



Derry City & Strabane
District Council

Comhairle Chathair
Dhoire & Cheantar
an tSrátha Báin

Derry Cille & Strábane
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DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT PLAN STRATEGY
Evidence Base Paper EVB 6 – Spatial Strategy

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DERRY CITY AND STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



EVIDENCE BASE EVB 6

Spatial Strategy

This Document is one in a series which comprises the evidence base that informs the preparation of the Derry City and Strabane District Local Development Plan (LDP 2032) Plan Strategy.

It builds upon the suite of thematic Topic Papers prepared and published alongside the LDP Preferred Options Paper (POP), which established the May 2017 baseline position and identified the key issues that need to be addressed by the LDP.

This Evidence Base paper updates the baseline POP position and sets out the evidence base that has informed the strategy, designations and policies within the draft LDP Plan Strategy. Evidence has been informed by feedback from public consultation, discussions with Elected Members, input from statutory consultees, stakeholder groups, from other Departments within the Council, liaison with adjoining Councils and through the iterative Sustainability Appraisal process.

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

CONTENTS

1)	Introduction to Paper	4
2)	Legislative and Policy Context	5
3)	LDP Preferred Options Stage	15
4)	Key Considerations	21
5)	Draft Plan Strategy Stage	26
6)	Sustainability Appraisal	37
7)	Equality Impact Assessment	40
8)	Rural Needs Impact Assessment	41
9)	Appendices	42-56
i)	RDS Settlement Hierarchy Wheel and Table	42
ii)	Current Settlement Hierarchy from DAP 2011	44
iii)	Current Settlement Hierarchy from SAP 2001	45
iv)	Options for LDP Settlement Hierarchy	46
v)	Evaluation of Potential New Settlements	47
vi)	Summary Settlement Evaluation Table	48
vii)	Current status of NI Water WWTWs	53
viii)	Map showing settlement hierarchy	55
ix)	Map showing environmental designations	56

1.0 Introduction to Paper

- 1.1 The information presented in this paper assists the Council in developing an informed and innovative approach to setting clearly defined aims and objectives in relation to creating a Spatial Strategy within the LDP for the District.
- 1.2 This paper provides the evidence base information to assist the Council in developing a coherent and effective Spatial Strategy for LDP. This enables the Council to begin to:
 - make informed planning decisions, particularly within the plan making context;
 - consider baseline information which informs planning policy making at local level; and
 - understand the link between national policy, regional policy and the development of other strategies such as the Inclusive Strategic Growth Plan 2017 – 2032 (SGP).
- 1.3 This paper covers spatial planning considerations such as settlement hierarchy, spatial designations relating to development pressure areas, overview of spatial development of Derry and Strabane and spatial definition of the key infrastructure. It provides an assessment of how existing planning policies take account of the Regional Development Strategy (RDS), the Strategic Planning Policy Statement (SPPS), the Sustainability Appraisal themes and DCSDC objectives through the LDP objectives.

2.0 Legislative and Policy Context

Planning Act (Northern Ireland) 2011

2.1 **Part 2 of the Planning Act (Northern Ireland) 2011** (the 2011 Act) provides for the preparation of a Local Development Plan (LDP) by a council for its district, which will (when adopted) replace current development plans produced by the Department of the Environment.

2.2 **Section 6 (4) of the 2011 Act** provides for the plan-led system. It states that, in making any determination (i.e. a decision on a planning application), regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This plan-led system commenced on transfer of planning powers to Councils in April 2015 and therefore, the local development plan is now the primary consideration in the determination of planning applications for the development or use of land.

2.3 The objective of the planning system is to secure the orderly and consistent development of land, whilst furthering sustainable development and improving well-being. This means the planning system should positively and proactively facilitate development that contributes to a more socially, economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments, for the overall benefit of our society.

The Planning (Local Development Plan) Regulations (NI) 2015

2.4 The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (the LDP Regulations) set out the sequence of LDP preparation, from the creation of the Timetable through to the adoption of the LDP by a council. The LDP should fulfil the following functions:

- provide a 15-year plan framework to support the economic and social needs of a council's district in line with regional strategies and policies, while providing for the delivery of sustainable development;
- facilitate sustainable growth by co-ordinating public and private investment to encourage development where it can be of most benefit to the well-being of the community;
- allocate sufficient land to meet society's needs;
- provide an opportunity for all stakeholders, including the public, to have a say about where and how development within their local area takes place;
- provide a plan-led framework for rational and consistent decision-making by the public, private and community sectors and those affected by development proposals; and

- deliver the spatial aspects of a council's current community plan.

Regional Planning Policy: Regional Development Strategy (RDS) 2035

- 2.5 The regional policy context is provided by the Regional Development Strategy (RDS) 2035 which presents regional guidance (RG) under three sustainable development themes - economy, society and environment.
- 2.6 Spatial Framework Guidance in the RDS 2035 is aimed at achieving sustainable development, promotes economic development opportunities and population growth in the hubs and clusters. The key issues which influenced the Spatial Framework within the RDS are the:
- Importance of Belfast City, at the heart of a Metropolitan area, as the major driver for regional economic growth; its population has declined but it remains the regional focus for administration, commerce, specialised services and cultural amenities;
 - Significant role which Derry has to play as the principal city of an expanding North West region
 - Importance of Main Hubs and Clusters well placed to benefit from and add value to regional economic growth; and that critical mass to attract growth can be created by the identification of clusters.
 - Need to build on the approach to urban renaissance of developing compact urban form by further integrating key land uses with transportation measures. The focus should be on the use of land within existing urban footprints, particularly within the hubs;
 - New emphasis on how to reduce dependence on the car and change travel behaviour; and
 - Importance in all aspects of forward planning to address the consequences of climate change; this means an even greater focus on where people live and work and how transport and energy needs are planned.
- 2.7 The RDS provides a 'Hierarchy of Settlements and Related Infrastructure Wheel' which outlines the levels of service provision that are likely to be appropriate at different spatial levels including villages, smaller towns, regional towns and cities (see Appendix 1). The model recognises the strong relationship between settlement size and the levels of service that can be supported.
- 2.8 The 'Wheel' illustrates the range of public and private services needed to ensure citizens have access to the necessary economic, social and cultural opportunities, as well as the infrastructure required by businesses to build a competitive dynamic and innovative economy. These services include transport and communication networks, education, health, social, environment, commercial and justice. The wheel provides a forward perspective, providing some understanding of the level of facilities and services anticipated at different spatial levels rather than necessarily reflecting the stock of services that are currently available in villages,

towns, cities or regionally. The outer level of the wheel illustrates not only the infrastructure that would be appropriate for principal cities but also those of regional significance.

2.9 The wheel also recognises that:

- settlements often provide either a greater or lesser range of services than the core population may dictate. It is not appropriate therefore to consider 'urban' population alone in classifying service settlements within any district – the population of rural hinterlands can also support services in urban centres;
- service centres tend to be hierarchical, with a large number of centres providing a smaller range of services, and a smaller number of centres providing a wider range. Each class of settlement provides services lower down in the hierarchy; and
- access to services and facilities is important. Creating a critical mass to support a level of services raises challenges for service providers in meeting the needs of spatially dispersed populations.

