



Derry City & Strabane
District Council
Comhairle
Chathair Dhoire &
Cheantar an tSratha Báin
Derry Cittie & Strabane
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Derry City & Strabane District Council

Local Development Plan

(LDP) 2032

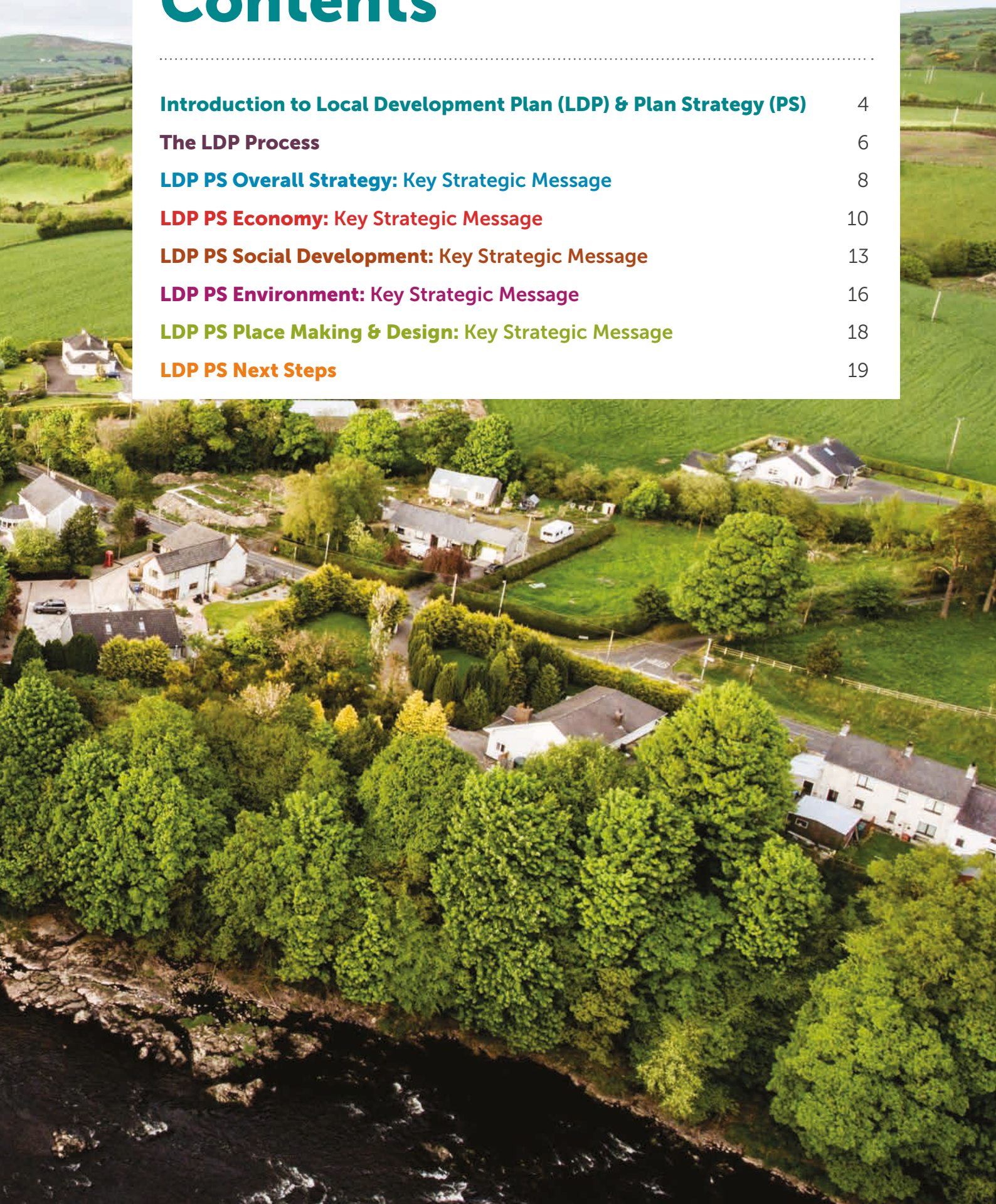


Draft Plan Strategy Summary



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Introduction

Derry City and Strabane District is planning for the future. It is the start of a challenging and exciting journey. It will be a long-term and collaborative process, driven by the Council which is committed to grasping the opportunities and addressing the challenges that face us, some unique to our situation and others generated by global forces beyond our control.

