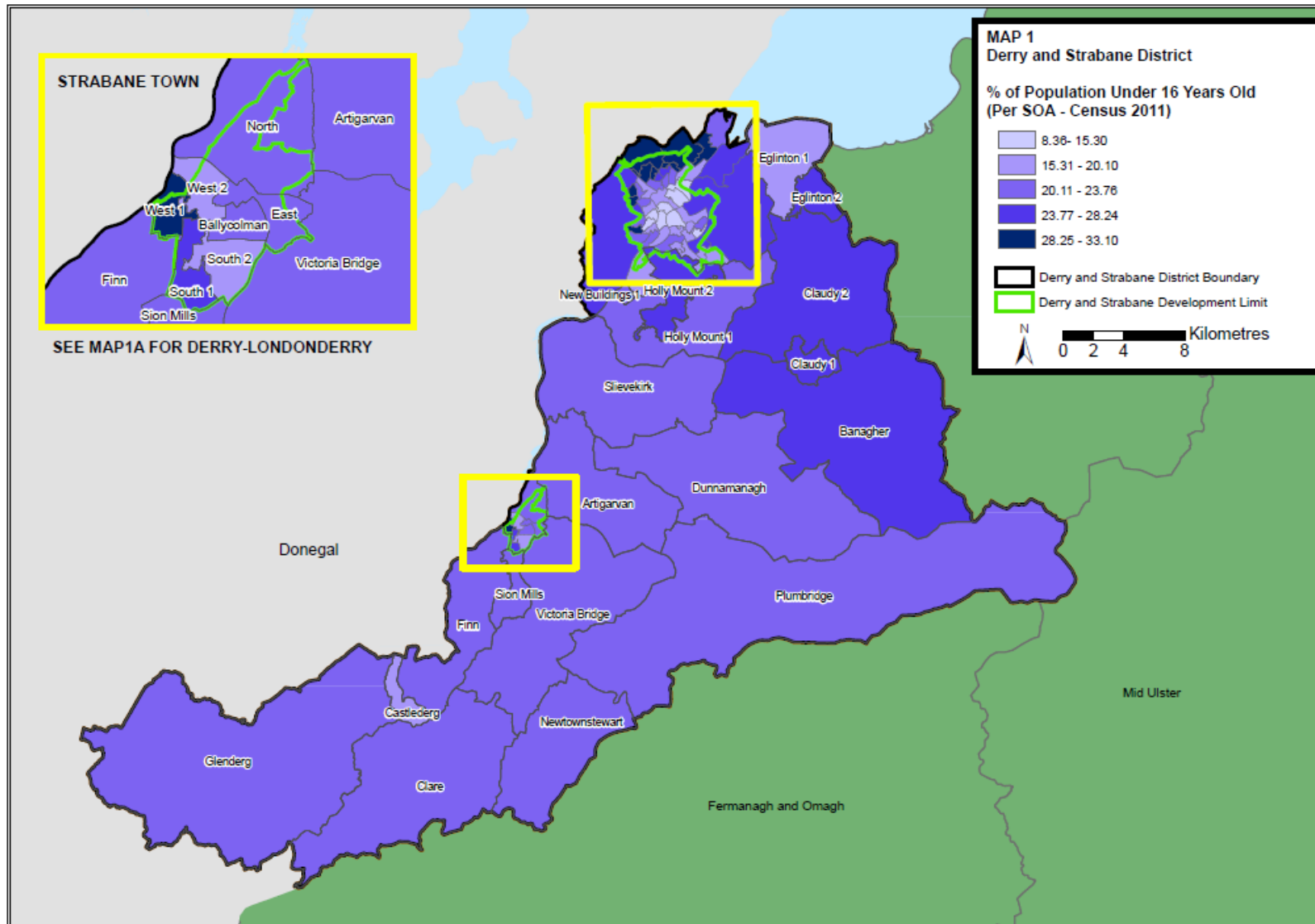
Note: All policies affect everyone in the community in some way. Potential impacts have been identified where they are particularly pertinent to the special needs of a particular group