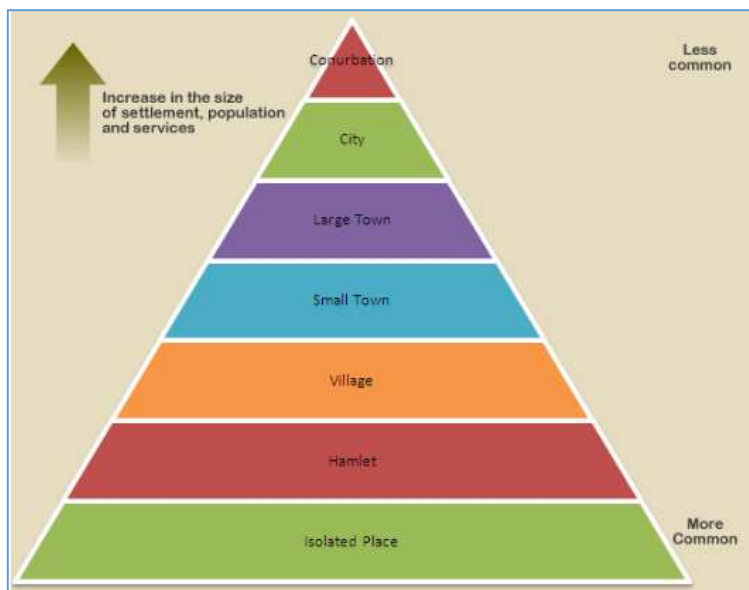


Figure 1 Example of hierarchy of settlements

2.10 To assist the process of allocating housing land, the RDS also provides an evaluation framework which takes account of the varying characteristics of settlements based on a the following six tests:

1. Resource Test – an assessment of the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.

2. Environmental Capacity Test – an assessment of the environmental assets of each settlement and their potential to accommodate future outward growth without significant environmental degradation, the potential of flooding from rivers or surface water run-off.

3. Transport Test – consideration of existing infrastructure and the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.

4. Economic Development Test – consideration of the potential to facilitate an appropriate housing and jobs balance. Identify and detail possible major strategic development opportunities.

5. Urban/Rural Character Test – an assessment of potential to maintain a sense of place and to integrate new development in a way that does not detract from the character or identity of the settlement.

6. Community Services Test – details of existing community service role and function of each settlement, and potential for such roles/functions to be reinforced. This evaluation framework is particularly useful for the detailed stages of Settlement appraisal, but is also useful in informing the Stage 1 appraisals and settlement evaluation, discussed in Section 3.

2.11 The Spatial Framework Guidance in RDS 2035 has 5 key components, which are as follows:

- **The Metropolitan Area centred on Belfast;**
- **Derry, principal city of the North West ;**
- **Hubs and Clusters of hubs;**
- **The rural area; and**
- **Gateways and corridors.**

2.12 Derry has been given a significant role, one of only two settlements with specific mention in the Spatial Framework, and is identified as the principal city of an expanding North West region. Strabane has been identified as a main hub in the RDS. For the rural area outside of the main and local hubs, the 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.

2.13 The RDS identifies Derry as the core settlement in the North West region, which comprises the Derry City and Strabane District and parts of Donegal. As the principal city of the North West, it is a key cross-border and international gateway providing access by road, rail and sea to the North West Region.

2.14 Strabane is identified as a main hub in the region and it is seen to have locational advantages due to its close proximity to the border and its position on the A5 Dublin to Derry road.

2.15 In defining where each settlement sits in the hierarchy, account should be taken of a wide range of factors, including the RDS spatial framework, the population of individual settlements, an assessment of the role or function of settlements and services they possess or would be expected to provide.

Strategic Planning Policy Statement (SPPS)

2.16 The local development plan provides the essential framework for planning decisions and the SPPS (which provides an overarching statement of the general planning principles underlying the planning system) will provide a robust planning policy framework within which a council will be able to both prepare the first round of local development plans and also manage development.

2.17 The SPPS outlines a number of core principles underpinning the reformed planning system in Northern Ireland. These are:

- improving health and well-being;

Derry City and Strabane District Council - EVB 6 Spatial Strategy

- creating and enhancing shared space;
- supporting the economy;
- supporting good design and positive place-making; and
- preserving and improving the built and natural environment.

2.18 Furthering sustainable development is at the heart of the planning system, in the long-term public interest, and requires the integration and balancing of complex social, economic and environmental factors when plan-making and decision-taking. Planning authorities should deliver on all of these three pillars of sustainable development in formulating policies and plans.

PPS 21 Sustainable Development in the Countryside

2.19 Planning Policy Statement 21 (PPS 21, 2010) regulates the planning of development in the countryside, outside of defined settlements. However, PPS 21 (Paras. 4.5 – 4.7) recognised that certain existing area plans such as Fermanagh and Cookstown have a few Dispersed Rural Communities (DRCs), usually in the remoter rural locations, based around a number of nodes of community facilities / houses. Such DRCs provide additional opportunities for sustainable development, relative to the wider rural areas; see Policy CTY2 and CTY5. DRCs do not normally have defined settlement limits as they are not considered to be nucleated ‘settlements’ but rather part of the countryside. PPS 21 contains a requirement that new development plans should consider DRCs. However, the SPPS does not make provision for councils to designate DRCs – as part of the settlement hierarchy or otherwise. Some of our existing hamlets such as Aghabrack or Aghyaran are multi-node and rurally-remote, strong communities so could be considered to have many of the characteristics of a DRC, however on balance and taking into account the SPPS, it has been decided that DRCs will not be designated in the LDP and such designations will remain as small settlements.

Derry Area Plan 2011

2.20 Derry Area Plan 2011 had a 3-tier hierarchy (See Appendix 2). Derry was identified as a ‘city’ and seen as the top tier in the hierarchy. As such, Derry was the key settlement and therefore the primary focus for development in the District. There were no ‘towns’ to compete or challenge the growth away from the city. The second tier was ‘villages’ and the DAP 2011 identified 7 villages based on their size and local importance as service centres. The third and last tier was the ‘small settlements’. Thirteen small settlements were identified, with less population than villages and not seen to possess the same range of services, yet still recognised as focal points in the rural areas.

2.21 Derry Area Plan 2011 designated a Green Belt around Derry, as well as Countryside Policy Areas (CPAs) at Bonds Glen/Ness Woods/Ervey Woods and the Foyle Estuary.

