

[REDACTED]
Prehen
Derry
[REDACTED]

26.01.2022

Re: Late Submission to the Area Plan

Dear Sir/Madam

It has come to my attention that there has been a late submission to the Area Plan from the City of Derry Gold Club, the owners of The Deer Park field, adjacent to Prehen House and close to my property at requesting it be zoned for housing. There are a number of issues that I would like to object to in relation to this submission as follows:

1. A late submission is unfair as it does not give time or opportunity for others to voice their views or objections and should therefore not be accepted.
2. I understood from my many years living close to this field and Prehen House that [REDACTED], who sold this land to the Golf Club, has a strict written Covenant that this land would be used for "Passive recreational purposes" only. This late submission therefore changes the designation of this land, which I object to. It is my belief that myself and other neighbours whose properties are bordering on the Deer Park field, and who would be impacted by any change in the designation of this land should be contacted in the interests of fairness and transparency before any consideration of change is made.
3. I totally object to the zoning of this land for housing given that it is effectively landlocked by the Golf Club, Prehen House and the Prehen Park estate. Has thought therefore been given as to how any proposed housing development would be accessed? I for one would like to know the answer to that question.
4. Any development in the Deer Park field area would seriously impact on the setting and aspect of the A1 listed building Prehen House.
5. There is a mature Giant Redwood tree known as the Wellingtonia Tree growing in this field. This tree was planted to mark the Battle of Waterloo and is the only one of its kind to be identified, and authenticated, despite the stories that 4

were planted in this area. So therefore it not only has environmental significance but also historic importance, and should therefore be fully protected.

6. It is also my understanding that there is a Tree Protection Order on all trees surrounding Prehen House, which is a Grade A1 listed house. The lands surrounding this house including a portion of the Deer Park field is therefore a Pink Wash area, and I will be seeking further clarification as to the detail on the extent of this.
7. The trees (over 60 years old) between Prehen House and Sunningdale Drive, act as a desirable buffer zone between the listed building and the housing estate.
8. Trees of this stature are of vital importance in this time of both a Biodiversity Crisis and a Climate Change Crisis, and therefore should never come under threat from either mindless or careless planning decisions or indeed lack of proper awareness from others of the huge environmental benefits that they provide. Every tree matters. I've heard that for every single tree of this stature felled we would need approximately 1,000 newly planted trees in order to absorb the same CO2. Please think carefully about that one!

I hope you will read this letter very carefully for the important points mentioned and act with due regard to these issues in regard to this late submission as mentioned above.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

Andrea Dall