APPENDIX 2

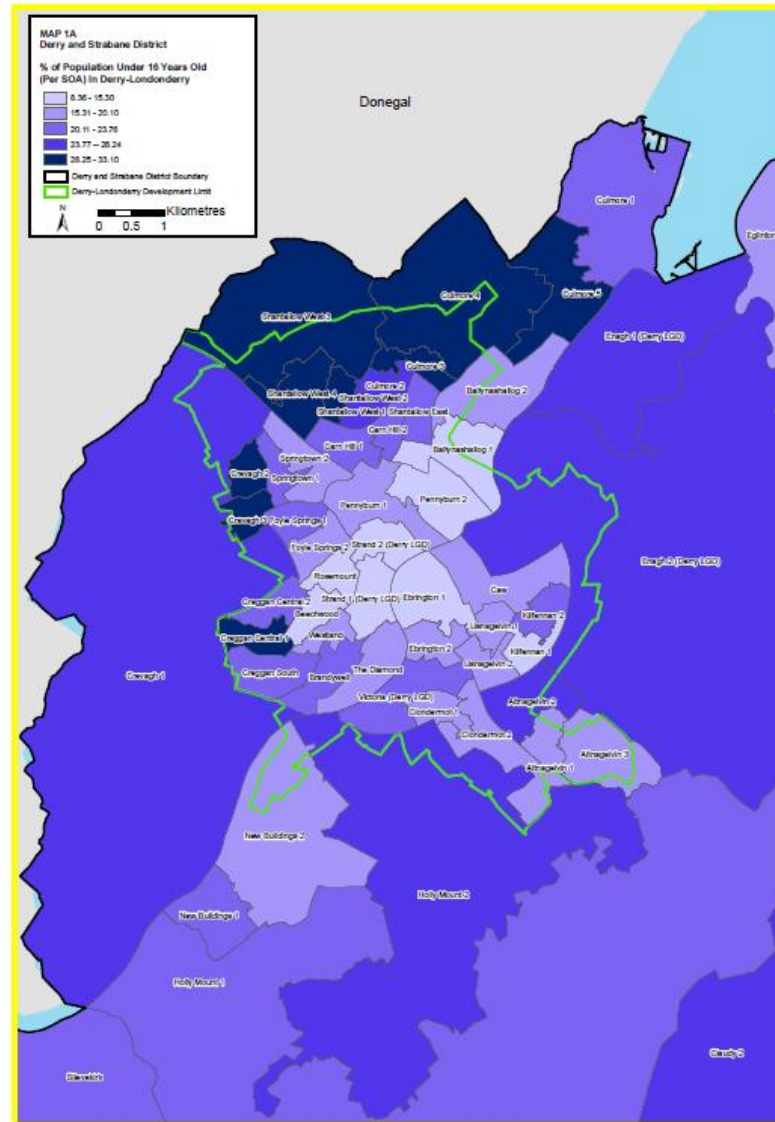
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Maps for 'Population and Growth Strategy' Paper