Strabane Area Plan 2001

- 2.22 Strabane Area Plan provided for a 4-tier hierarchy of settlements (See Appendix 3). Strabane was described as the '*District Town*' at the top of the hierarchy. The second tier was the 3 '*Local Towns*', which were seen as local service centres. The third tier was the 13 '*Villages*', which were seen to be locally significant service centres for the surrounding rural area. The fourth and last tier was the 11 '*Hamlets*', which were seen as small settlements with limited services but which were capable of small scale development.
- 2.23 Strabane Area Plan 2001 designated a Green Belt around Strabane and Sion Mills. It is also identified a number of 'policy areas' such as the Strule Valley Policy Area, which was akin to a CPA and 'Highway Policy Areas' which are areas exhibiting a build-up of ribbon centred on main roads emanating from towns and villages such as Castlderg and Donemana.
- 2.24 Sustainable Development
Sustainable development is based on balancing social, economic and environmental costs and benefits to ensure the best future for all. It is about looking at long-term and short-term costs and consequences, and considering the world wide as well as the local aspects of top decisions. The accepted definition of sustainable development is
- “Development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (The Brundtland Report, 1987)*
- 2.25 Since March 2007, Councils became legally obliged to act in a way that best contributes to supporting sustainable development, across all aspects of the Councils' work. Section 5 of the Planning Act (Northern Ireland) 2011 copper-fastens this duty by requiring those who exercise any function in relation to local development plans to do so with the objective of furthering sustainable development. Guidance is set out in the Government's NI Sustainability Strategy.
- 2.26 Furthermore, Sections 8(6) and 9(7) of the 2011 Act requires an **appraisal of sustainability** to be carried out for the Plan Strategy and Local Policies Plan, respectively. As the sustainability appraisal (SA) for each of these development plan documents will incorporate an assessment of environmental effects, it must also comply with the requirements of the European Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (SEA Directive).
- 2.27 The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation plans and programmes, including local development plans.

- 2.28 SA must be carried out from the outset and in parallel with the local development plan preparation process. In doing so, it will help ensure that decisions that are made will help contribute to the achievement of sustainable development. Whilst the requirement to carry out a SA and SEA are distinct, it is possible to satisfy both these requirements through a combined appraisal process. It should be an integral part of the plan making process and perform a key role in providing a sound evidence base for the plan which will play an important part in demonstrating if a development plan document is 'sound'.
- 2.29 In practical terms – in relation to the proposed settlement hierarchy, this means that any options, alternatives-considered and decisions-taken will need to be systematically assessed by the SES and the LDP Consultee Team to ensure that SA / SEA legislation is followed and, ultimately, whether the proposal is environmentally, economically and socially 'sustainable'.

Rural Proofing

- 2.30 The Rural Needs Act (NI) 2016 was approved in May 2016 and will be fully commenced from 1st June 2017; it will place a duty on public authorities, including district councils, to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans and designing and delivering public services. It also requires public authorities to provide information to DAERA on how they have fulfilled this duty on an annual basis to be published in a monitoring report to be laid before the Assembly.
- 2.31 Rural proofing will be used as part of the LDP policy making process to ensure fair and equitable treatment of rural communities and that a policy does not indirectly have a detrimental impact on rural dwellers and rural communities. Equitable means policies in the LDP should treat rural areas in a fair or reasonable way. This does not mean that rural areas should have an equal level of resources as urban, but rather that policies demonstrate proportionality to rural areas, taking into account their need and unique characteristics.
- 2.32 In addition to the formal requirements for rural proofing, Members have already made it clear to Planning officials that the LDP also needs to recognise that rural areas differ from urban areas due to their greater geographical isolation, population dispersal, longer distances from key services like health, education or leisure facilities and limited employment opportunities. Accordingly, such issues and impacts are an important consideration in deciding on the LDP's spatial strategy and settlement hierarchy.

Equality Impact Assessment

- 2.33 Section 75 of the Northern Ireland Act 1998, Equality of Opportunity, places a statutory requirement on the Council to carry out their functions with due regard to the need to promote equality of opportunity and to promote good relations between persons of different religious belief, political opinion or racial group.

2.34 To ensure that the LDP is prepared in accordance with Section 75 statutory obligations, Council will have to undertake an Equality Impact Assessment (EQIA) to determine if there will be any potential impacts upon Section 75 groups as a result of the policies and proposals contained in the LDP. There will be a monitoring commitment as part of the EQIA to provide statistical evidence in terms of the LDP content and its potential impact on Section 75 groups. Therefore, such 'equality' issues and impacts are also an important consideration in deciding on the LDP's spatial strategy and settlement hierarchy.

Promoting Social Inclusion and Health Impacts

2.35 The Anti-Poverty and Social Inclusion Strategy for Northern Ireland or 'Lifetime Opportunities', (APSI) is the government's anti-poverty and social inclusion strategy, published in November 2006. Derry City and Strabane District Council will identify people and areas in greatest need and seek to ensure that programmes and policies are more effectively targeted to address this disadvantage.

2.36 To ensure that the LDP is prepared in accordance with the APSI best practice / obligations, the Council's LDP Sustainability Appraisal will include a systematic assessment of these APSI impacts as part of the economic and social impacts of the proposals and policies. Similarly, it is good practice to take account of the principles of Health Impact Assessment (HIA) so this too will be assessed in the LDP's Sustainability appraisal. Therefore, such APSI and HIA issues and impacts are also an important consideration in deciding on the LDP's spatial strategy and settlement hierarchy.

Community Plan for Derry City and Strabane District and Rural Development Programme

2.37 Community Planning is a process whereby councils, statutory bodies and communities themselves work together to develop and implement a shared vision for their area

2.38 The District's Community Plan, the Inclusive Strategic Growth Plan 2017-2032 was launched in June 2017, with higher level strategic policies, as well as incorporating existing strategies/proposals for the District. Relevant themes in the Community Plan are 'Enterprise and Economy', 'Physical & Environmental Regeneration' and 'Infrastructure'. The draft Community Plan includes measures to promote 'sustainable communities'. It also seeks to complement / incorporate actions through other initiatives such as the Rural Development Programme e.g. current project regarding Village Renewal, to consider clustering of our District's 'villages'.

2.39 The LDP provides the opportunity for the Council to shape the district for local communities, enabling them to adopt a joined up approach, incorporating linkages to other functions such as regeneration, local economic development and community

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planning. 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 – which provides the higher-level strategic aspirations for economic development in the District. It is intended that the LDP will be the spatial reflection of the CP and that the two should work in tandem towards the same vision for the Council area and our communities and set the long term social, economic and environmental objectives for the District.