United by a shared vision, the Council's Local Development Plan (LDP) and our Community Plan - the Strategic Growth Plan, will drive this process as we seek together to strategically grow and improve social, economic and environmental wellbeing for all. The publication of the LDP draft Plan Strategy is the next step on this journey.

What is the Local Development Plan (LDP)?

The new LDP will guide land-use development and set out Planning policies and proposals for the use, development and protection of our settlements and countryside across our District to 2032. Crucially, it will help to deliver the outcomes in the Strategic Growth Plan. Once the LDP is adopted, its Planning policies, zonings and development proposals will be used to determine planning applications across our District. The LDP will comprise of two development plan documents: this LDP Plan Strategy and, in due course, the LDP Local Policies Plan.

What is the LDP Plan Strategy (PS)?

This LDP draft Plan Strategy (dPS) sets out the Council's strategic Planning objectives, designations and policies for the District in line with regional strategies and policies but tailored for the needs of this City and District.

The preparation of the PS has been informed by the Council's LDP Preferred Options Paper (POP – May 2017) which provided the basis for consulting with the public and stakeholders on a series of options for dealing with key issues in the Plan area. It set out the Council's initial proposals and policy direction, therefore aiming to stimulate public comment and help interested parties to become involved in a more meaningful way at the earliest stage of Plan preparation. The published draft PS fully reflects a consideration of all the representations made during the POP consultation period and all engagement with stakeholders, consultees and elected Members of the Council.

The PS sets out the proposed LDP Vision, then the LDP Objectives, followed by the proposed overall Growth Strategy and the Hierarchy of Settlements for the District. The various Planning topics are then set out under the primary headings of Economy, Social and then Environment. It also outlines the Council's Place-making vision for each of the main Settlement tiers in terms of how they are expected to develop and grow positively over the next 15 years. The final sections address the Council's approach to several specific aspects of Planning, plus the arrangements for the important ongoing monitoring and LDP review.

This is a summary document of the LDP draft Plan Strategy; the full version is available on the Council's website, at: www.derrystrobane.com/ldp



LDP Process

The LDP provides us with the opportunity to set our own planning policies and priorities to meet the development needs of our District. This draft PS sets out the strategic Planning objectives, designations and policies which will guide developments and encourage investment, co-ordinate infrastructure for our people and protect our environment to beyond 2032.

When adopted, the Council's LDP for the District will replace the current Derry Area Plan 2011 (adopted May 2000) and the Strabane Area Plan 2001 (adopted April 1991), both of which were produced by the Department of the Environment (DOE). The new LDP will also replace most existing regional planning policies (PPS). The LDP will comprise of two development plan documents, both of which will be subject to their own Independent Examination and adoption process:

- **The Plan Strategy** which sets out the Council's strategic planning direction for the District in line with regional strategies and policies; and
- **The Local Policies Plan** which details specific land use proposals and zonings across all our District's settlements and countryside.





The draft Plan Strategy document is also accompanied by a number of legislatively required appraisal documents, namely the Sustainability Appraisal (incorporating the Strategic Environmental Assessment, SEA), the draft Habitats Regulations Assessment (HRA or AA), Equality Impact Assessment (EQIA) and Rural Needs Impact Assessment (RNIA). There is also a significant number of technical papers / reports that explain and support the content of the dPS; these have been compiled as a topic-based 'Evidence Base', which is also available to view on the website.

In due course, the Department for Infrastructure (DfI) will appoint the Planning Appeals Commission (PAC) or other independent examiners to hold the Independent Examination (IE) of the PS. The IE will examine the Draft Plan Strategy against 'soundness' tests which will relate to how the Plan Strategy has been produced (procedural tests), and how it has taken account of central government plans, policy and guidance, and also its coherence and consistency / effectiveness.

You can use the draft LDP PS consultation period to formally tell the Council if you believe the LDP's strategic planning direction has been 'soundly' prepared.