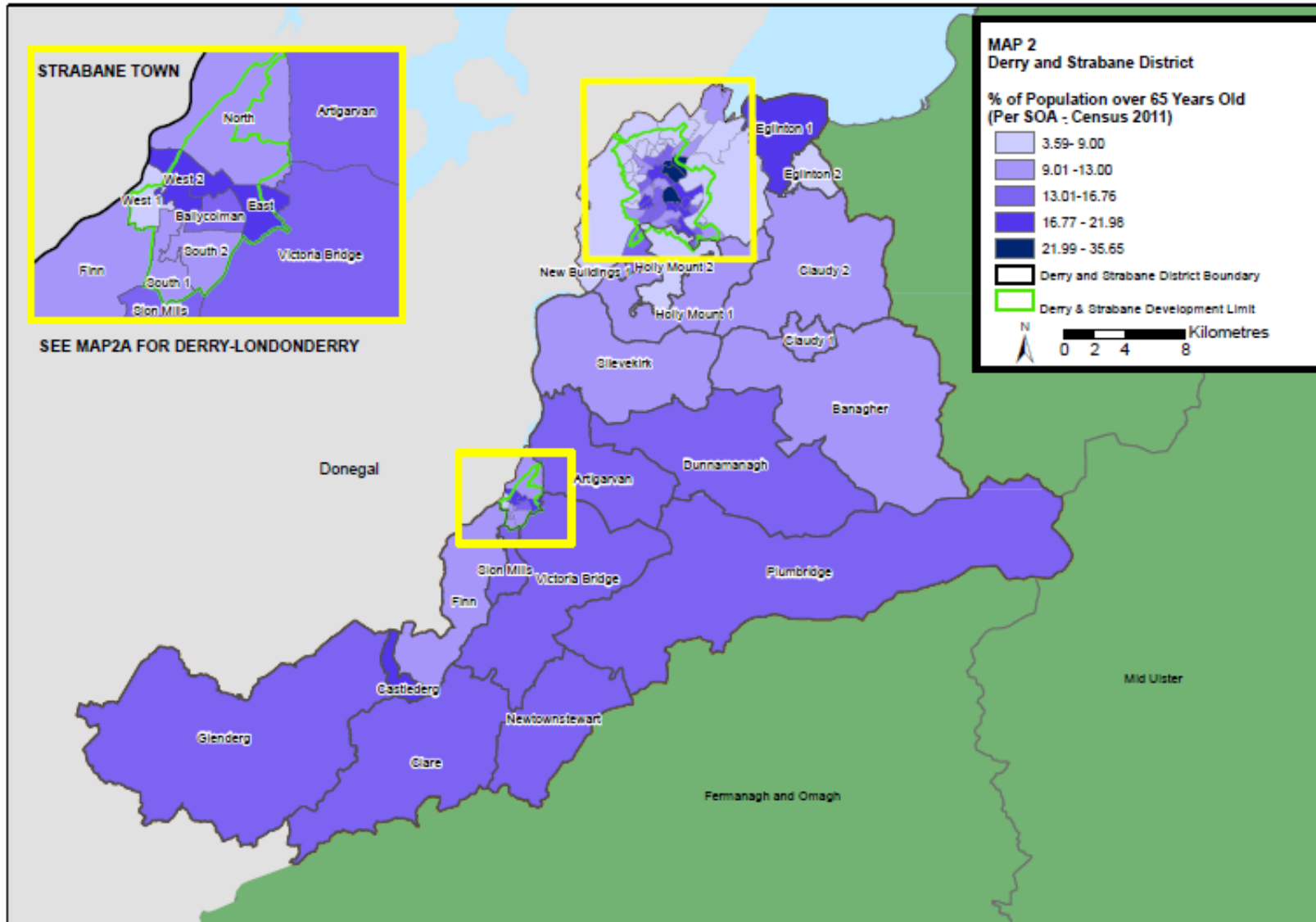
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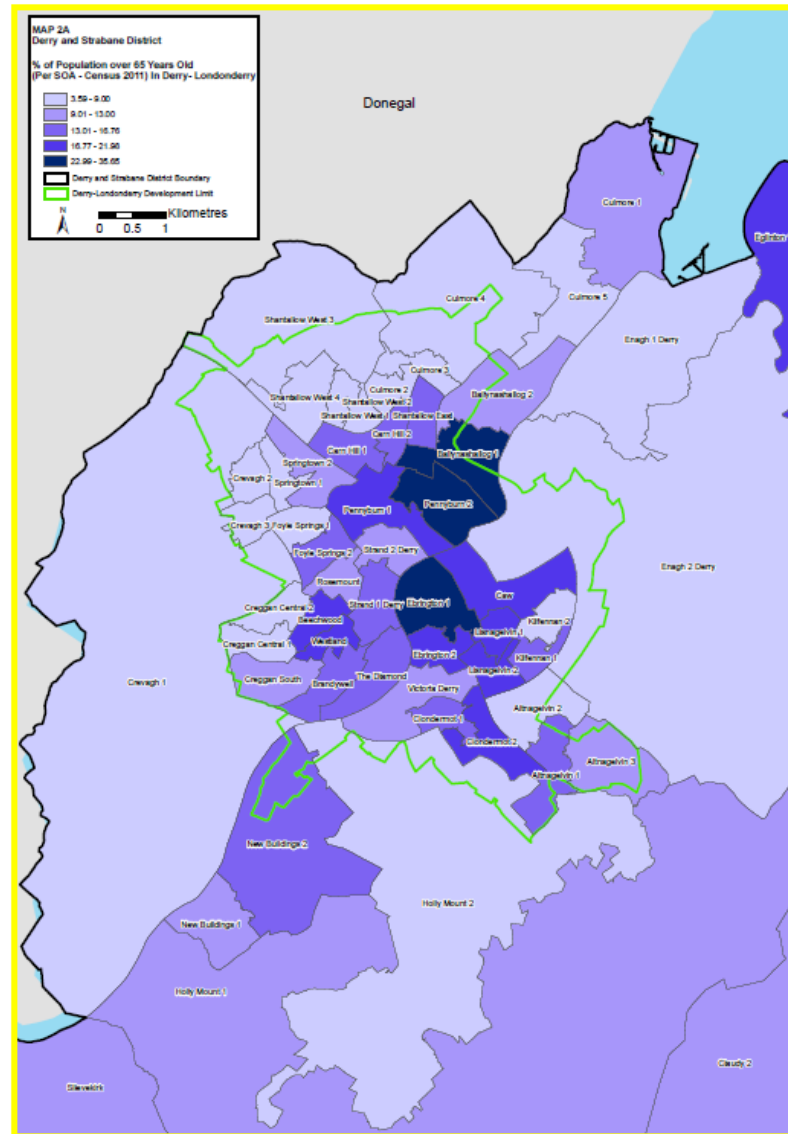
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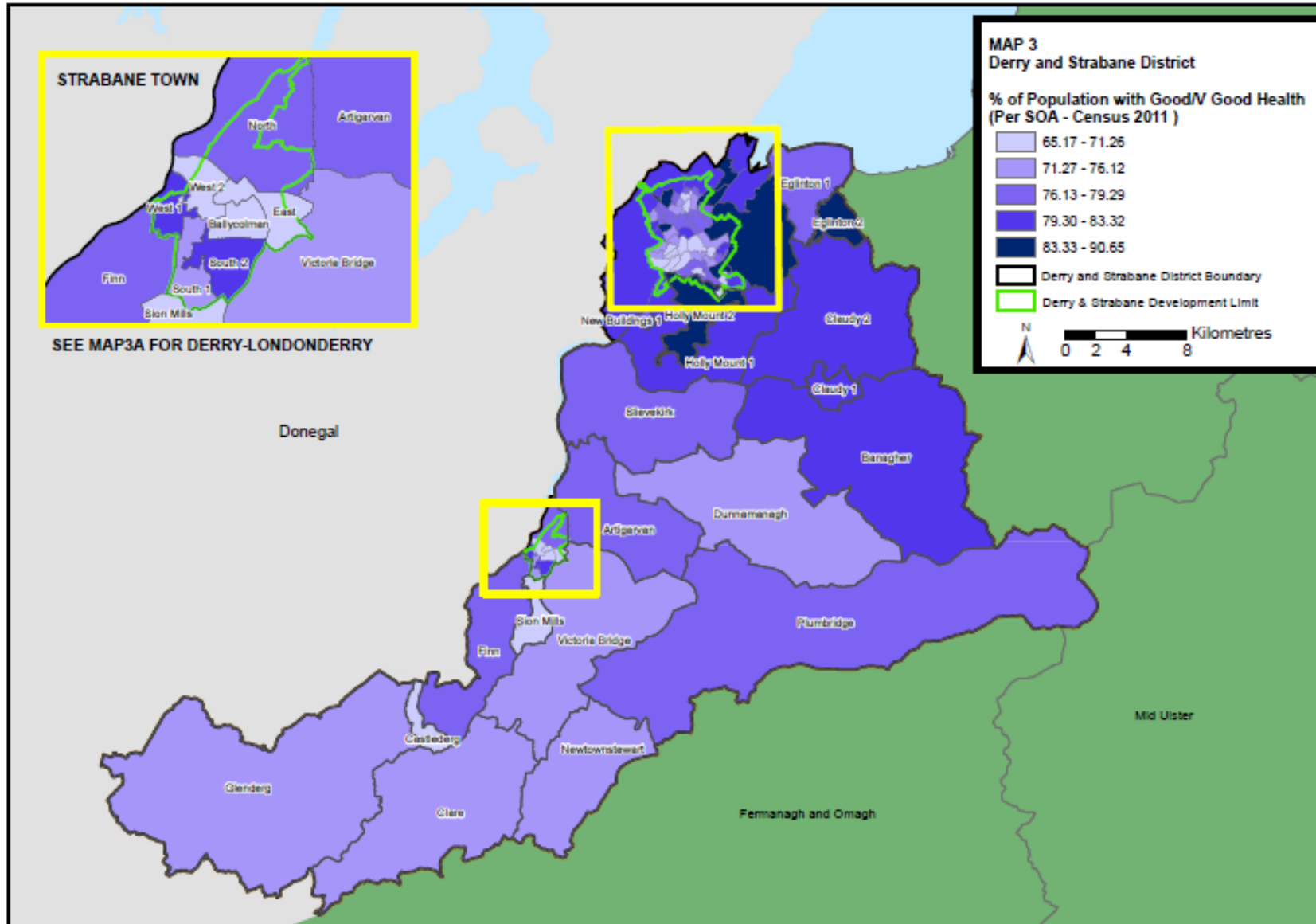