3.0 LDP Preferred Options Stage

- 3.1 The research findings contained in earlier background papers together with Members views and advice from the relevant parties/consultees, as well POP representations have informed the following options which have been taken forward and subjected to Sustainability Appraisal (SA) (which incorporates the Strategic Environmental Assessment (SEA)) as part of the Preferred Options Paper (POP) process.
- 3.2 The POP options relating to Spatial Strategy include the overall spatial distribution (i.e. where will main areas of growth be in a spatial sense), the specifics of the settlement hierarchy and

	Option 1	Option 2	Option 3
Overall Spatial Distribution	Focus on Derry City as a Regional City, as well as Strabane Town as a Main Hub as set out in RDS 2035	Proportionate Growth across all Settlements and Countryside	Balanced Growth – focus on Derry City as a Regional City, as well as Strabane Town as a Main Hub plus other opportunities in the rural settlements and countryside
Specifics of Settlement Hierarchy	Existing 49 Settlements retained	Rationalise Upper Tiers – Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations	

Landscape Character	Informed by the existing NI / Regional Landscape Character Area Assessments and their associated Sensitivity considerations, permit further sustainable development accordingly on a case by case basis	Informed by LDP Development Pressure Analysis and relevant Landscape Character Assessments, identify those areas of our landscape with higher sensitivity or 'at capacity' and identify	Accommodate growth / development wherever possible, utilising the minimal number of protected landscape designations in the LDP
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		development that may be inappropriate in these areas	
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3.3 Over 27 POP representations were received in relation to the Settlement Hierarchy and/or Spatial Strategy for Derry City and Strabane District – from Government Departments such as DfI, DfC, public bodies such as Translink, community groups such as Glenmornan Community Association and Enagh Youth Forum, as well as interested parties such as RSPB. There was also a significant proportion of the representations received from agents acting on behalf of landowners and individuals.

3.3 The main points in the representations are summarised as follows:

- Undertake up to date LCA for the plan area. List all plan area landscape designations.
- References dated studies and seeks clarification on whether Council has carried out its own assessment. Consider relationship between preferred option and renewable energy preferred option
- The 2010 Landscape Character Assessments are significantly out of date and provides no protection to the Sperrin Area of Outstanding Natural Beauty. The 2008 West Tyrone Landscape Assessment commissioned by the then DOE concluded W. Tyrone had at that time reached “saturation point” in terms of wind turbine density.
- Landscape Character. The Sperrins AONB is a valuable resource that should be afforded protection from inappropriate development. Applications for development should be accompanied by a suitable Landscape analysis to demonstrate that they do not do harm.
- Work together on minerals / renewable energy on AONB and other sensitive landscapes;
- Particularly supportive of sensitive Landscape Zones being protected from Renewables projects;
- Do not want area-defined prohibitions or restrictions on high structures within AONBs or other landscape designations.
- Spatial restrictions require elaboration. Council reminded that in addition to landscape sensitivity, the location of renewable energy development requires consideration of a range of factors.
- It may prove worthwhile that all existing renewable sites could be identified as preference sites where appropriate renewable energy developments are proposed while still protecting sensitive landscape locations.
- Make reference to whole landscape of the District being important for the people who live there – approach of the European Landscape Convention (2000) and DOE (2000) & DAERA (2016).

Derry City and Strabane District Council - EVB 6 Spatial Strategy

- Option 2 fails to identify what landscape capacity is – how will this assessment be made? Ambiguous nature of Option 2 calls into question soundness of policy proposal
- In supporting option 2, Translink would argue that certain infrastructure works e.g. park and ride sites, by necessity have to be located outside development limits or off-site which may well impact on areas of significant landscape character but still can be accommodated by sympathetic designs.
- The River Faughan benefits from designations such as Area of High Scenic Value. The River Valley beyond Goshaden/the Oaks is a highly attractive landscape and the AoHSV should be extended along the Faughan Valley in a south easterly direction to connect with the Claudy Country Park in recognition of this.
- DfI Strategic Planning noted that the options presented were limited and lacking in detail. They reminded Council of RDS aim to strengthen the role of Derry and to grow population of Hubs in order to counter disproportionate amount of growth in smaller settlements in recent years. They cautioned against Preferred Option 2 and advised that it does not articulate the need for further opportunities in the Countryside or the proposed departure from the SPPS policy approach and it also does not support the RDS objective to grow the population of hubs and hub clusters. RSPB were also of the view that there has been a disproportionate growth in the village tier during the last Plan period
- There was significant support for a spatial strategy that placed Derry and Strabane at the upper tiers. Comments cited compliance with RDS/SPPS and these settlements being the most appropriate locations for growth as key to their views. This view was shared by DfI, Foyle Civic Trust, with bodies such as Retail NI advocating proposed Option 1, which was for a strong focus on Derry City as a regional capital and Strabane as a main hub.
- There was support for balanced growth across the District and in particular an elected Member recognised that after city dwellers, dwellers in open countryside were the next largest grouping as a percentage.
- Further work is required for option 3 as to the compatibility of the selected 'local towns' and 'villages' with the level of service provided by Ulsterbus which is determined by the extant Service Agreement between DfI and Translink for the provision of Public Transport Services.
- Support for various settlements to be re-aligned including support for Eglinton and Claudy to be local towns, Culmore to be included in Derry, Strathfoyle to be maintained as a village, Glenmornan to be made a village, support for and against Cranagh to be made a village, and support for area to be made a settlement, namely 'Craigtown',.
- Concerns raised re: the potential for dispersed rural communities/housing to be identified in the countryside. It was articulated that it is difficult to justify how PPS21 can be considered to represent 'sustainable development in the countryside' given the pressure on resources and services. In particular, concerns arising due to the increased numbers of septic tanks and the impact to the water quality of waterways due to increased phosphorous levels.

Overall Spatial Distribution – Options

Option 1

- 3.4 Focuses growth on Derry City as a regional city as well as Strabane Town as a main hub, with a limited amount of development across the rest of the settlement hierarchy. This will grow Derry City to a critical mass, making it a strong, expanding and large city that can compete with other cities within Ireland and elsewhere. Similarly, the emphasis will be on growing Strabane as a main town which has the strength to compete and attract businesses, jobs and provide services of a scale which serves its wider rural hinterland including cross border.

Option 2

- 3.5 Would provide for proportionate growth across all the settlements and countryside, broadly reflecting their existing status (percentage of population, see Table 1). This will effectively reinforce the existing situation and could dilute the District's growth.

Table 1: District Population % per Settlement Hierarchy Tier

Settlement Hierarchy	Population	% of District Population
City	83,163	56.3%
Main Town	13,172	8.9%
Local Towns	6,434	4.4%
Villages	20,169	13.7%
Small Settlements / Hamlets	3,584	2.4%
Countryside	21,178	14.4%
Total	147,700	100%

Source: NI Census 2011

Option 3

- 3.6 Is for more-balanced growth across the District. Having a degree of focus on Derry city as well as Strabane to a lesser extent. However, there will also be other opportunities for developments across the other settlements of the District. This focused yet balanced growth is broadly in line with the RDS.

SA – Sustainability Appraisal Summary

- 3.7 Option 3 scores best in terms of economic and social appraisal as being the most sustainable, as well as politically acceptable. Option 1 scores best environmentally as well as economically also. Option 2 scores worst economically and environmentally being least sustainable.

3.8 The Council's Preferred Option is Option 3, Balanced Growth.

Specifics of Settlement Hierarchy - Options

Option 1

3.9 This option retains the existing 49 settlements including Derry City, Strabane Town, 3 Local Towns, 20 Villages and 24 Small Settlements.