LDP PS Overall Strategy: Key Strategic Message

The LDP Vision for the District is as follows:

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

The LDP is the spatial articulation of the Strategic Growth Plan (SGP - our Community Plan). The LDP will aim to deliver its Vision through the following main strategic Objectives, categorised broadly into spatial / cross-cutting, economic, social and environmental objectives:

Cross-cutting: Planning for a sustainable District, with a strong Derry, Strabane and vibrant rural areas, as the focus of the North West Region;

- > **Economic: Creating Jobs and Promoting Prosperity;**
- > **Social: Accommodating People and Facilitating Communities;**
- > **Environment: Enhancing the Environment, Creating Places and Improving Infrastructure.**

Growth Strategy of the Derry City and Strabane District

The NI Regional Development Strategy (RDS 2035) and the ROI National Planning Framework (NPF, Project Ireland 2040, 2018) both identify Derry and Letterkenny as the regional growth centre(s) for the North West, being a metropolitan city region of up to 350,000 population. Derry City itself is identified as a 'linked gateway', the second city for Northern Ireland and is expected to grow in population and jobs



as an economic driver for the North West region. Strabane is identified as a 'main hub' town which is also expected to grow, clustered with Derry. In strategic spatial planning terms, economic development of the District / NW Region is required for balanced regional development

The LDP Plan Strategy is to provide enough land to accommodate and facilitate the provision of approximately 9,000 dwellings and 15,000 jobs, with associated services and infrastructure for up to 160,000 people.

Spatial Strategy

The spatial strategy sets out our settlement hierarchy, the main environmental areas, transport corridors and other main infrastructure features, as well as the general spatial strategy for Derry city and Strabane town. The spatial strategy will determine where planned growth will be directed, balanced with the priority areas for environmental protection and space enhancement.

General Development Principles & Policies

The draft PS will pursue the proper and responsible Planning of this City and District to deliver sustainable development in line with a series of overarching development principles. Development principles GDP 1 to GDP 8 (including Sustainability, Climate Change and Shared Space) and their underlying criteria set out the requirements which all development requiring Planning permission will seek to achieve. It also sets out those general policy requirements (GDPOL 1: General Development Management Policy & GDPOL 2: Design Policy in Settlements) that relevant development proposals will need to meet in order to secure planning permission.



LDP PS Economy: Key Strategic Message

Economic Development:

- Promote sustainable economic development in an environmentally sensitive manner and reinforcing Derry's role as the hub of the North West City Region, strengthening cross-border links and opportunities and the creation of up to 15,000 jobs;
- Safeguard existing employment lands and continue to focus economic development opportunities in Derry, Strabane and the local towns, in their centres, in dedicated employment areas and through other opportunities;
- Promote communication lines and hubs, notably the Port and City of Derry Airport and support the important role of the University as a key economic driver;
- Provide for the rural economy in villages, small settlements and the countryside especially through home-working, farm diversification and re-use of redundant buildings.



Retailing and Town Centres:

- Adopt a town-centre-first approach which recognises the key role that Derry city centre plays as the primary location for retailing and other related uses within the region;

- Recognise the role that Strabane town centre plays as a key centre with its own catchment, achieving appropriate uses within that centre;
- Local towns will also have centres to focus their uses, whilst the villages will be supported to deliver sustainable local services.

Transport and Movement:

- Secure a high-quality, fit for purpose transport infrastructure, including roads and rail, which meets the needs of the District's economy and everyday living needs of the population, in a sustainable and people-focussed manner;
- Promote a sustainable transport hierarchy, which reduces the need for motorised transport, encourages active travel, and facilitates travel by public transport in preference to the private car;
- Accommodate development which will facilitate the use of new technologies to deliver sustainable traffic reduction;
- Promote parking policies that will assist in reducing reliance on the private car and help tackle growing congestion in Derry and Strabane;
- Permit development that will promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

Tourism:

- Support and facilitate appropriate sustainable tourism development to fulfil the District's tourism potential;



- Direct tourism proposals primarily to the city, towns and other key settlements in order to ensure that there will be economic benefit and environmental sustainability across our District;
- Carefully manage proposals for an attraction or infrastructure close to a tourism asset, so long as these proposals are sustainable and high quality forms of development.