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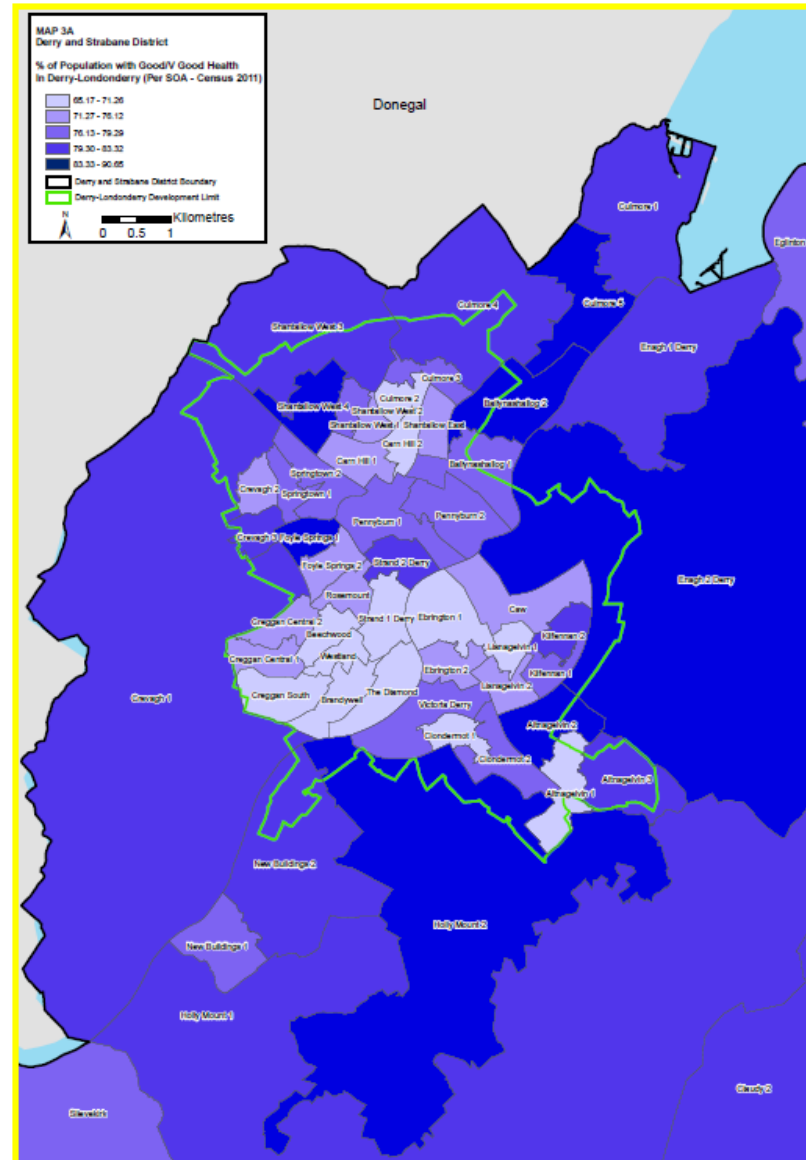
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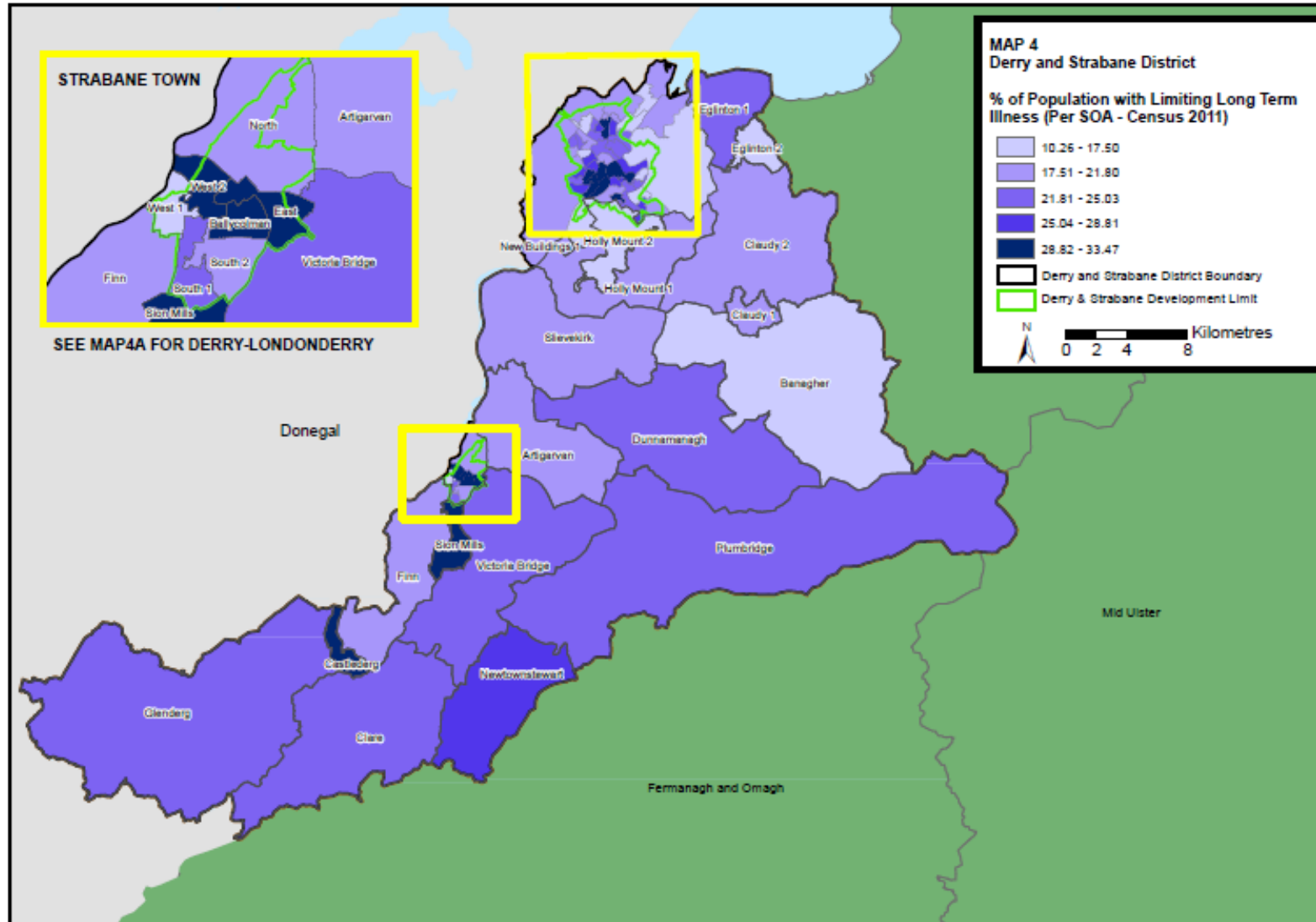