Option 2

3.10 Is to rationalise the upper tiers particularly Derry, which could well expand towards the border strategically, as well as reviewing its relationship with the adjacent settlements of Culmore, Strathfoyle and New Buildings. Similarly Strabane could expand towards the border with Lifford, whilst Sion Mills nearby would be reviewed. The Local Towns would also be reviewed, it being recommended to retain Castlederg and Newtownstewart as well as to designate Claudy as a town. Sion Mills would be re-designated as a village, close to Strabane.

3.11 Option 2 would also involve an evaluation and rationalising of the Villages and Smaller Settlements, some being upgraded and others being downgraded in accordance with their performance in the settlement evaluation exercise. There are also a number of candidates for becoming new settlements, some of them multi-nodal, as the focus of an established rural community.

SA – Sustainability Appraisal Summary

3.12 Environmentally and economically, all options score well focussing development in the settlements but particularly the larger settlements. However, socially Option 2 scores best in terms of community sustainability and maximising opportunities for development.

3.13 The Council's Preferred Option is Option 2, to Review all Settlements

Landscape Character Options

Option 1

3.14 The LDP will be informed by the existing Landscape Character Assessments. Planning applications for development will be considered individually in light of the Landscape Character Assessments and other relevant planning policy and will be permitted, on a case by case basis, where such development is considered appropriate.

Option 2

3.15 As well as using the existing Landscape Character Assessments, Development Pressure Analysis will also be used to identify areas that would be sensitive to development, or are 'at capacity' in terms of existing development and its 'ability to absorb' further, and hence where certain types of future development may be restricted. This could apply to parts of our countryside, that are particularly scenic, have limited capacity to absorb development, highway-based development hot-spots or areas surrounding our settlements. Particular types of development that are considered inappropriate in these specific areas may also be identified in the LDP.

Option 3

3.16 This Option approach seeks to permit development across our landscape, utilising its ability to absorb development with the minimal use of constraining designations.

3.17 SA – Sustainability Appraisal Summary

Option 1: This option scored slightly positive for economic objectives and slightly less so in terms of environment and social objectives.

Option 2: This option was more positive than Option 1 across the sustainability objectives.

Option 3: This Option came out least favourably across the sustainability objectives.

The Council's Preferred Option is Option 2.

4.0 Key Considerations

Methodology for Evaluation of Settlements

- 4.1 In order to decide on the settlement hierarchy, at POP stage officials undertook a Stage 1 Settlement Appraisal of all existing settlements and certain prospective new settlements. Each existing settlement was initially appraised – broadly assessing them against the ‘Hierarchy of Settlements and Related Infrastructure Wheel’ (see Appendix 1), as well as the six ‘evaluation framework’ tests (see Para 2.10) set out in the RDS. The stage 1 settlement appraisals comprised of a mix of visual survey work and desk-top research. In preparation for the Draft Plan Strategy, a more-detailed Stage 2 settlement appraisals was undertaken, to determine for Plan Strategy stage, the constraints and development potential within each settlement and also to confirm the position of each settlement within the hierarchy. A Stage 3 appraisal, for Local Policies Plan stage, will look at the detailed settlement boundaries and land uses / sites to be defined within the LDP.
- 4.2 The settlements have then been evaluated in a systematic manner, based upon the stage 1 & 2 Settlement Appraisals. In summary, each settlement has been assessed, for the existing situation against what can be typically found / expected at a settlement in that tier, such as to provide the appropriate infrastructure and necessary services for ‘sustainable’ living by its population. These are good ‘indicators’ of the level of that settlement - their presence, or lack-of, is a good guide to the appropriate status of that settlement.
- 4.3 In practical terms, the settlement evaluation consists of 5 main elements, culminating in a recommendation of the appropriate tier for that settlement within the new settlement hierarchy, as follows: Start by considering its current classification and description within the existing Area Plan;

- The current population, from 2011 Census;
- Consider the highest level of services / infrastructure it currently has – either for a ‘small settlement’, a ‘village’, ‘local town’, ‘main town’ or a ‘city’;
- The presence of a Waste Water Treatment Works (WWTW) and its capacity is considered, as to whether that settlement can be sustainably serviced, without environmental pollution, and making the most of the existing resources and not necessitating further investment in public infrastructure;
- An indicator of the settlement’s vigour and growth over the current Plan period, is the increase in population / number of new houses built in the settlement over the 15 year period of the RDS / Housing Monitor. This is likely to indicate whether a change of status should be considered;
- Similar to the other settlement appraisals, the potential new settlements have been assessed on the expected / required characteristics for the ‘small settlement’ tier i.e. the number of houses / population, WWTW, employment, a village shop, community facilities (church, hall, sports pitch, etc.), street lights / speed limit / settlement name signage, also whether it is a widely identified and long-established community; features are usually grouped together but could be in 2 or more ‘nodes’ that are clustered and located close-together. Also whether it services a remote rural area.

4.4 This methodology been applied to the evaluation of the existing and potential settlements, with the results being summarized at Appendix 6. The evaluation of the individual settlements and their proposed position in the new Settlement Hierarchy is further explained / considered in Section 5 of this Paper.

Likely Level of Growth in Settlements

4.5 It should be cautioned that the new LDP anticipates a modest but ambitious level of growth. It has been set out in previous papers (re. population projections, HGI’s and existing land supply) that there is generally an adequate quantum of development land within most existing settlement limits to meet the housing and employment needs over the LDP period. Whilst it is expected that the LDP will direct the majority of the growth towards the higher level settlements, most settlements across the settlement hierarchy will not see very much overall expansion if any, rather re-designation possibly. Therefore, whether any given settlement is in a certain category or other, it is not expected to be critical – in terms of any ‘windfall’ of additional lands included.

4.6 Ongoing investigations will comprehensively identify where additional housing (or employment, recreation, etc.) is required and the appropriate levels of housing allocations for these settlements - at which time public consultation and Sustainability Appraisal will occur when preparing the Plan Strategy and Local Policies Plan.

4.7 It should be clarified that ‘cities’ and ‘towns’ normally have defined land use zonings / designations to direct growth / development – including a City/Town Centre, Housing, Economic Development land, Recreation / Open Space

zonings, etc.. Villages or small settlements do not normally have land uses zoned but are flexible to accommodate various uses of an appropriate scale within their settlement limits.

Sewage Infrastructure Consideration

- 4.8 The Utilities EVB Paper provides information from NI Water on the headroom capacity of each settlement. This information shows that the majority of settlements have reasonable capacity based on existing properties or planning proposals. However, it was noted that several settlements have limited capacity which may affect future growth (see Appendices 6 & 7).
- 4.9 Craigbane, Tullintrain, Aghabrack, Aghyaran, and Cloughcor are not served by WWTW. Further liaison will be necessary throughout the plan process with NI Water on whether individual settlements can accommodate additional housing. The absence of adequate sewage capacity is also a matter which will be addressed through the Sustainability Appraisal which will inform the LDP decision-making process, particularly in relation to the LPP stage when there will be more focus on zoning of land for particular uses.