Minerals:

- A balanced approach, accommodating minerals development in sustainable locations;
- Protect particularly sensitive landscapes such as the High Sperrins, Glenelly valley Faughan valley and Foyle river corridor;
- Ensure that sufficient supplies of construction aggregates can be made available to meet likely future development needs over the LDP period;
- Provide policies to assess any proposals for valuable minerals;
- Require the restoration of newly approved quarries / minerals sites, as well as old / existing quarries through the Review of Old Minerals Permissions (ROMPs), when the ROMPs legislation is fully enacted.

Signage and Outdoor Advertisements:

- Ensure that proposals requiring advertisement consent do not prejudice amenity or public safety, including road safety, and have regard to the specific circumstances of each proposal;
- Seek well-designed advertising which respects the building or location, including our historically sensitive locations. The Council will utilise its Enforcement powers to ensure that signage / advertisements are effectively managed and controlled.

Agriculture and Other Development in the Countryside:

- Promote agricultural and forestry – related development in sustainable locations and to appropriate environmental standards;
- Provide opportunities through farm diversification, agriculture and forestry development and the conversion and re-use of existing buildings for agricultural and other suitable rural development uses, so as to sustain vibrant rural areas.

LDP PS Social Development: Key Strategic Message

Housing in Settlements:

- The LDP aim is to deliver 9,000 new, quality homes by 2032 at sustainable locations that are accessible to infrastructure, employment, shopping, community services, leisure and recreational facilities;
- To have a supply of housing land to meet the anticipated requirements of the District;
- Focus the main housing allocation in Derry City as the Regional City for the North West, as well as giving a proportionate supply to Strabane as the Main Hub;
- Provide housing opportunities across the remaining settlement tier and in the countryside at an appropriate scale and density.



Housing in the Countryside:

- Manage the amount, type and location of rural housing to achieve appropriate and sustainable patterns of development which delivers the required 1,100-1,400 homes;
- Support a vibrant rural community while protecting the landscape and natural resources of the rural area;
- Seek to ensure that houses are sited, designed and landscaped to integrate into the countryside and that they do not mar the distinction between individual settlements and the countryside;
- Cluster, consolidate and group new houses with existing established buildings and promote the re-use of previously-used buildings, ensuring high standards of design and integration.

Open Space, Sport and Outdoor Recreation:

- Provide appropriate protection to all existing open space, as well as green and blue infrastructure networks across the District's urban and rural areas, including those areas that are not specifically identified or zoned in the LDP;
- Ensure there is sufficient land to meet the recreational, open space and sporting needs of the District and that existing and new areas of open space are convenient and accessible for local communities, residents and visitors;
- Ensure that all new open space areas and sporting facilities achieve high standards of siting, design, landscaping and management, and are in keeping with the principles of environmental sustainability;
- New development proposals will, where appropriate, connect into the District's green infrastructure network of pedestrian paths, cycleways and ecological corridors.



Community Infrastructure:

- Ensure that community infrastructure is sited in sustainable locations convenient to the end users;
- Promote new community infrastructure developments within local communities and protect existing facilities and services in the District;
- Where appropriate, Section 76 Planning Agreements will be used to ensure provision of new facilities and services needed to serve residents.

Utilities Development:

- Facilitate sustainable development, through efficient use of infrastructure;
- Minimise harm to the environment or sensitive locations;
- Provide policy guidance to assist and inform investment in power, gas, water, and sewerage infrastructure;
- Seek to improve connectivity through telecommunications, which meets the needs of businesses and private households, both rural and urban, whilst reducing the need to travel.

Waste Planning:

- Promote development of waste management and recycling facilities in appropriate locations, seeking to ensure that detrimental effects associated with waste management are avoided or minimised;
- Secure appropriate restoration of waste management sites for after-uses;
- Support for the "Proximity principle", emphasising the need to treat or dispose of waste as close as practicable to the point of generation.

LDP PS Environment: Key Strategic Message

Natural Environment:

- To protect, restore, enhance and conserve the abundance, quality, diversity and distinctiveness of the District's natural heritage and its associated landscape and seascape;
- Further sustainable development by ensuring that natural heritage and associated biodiversity is conserved and enhanced as an integral part of social, economic and environmental development;
- Apply the precautionary principle when considering the impacts of a proposed development on national or international / European protected natural heritage assets or landscapes.