Derry City and Strabane District Council LDP Workshop 1 – Population and Growth Strategy



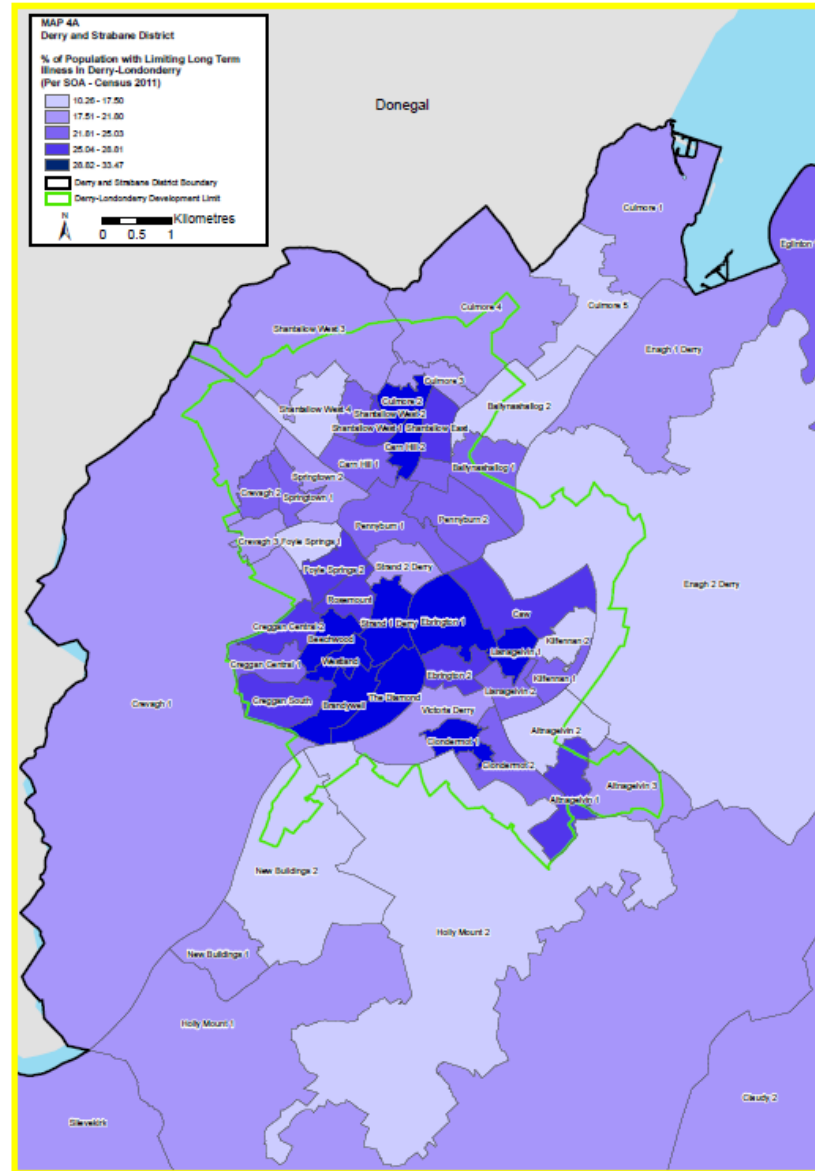
Derry City and Strabane District Council LDP Workshop 1 – Population and Growth Strategy



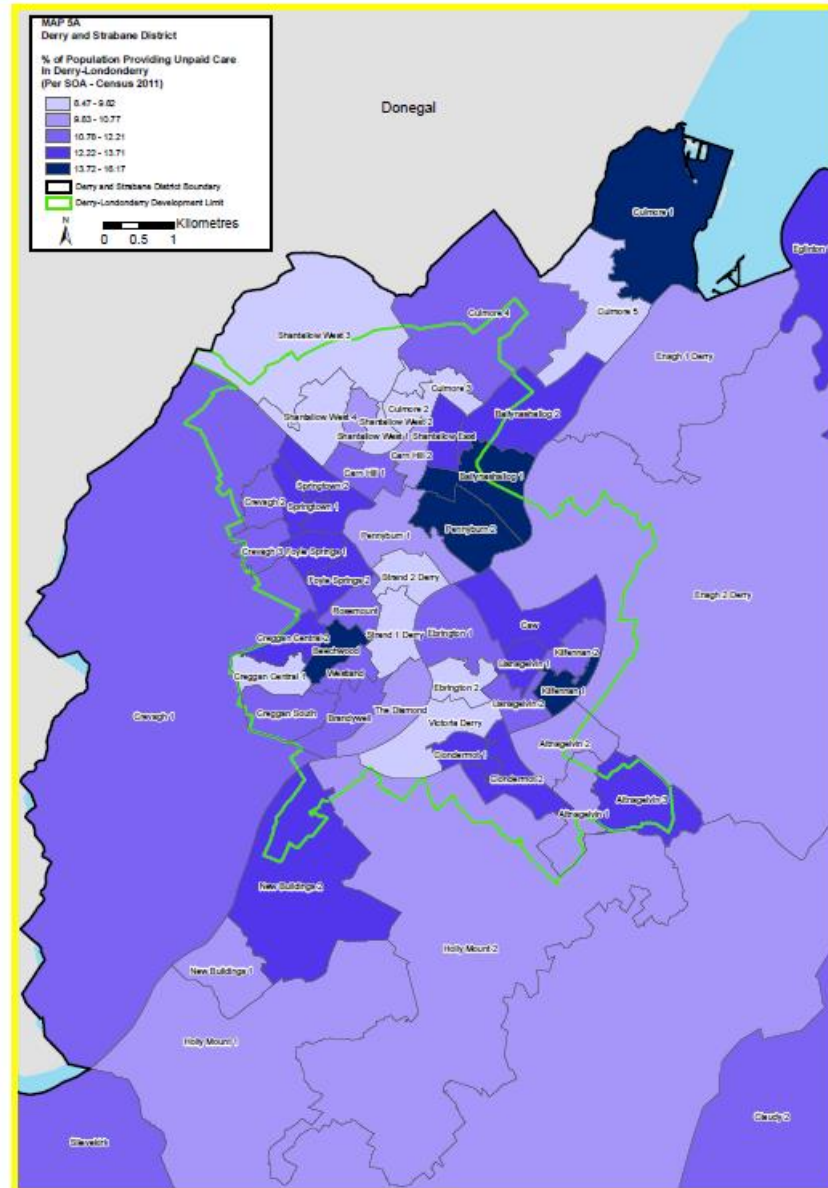
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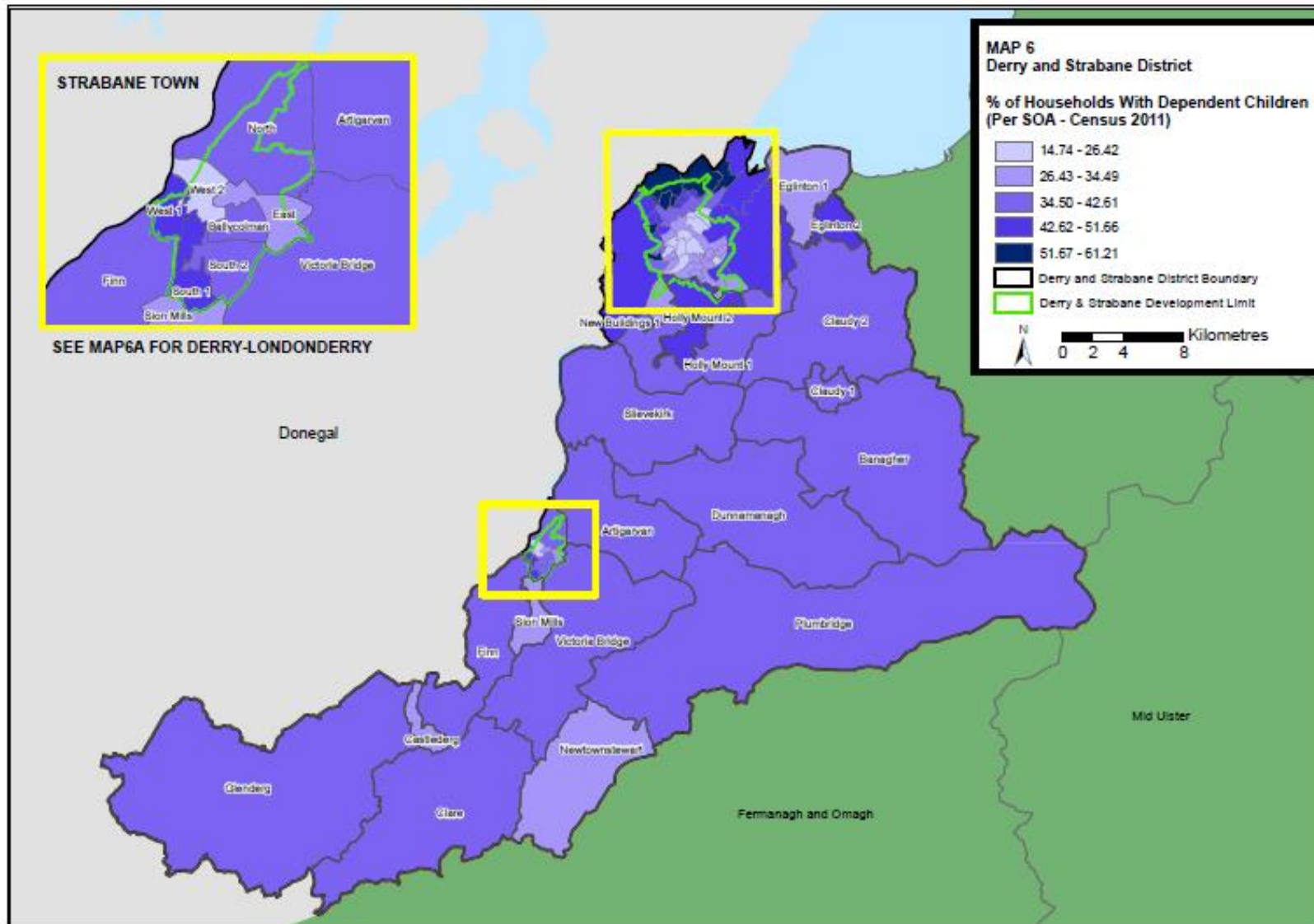
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