Transportation and other Considerations

- 4.10 All existing settlements can be accessed by a public road network that services the respective needs of that settlement, as well as there being varying provision of public transport, pedestrian access, greenways, etc. for our all our all settlements.
- 4.11 Over the 'plan period' a number of key transportation projects are anticipated, particularly the A5 from Newbuildings towards Omagh and the A6 from Derry towards Dungiven. In the event of such roads being delivered, this would have an impact on those settlements along the existing road network and the new roads. Any subsequent LDP review would take account of such changed circumstances and their impact on those settlements at that time.
- 4.12 Other considerations, including potential flooding issues, could emerge to affect the settlement hierarchy; however, no such other issues have been identified at this stage but, should they emerge from consultee responses or public consultations, they will be input to the consideration at the appropriate LDP stage.

Existing Settlement Hierarchy in Current Area Plans

- 4.13 The Derry Area Plan 2011 (DAP) and Strabane Area Plan 2001 (SAP) were both prepared before the introduction of the RDS, but both remain as the extant development plan until they are replaced by the LDP. Each plan established a settlement hierarchy upon which future development or growth was to be based. The approach to settlement hierarchy varied in the two plans, with key differences relating to the number of tiers in the hierarchy, terminology in describing types of settlements and also the focus of spatial development in each individual district. See Appendix 2 and 3 for an outline of the respective hierarchies.

Development Pressure

- 4.14 The Strategic Planning Policy Statement (SPPS) for Northern Ireland places Sustainable Development at the heart of the planning system. The

SPPS sets out the need to protect and enhance the built and natural environment, including landscape character. The SPPS states that our environment must be managed in a sustainable manner in accordance with the Northern Ireland Executives commitment to preserve and improve the built and natural environment and halt the loss of biodiversity.

- 4.15 The SPPS directs that policy approaches to new development in the countryside should reflect differences within the region, be sensitive to local needs and be sensitive to environmental issues including the ability of settlements and landscapes to absorb development. In doing so, this may involve recognising areas that are particularly sensitive to change and areas which have lower sensitivities and thus provide opportunities to accommodate sustainable development. All proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, including natural topography, and to meet other planning policy and environmental considerations, including the policy approach to cluster, consolidate and group new development with existing established buildings, and must not have an adverse impact on the rural character of the area.
- 4.16 The Department for Infrastructure (DfI) published its guidance document Development Plan Practice Note 7 in April 2015. In relation to Development in the countryside it advises that the council should undertake an appraisal of the main plan area to establish the issues affecting the countryside and to determine the Plan Strategy approach to be undertaken to achieve its objectives for development in the countryside. This may include an appraisal of environmental assets, landscape character, areas of development pressure and settlements including potential for dispersed rural communities.
- 4.17 A Development Pressure Analysis Paper was prepared for Preferred Options stage in 2017. This has been reviewed in preparation of the Draft Plan Strategy and in essence there has been no significant changes since 2017. This paper is issued as EVB 6c alongside this paper.
- 4.18 The paper looks at main areas of the District which are under pressure from residential and wind development. It focuses upon single dwelling applications and wind energy applications / developments outside of settlement development limits.
- 4.19 Development pressure can manifest itself in a number of forms including urban generated residential development around larger settlements, linear or ribbon development along roads (particularly on B roads between settlements) and significant clusters of turbines in a defined locality.
- 4.20 Such pressures have raised the possibility of introducing spatial development pressure policy areas such as Green Belts and wind energy capacity areas. These will be considered further at Draft Plan Strategy section of this paper.

Landscape Designations

- 4.21 A Landscape Character Review has been undertaken for the District, which validates previous Central Government studies and also highlights emerging

Derry City and Strabane District Council - EVB 6 Spatial Strategy

issues since their undertaking. The Review highlighted the cross cutting importance to our District of our landscape in regard to climate change, ecological corridors, biodiversity, as well as tourism and local economy.

- 4.22 The visual impact of wind farms along with the cumulative impact of individual single turbines was also considered in terms of landscape capacity. The Review considered that while particular areas were reaching capacity in the SW of the District and were visually dominant along stretches of the skyline adjacent to the A2 and A5, it would not be appropriate to designate blanket bans on these areas. To do so would be contrary to the objectives of the SGP. It is considered prudent to suggest a case by case determination for such applications in such areas and ensure landscape protection is effectively factored into the determination process.
- 4.23 In addition to the above, the Landscape Character Review also considered the existing landscape designations within the Derry Area Plan 2011 such as Areas of High Scenic Value (AoHSV), whilst considering the need for additional coverage in the former Strabane District, which had no plan specific designation for landscape.
- 4.24 The Landscape Character Review is issued as EVB 6b alongside this paper.

5.0 Draft Plan Strategy Stage

Strategic Spatial Strategy for our District

5.1 A key part of the LDP will be its spatial strategy, consisting of our settlement hierarchy, the main environmental areas, development pressure areas, transport corridors and other main infrastructure features. This spatial strategy will determine where planned growth will be directed, balanced with the priority areas for environmental protection and enhancement. The LDP's spatial strategy and the settlement hierarchy should take account of the guidance in the RDS and the SPPS, namely:

- **Derry as the principal city of an expanding North West region;**
- **Strabane as a main hub; and**
- **the rural communities to be sustained, living in small towns, villages and small rural settlements, as well as the open countryside.**

5.2 The LDP also needs to channel growth in a sustainable manner across the District; any decisions will be assessed against the Sustainability Appraisal – including their environmental, social and economic sustainability, including EQIA, APSI and HIA. It must also be assessed against the LDP Objective of 'sustainable rural development' – which requires vibrant rural communities.

5.3 The role of all settlements and potential new settlements have been evaluated and decisions need to be made as to the position / role of the various settlements within the new LDP Settlement Hierarchy and spatial strategy. The consideration on the various settlements and the options / proposals are summarised in Appendices 4 to 7, and explained further in the remainder of this chapter.

- **Overall Settlement Hierarchy**

5.4 The following Settlement Hierarchy is proposed:

A 5 tier hierarchy to reflect the mixture of types of settlements we have in the new Council District, as well as the proposed Spatial Strategy within the new LDP. The 5 tiers will be City, Main Town, Local Towns, Villages and Small Settlements. (see Appendix 4); Derry as the principal City of an expanding North West region, to be the prime focus of development, to achieve a 'critical mass' of size and limiting other nearby settlements that would compete / detract from it.

Strabane as a Main Town, to also be a main focus of development (but at a lower scale than the city), to achieve a 'critical mass' of size and limiting other nearby settlements that would compete / detract from it.

Recognising the importance of the rural areas of the District, it is proposed to identify 3 Local Towns to service the more peripheral rural areas. These are also 'rural service hubs'.

A wide number of Villages and Small Settlements, spread across the remainder of the District

Certain potential new settlements have been considered – to align the standards across both former Districts, and to provide enhanced development opportunities in the remoter rural areas.