Coastal Development:

- Protect the undeveloped coast in particular from inappropriate development, whilst accommodating appropriate sustainable development that contributes to the economy and which is sensitive to its coastal location and compatible with Marine Planning.

Historic Environment:

- To protect and manage development in relation to our listed buildings, monuments, archaeology and historic designed-landscapes, as well as facilitating the re-use of our unlisted vernacular buildings;
- Manage development within the five Conservation Areas;
- Identify a number of new Areas of Townscape Character (ATCs) at LPP stage, with appropriate policies to manage their development.

Renewable and Low Carbon Energy Development:

- Permit a diverse range of Renewable Energy development across our District to align with the Strategic Growth Plan and the need to facilitate decarbonisation of our energy supply;
- Be in line with regional policy to allow and encourage appropriate sustainable development, whilst protecting and respecting our citizens, designated sites and our most important and sensitive environments / landscapes;
- Designate Wind Energy Capacity Areas (WECAs) to carefully manage any further turbines / wind farms development in those landscapes considered to be at or reaching capacity from wind energy development.

Development and Flooding:

- Adopt a precautionary approach to development within flood-prone areas;
- Avoid inappropriate development within areas of flood risk and areas that may increase flooding elsewhere;
- Protect our key assets from risk of flooding.

LDP PS Place-Making and Design: Key Strategic Message

The Council will seek high standards, as a key element of promoting sustainable, quality development in this District. Accordingly, the LDP will seek to support good design and positive place-making, in line with the guidance as set out in Living Places – An Urban Stewardship and Design Guide for NI (2014) and Building on Tradition – A Sustainable Design Guide for the NI Countryside (2012).

In this LDP Plan Strategy, the Council sets out a design and place-making vision for the District to be delivered through the following hierarchy:

- Place-making & Design Objectives (PDOs):
 - > 6 overarching objectives that set out the key areas that this LDP seeks to promote and deliver in relation to Place-making and Design;
- Place-making & Design Principles (PDPs):
 - > 8 Place-making & Design Principles (PDPs), which provide additional guidance on what is most important to the Council in terms of delivering the PDO objectives for the District.
- Strategic Design Policies (SDPs)
 - > Strategic Design Policies (SDPs) for Derry, Strabane, Local Towns, Villages, Small Settlements and the Countryside. SDPs set out a range of Place-making and Design policies which will help to deliver the objectives and principles, alongside other relevant policy within the LDP. This will ensure that settlements are distinctive and high quality appearance.



Next Steps:

The LDP draft Plan Strategy (dPS) is a consultation document, to which representations can be made for a formal period from 2nd December 2019 to Monday 27th January 2020.

The full PS document is available, together with the associated documents, at <http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>.

These documents are also available to view, during normal office hours, at:

- Council Offices, 98 Strand Road, Derry, BT48 7NN
- Council Offices, 47 Derry Road, Strabane, BT82 8DY
- Public Libraries and Council Leisure Centres throughout the District (LDP only).

Public Meetings and Workshops will be held throughout the District during December 2019 / January 2020; see the Council's website and local press advertisements for details.

<http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>

This Draft LDP Plan Strategy is considered by the Council to be 'sound'; if you have any comments or objections to make, it is necessary to demonstrate why you consider that the Plan is not 'sound' and why you consider your alternative proposal to be 'sound'. Further guidance on the tests of 'soundness' are given on the Council's website.



How do I submit my comments to the draft Plan Strategy?

Representations can be made during an 8-week formal consultation period from **2nd December 2019 to Monday 27th January 2020**.

This PS document is available, together with the associated documents, at www.derrystrabane.com/ldp

Your comments may be submitted by e-mail to: LDP@DerryStrabane.com preferably by using the online Representation Form at the above website. Alternatively, you can write to the *Planning LDP Team, 98 Strand Road, Derry BT48 7NN*. (Please note that, under Freedom of Information and the Council's policy of Transparency, all representations will normally be made publicly available. Any requests otherwise should be clearly stated and the request will be considered by the Council.)

The Closing Date for Representations is Monday 27th January 2020.

This LDP draft Plan Strategy (dPS) and supporting documents can be supplied in alternative formats; please submit your request and requirements to the above address.



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