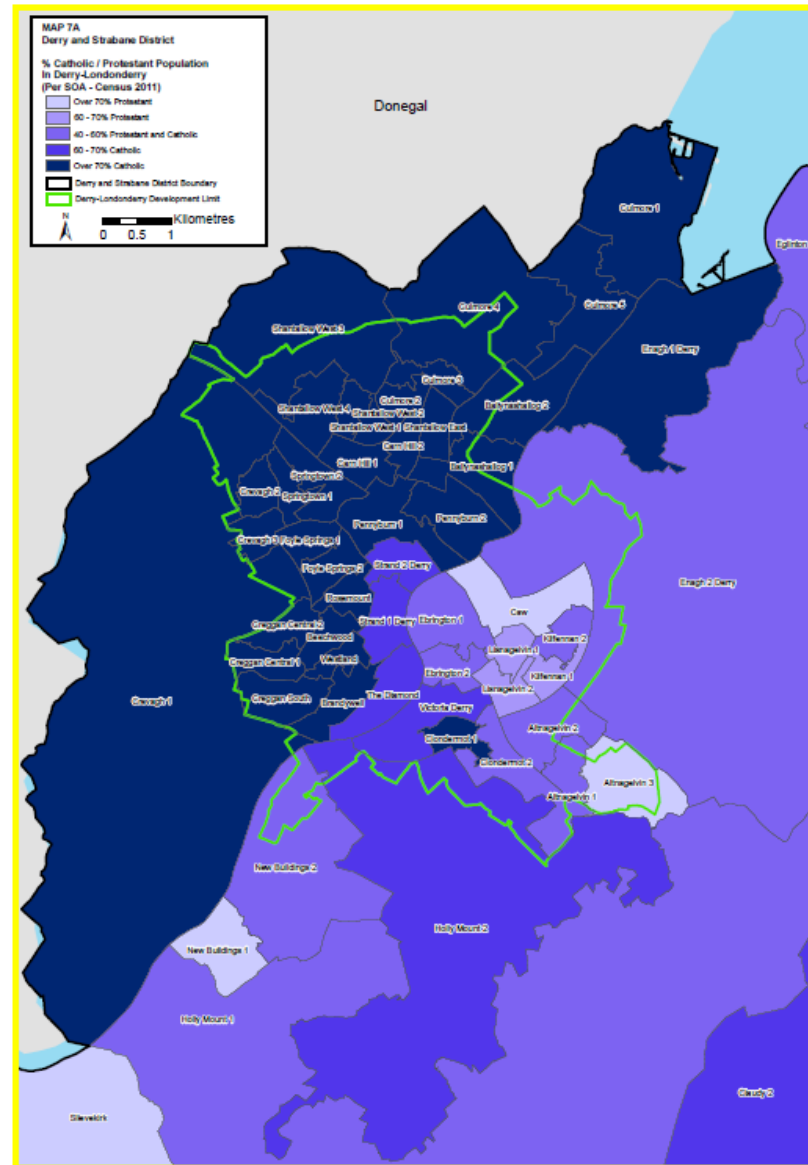
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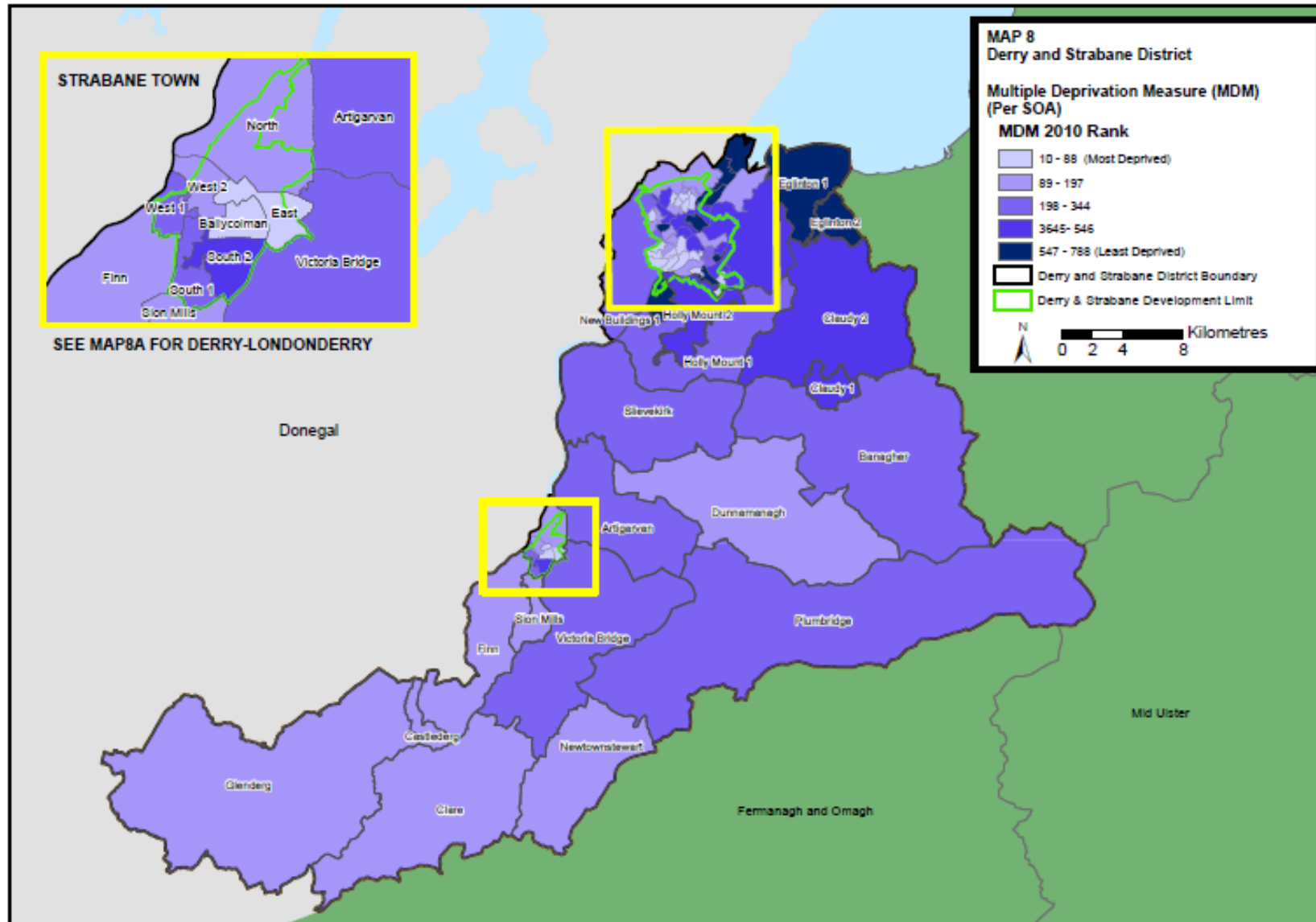
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