Settlement Tier Evaluation

City

- 5.5 **Derry** will continue to have a significant role and will be considered as the ‘City’ at the top tier of the new hierarchy. With a substantial population (c.83k), Derry already possesses much of the key characteristics of a city as set out in the RDS wheel such as having a University, Regional Hospital, Port, Airport, Cultural venues and signature Tourism projects. The city also has substantial higher-level retailing, which includes sizeable department store in the main shopping centres with a number of anchor tenants, as well outlying retail parks at District and Local Centres. Derry is also well located in proximity to key transport roads and has the capacity for further development to consolidate its acknowledged role in the RDS, as a linked Gateway city for the North West region.

Main Town

- 5.6 **Strabane** is the next largest settlement in the District and when evaluated in the context of the RDS wheel, it performs strongly in terms of its role and function. Strabane has a significant population (c.13k), further education campus, bus centre, district court, police station, leisure and cultural facilities. Strabane also has a locally important retail parks which exerts a significant cross-border influence, sharing facilities with Lifford, Co Donegal. Taking this into account, Strabane will be considered as a ‘Main Town’ and will be the 2nd tier of the proposed hierarchy.

Local Towns

- 5.7 The third proposed tier will be for ‘Local Towns’. This tier has been included to take into account the local importance of a number of settlements throughout the District. In aligning the previous plans, it was notable that some of the ‘Villages’ in the Derry Area Plan 2011 had larger populations than the ‘Local Towns’ designated in the Strabane Area Plan 2001. However, upon closer inspection it would appear that some of the ‘Villages’, in terms of role and function, could be characterised as dormitory settlements in close proximity to Derry and indeed Strabane. The ‘Local Towns’ in the SAP 2001 appeared to serve a wider rural area in terms of service provision.

- 5.8 Whilst being informed by the Broad Evaluation Framework, RDS Hierarchy Wheel and population size, significant weight has also been given to spatial location and importance of settlements in relation to the wider rural areas they serve. It is therefore proposed to identify 3 Local Towns to service the more peripheral rural areas: **Castledearg, Newtownstewart and Claudy**; these are also 'rural service hubs' in line with the Council's Rural Development Programme. : **Castledearg, Newtownstewart and Claudy**.
- 5.9 A case could also be made for changing the status of Eglinton from a Village to a Local Town. Eglinton has a substantial population of 3,679 (2011 Census) which is in excess of the populations of Castledearg and Newtownstewart. However it is accepted that population size alone will not dictate the position of a settlement in the settlement hierarchy. Eglinton has a range of services including supermarket, cafes, offices, many individual retails units, a health centre, community hall and business park / employment land – all of which could indicate its suitability as a Local Town, based on size, population and services. However, Eglinton does still have the history and 'feel' of a village. Moreover, it is situated in close proximity, along the nearby A6, to Derry city and the employment areas of Campsey and Maydown / Strathfoyle – so could compete / detract from Derry city. Therefore, it is not really a self-contained 'town' and it does not service a particularly wide or remote rural area – so would not be particularly suitable to serve the strategic spatial role of a 'rural service hub' similar to Castledearg, Newtownstewart and Claudy. It is therefore recommended to retain Eglinton as a 'village'.
- 5.10 A case can also be made for the re-classification of the current Local Town of Sion Mills to a Village. Sion Mills was a model village and has evolved from the original village plan associated with Herdman's Mill. However, other than motor car sales businesses, the type and scale of facilities in Sion Mills are those normally found in a village. Whilst it does have a sizeable population, it no longer has any employment on its industrial zoning or any large shops and few secondary-level retail / services. Furthermore, its proximity to Strabane would suggest that it is not remote rural and does not function as self-sufficient Local Town in the same manner as Castledearg or even Newtownstewart or Claudy, which clearly service the surrounding rural areas. Therefore given its current character, role and historic evolution, along with observations made in the context of its role and function, it is suggested that Sion Mills could be re-designated a 'Village'.

Villages

- 5.11 The fourth tier on the proposed hierarchy are 'Villages'. These settlements are often quite 'sustainable' and can be fairly self-sufficient, characterised by having a cluster of services such as a primary school, good local shop(s), pub(s), doctors, varied community facilities, play areas, etc. The type of services listed are those that normally service the immediate local population (several miles radius) and tend to be clustered around a well-defined core which offers a range of retail services.
- 5.12 It is proposed that in most part, those settlements viewed as 'Villages' in the previous plans will remain as 'Villages'. However it has considered that re-

designation may be needed as a result of the evaluation process. Two themes emerged that informed possible re-designations: a) the spatial position, level of services and urban character of the following outlier-urban settlements: Culmore, Strathfoyle and Newbuildings, as well as Sion Mills; and b) the character and service provision of some settlements, which when evaluated are more in line of those of the fifth tier, 'Small Settlements'.

- 5.13 In reference to the outlying 'urban' settlements, it was observed that, in spatial development sense, the distinction between the urban area of Derry and the settlements has somewhat diminished during the last plan period. Similarly, between Sion Mills and Strabane.
- 5.14 Culmore has a population of 3,465 and prior to the last plan was physically separated from the City by a 'greenbelt' established under the DAP 2011. However, during the Plan period the re-development of Thornhill has resulted in the 'greenbelt' between city and settlement to be approximately 500m. Furthermore, the remaining 'greenbelt' comprises a few open fields, which are enclosed by city limits on the south west, Foyle Golf Club and Ballyarnett Country Park on the north-west, Thornhill College on the north east and the Culmore Road on the south east.
- 5.15 In terms of character and service provision, Culmore has a character more akin to a suburban extension of a large urban area. The development pattern during the Plan period has been for large private housing developments with very limited local supporting services such as retail and retail services. Its limited facilities and proximity to Derry mean that it could not really be considered a self-sufficient village. This pattern of development has somewhat eroded any village character that may have existed previously. Therefore, whilst an argument could be made for incorporating Culmore into the development limits of Derry, it does still have a valued distinct identity and there remains an important 'green wedge of land separating it from Derry, Therefore, it is recommended that Culmore should remain a Village.
- 5.16 Strathfoyle emerged as a settlement in the post-war era to support the development of the large industrial areas at Maydown and Lisahally to the north of the city. The Stradreagh Hospital grounds lie to the south of the settlement and the port and Maydown industrial areas lie to the north. The development has an urban character and does not really conform to the description of a 'village'. In a similar sense to Culmore, developments in recent years such as Oakgrove College and the proposed extension of the Waterside Greenway have the potential to diminish the distinction between this settlement and the larger urban area of Derry. The view could be taken that these incremental physical linkages could lead to a coalescence between the settlement and city. However POP representations and the views of some Members is that Strathfoyle is a distinct settlement separate form Derry. Furthermore whilst it is acknowledged that there is a degree of coalescence on plan, the reality is that there is no connectivity between the settlements at their closest points and therefore in real terms one must travel approximately 4km by road to get from one to the other. Therefore, taking the above into account it is recommend that Strathfoyle should remain a Village.