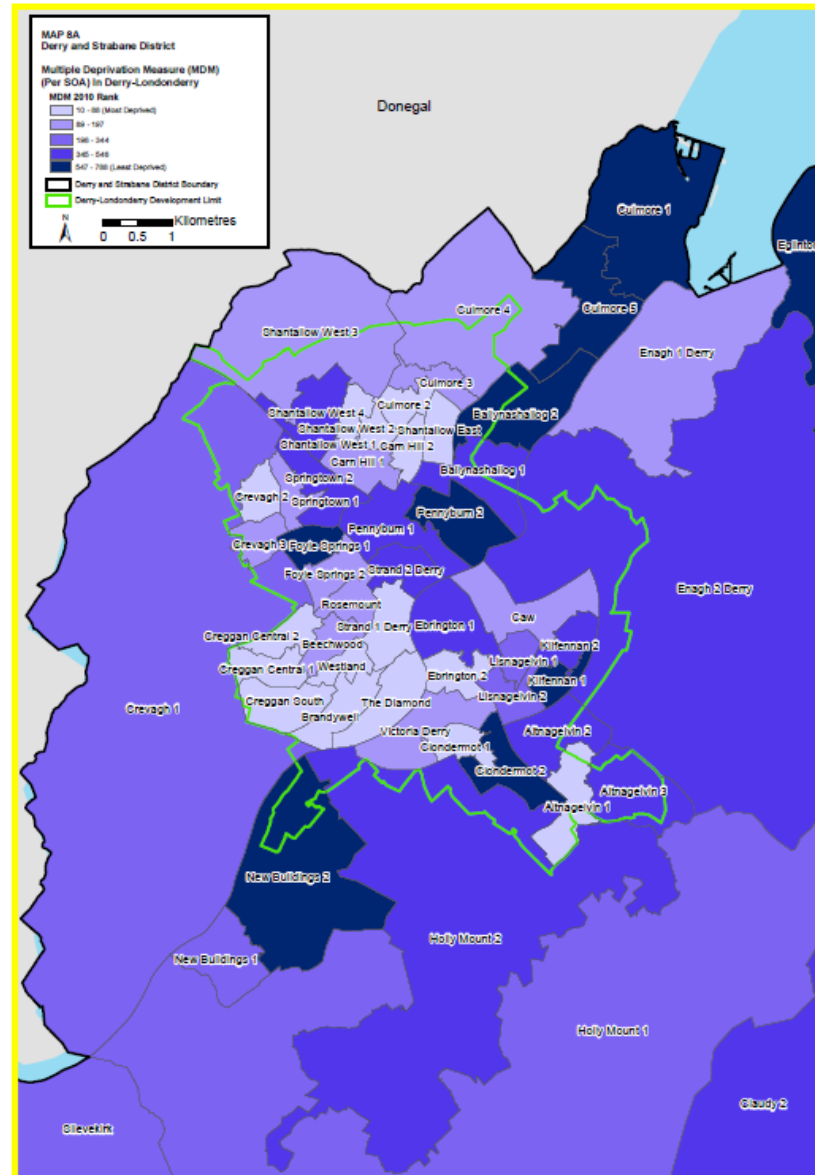
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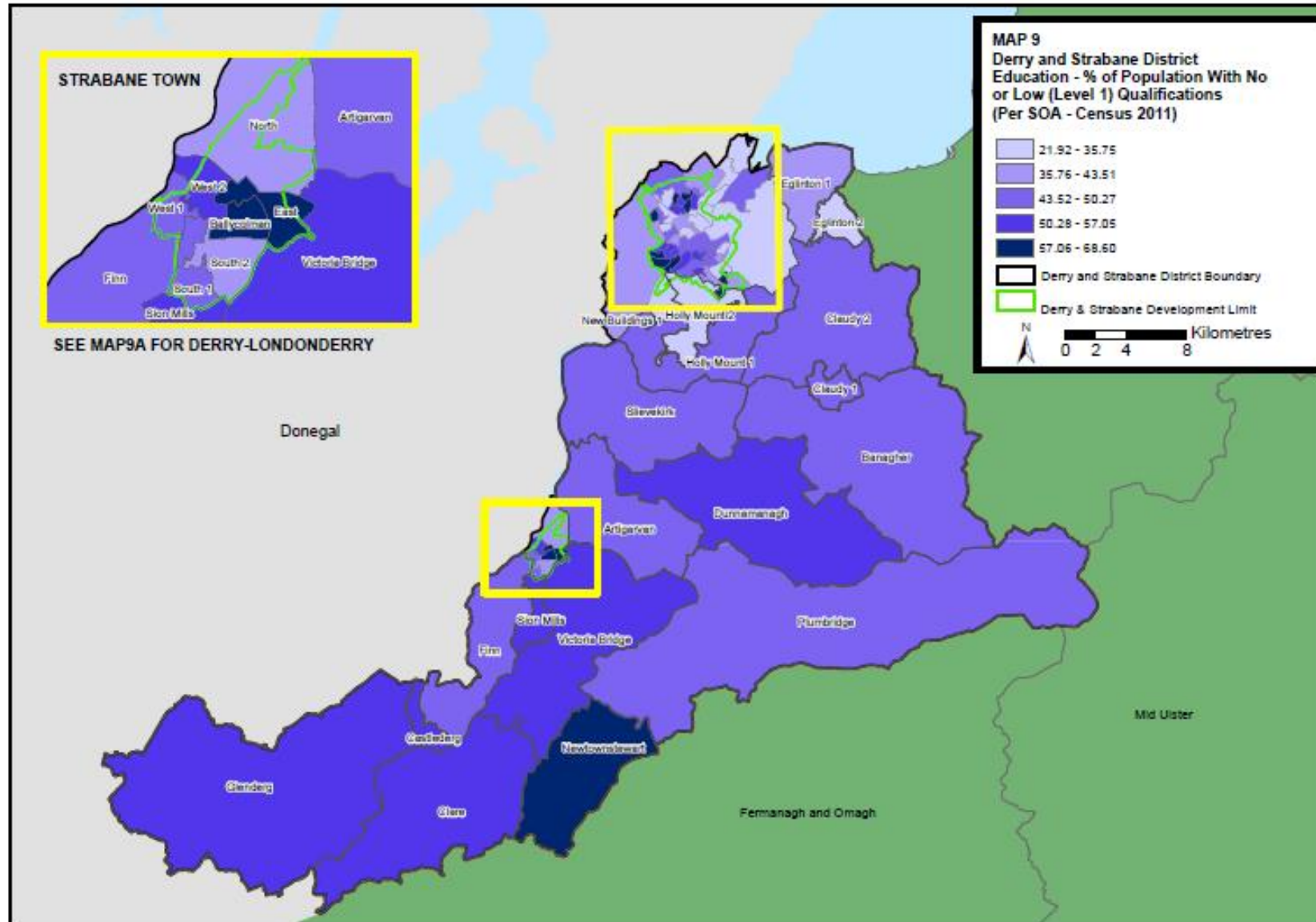
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