- 5.17 There is also a case for including Newbuildings within the settlement limits of Derry based on spatial development of both Derry and Newbuildings. The DAP 2011 proposed a linear form of development long the A5 from the city towards Prehen. Therefore this has resulted in a ribbon of development along the eastern side of the A5 stretching out from Craigavon Bridge. However, the heavily treed roadsides and the City of Derry Golf Course remain as an important 'green wedge' between these settlements. Furthermore, Newbuildings has a long tradition and identity as a village and it has a level of service provision that is characteristic of a village, such as a supermarket, community hall, employment areas, primary schools, churches, pub and café. It is therefore proposed that Newbuilding should remain as a Village.
- 5.18 There have also been concerns about the impact of recent developments into the former Green Belt between Sion Mills and Strabane, including the Strabane Business Park and several small businesses. However, there still remains a visual gap of approx. 0.5 miles of open fields between the settlements, which keeps them distinct. Furthermore, there seems to be no local demand or strategic benefit from merging these settlements, so it is proposed that Sion Mills remains separate.
- 5.19 There were a number of settlements identified in the SAP as 'Villages' which when assessed against the RDS Hierarchy Wheel could possibly be re-classified to the 'Small Settlement' tier. For example Erganagh, Spamount and Glebe have had considerable housing growth but still have limited service provision and would appear to rely on the larger neighbouring settlements at Castledearg and Sion Mills for various service needs. It is deemed that on balance these settlements should remain as Villages.
- 5.20 There are similarities with Lettershendoney in the DAP, which was classified as a 'Village'. When assessed against the evaluation tools, there appears to be limited services and the settlement would rely on the service provisions provided at nearby settlements such as Tamnaherin or Derry. However, a significant planning application is at an advanced stage, containing housing and a village shop. Therefore, it is suggested that Lettershendoney should remain as a Village.
- 5.21 POP representations, Member's view and Stage 2 assessments also raised the possibility of assessing a number of other small settlements with the possibility of changing them to the villages. They are as follows: Cranagh, Glenmornan and Killea.

- 5.22 Members advocated the elevation of Cranagh to village status on the basis it is spatially isolated and that it serves the local rural community through the school, public house and public toilets. POP representations from a Member also pointed to a previous intention in the West Tyrone Area Plan (which subsequently ceased) to designate Cranagh and Glenmornan as villages. However it should be noted that there were POP representations advocating that Cranagh should remain a small settlement. Cranagh does have some facilities consistent with being a village and on balance and taking into consideration the isolated rural area it serves, the recommendation is that it is designated a village.
- 5.23 Glenmornan has experienced growth, particularly in relation to residential development, since the SAP 2001 was adopted. There were a number of POP representations supporting the elevation of Glenmornan as a village. At the RTDs it was highlighted that it had a number of facilities/services consistent with a village, such as a shop/petrol station, church, primary school, MUGA, play park and GAA pitch. Officers confirmed these characteristics at Stage 2 assessment and the recommendation is that the Glenmornan is designated a village.
- 5.24 Some Members also put forward the view that Killea could be considered a village and in particular they highlighted that it is essentially one settlement that straddles the border. The level of facilities/services on the Donegal side includes a church, public house, retail services and a football pitch. The County Donegal Development Plan designates Killea as a Layer 3 Rural Town (which is the lowest level of the settlement hierarchy in the DCC DP). The Derry side of Killea is exclusively residential. In total there is strong argument to suggest that Killea is a village and it may be the case that in its entirety it has a role and function as a village. Whilst acknowledging village level facilities are on the Donegal side, as the planning unit, Killea functions as a village, given that it is highly likely that those on the Derry side would avail of the facilities on the Donegal. In recommendation of the split nature of the settlement it is recommended that Killea is designated a part village.
- 5.25 Ardmore, Maydown, Nixon's Corner and Straidarran were all also considered as potential villages, however it was concluded that these were largely residential in character and the services they depended on were either in nearby larger settlements or dispersed in the surrounding countryside.

Small Settlements

- 5.26 The fifth settlement tier is 'Small Settlements, with some known as 'hamlets' currently'. These are normally characterised by a concentration of buildings displaying an obvious sense of cohesion and with one or more community facility.

5.27 It is proposed that by and large the small settlements from the previous plans would remain with a number of exceptions. It is proposed that small settlement status is removed from Altishane and Carnanreagh and that they should now be considered countryside. There has been a noticeable lack of growth within both Altishane and Carnanreagh. The primary school in Altishane is closing in 2019 and what remains is essentially two residential clusters. Carnanreagh had no services/facilities and is essentially a number of small residential clusters of 2 or 3 dwellings each. The merits of Cloghcor and Tullintrain were also considered. Cloghcor was considered to be very small, but it was noted there is an existing primary school and church and history of additional small scale residential development. Tullintrain has more in terms of residential and also had a community hall. In relation to both it was deemed there was enough to merit them being settlements, given the services that existed in these locations. They may however need to be monitored to check if the level of services are maintained. If not, small settlement status could be removed.

5.28 **New Settlements** - The POP also set out an aim to look at potential new settlements. There were 13 potential new settlements put forward either through POP representations or requests from Members.

The same methodology as used for existing settlements was applied and it was concluded that none of the potential settlements had sufficient services or facilities to merit designation as a settlement. Some lacked essential infrastructure such as WWTWs. The potential settlements were largely groupings of residential properties, which were quite often near larger settlements, which already adequately provide for their essential services.

Open Countryside

5.29 The final tier of 'settlement' in our settlement hierarchy is the 'open countryside', outside of defined settlements (sometimes referred to as the 'rural remainder'). Mostly comprising of individual dwellings or small groupings, houses here are currently managed through PPS 21: Sustainable Development in the Countryside. As stated in Para. 2.19, the SPPS does not make provision for DRCs to be identified in the countryside, so it is not proposed to include any new ones in this LDP; rather they are catered for at the bottom of the 'Small Settlements' tier, with multi-node development limits identified as appropriate. For other groupings in the countryside, the PPS21 / SPPS policies already make provision for some rural dwellings in such circumstances through Policies CTY2a and CTY8.

5.30 New rural policy in the LDP (see separate 'Policy Review' paper) will determine the amount and type and location of new development to be permitted / encouraged / managed in the countryside.

Settlements and Adjoining Districts / County

5.31 Derry City and Strabane District shares a significant border with County Donegal, as well as boundaries with 3 NI Council Districts. In particular, several of our 'border settlements have close relationships with each other. This will be particularly challenging given the predicted changes resulting from Brexit. The LDP will therefore consider the role and function of those border settlements in Donegal, with their inter-relationships and potential for co-operation, thus to

avoid 'back-to-back' Planning and un-coordinated developments. In particular, consideration will be given to the border settlements at Lifford, Bridgend, Muff and Killea. Discussion and co-operation with our colleagues in Donegal County Council will be crucial in this respect (as well as with Planners in the 3 NI Districts.)

Environmental Designations

- 5.32 The LDP Strategy will closely align with the direction of the RDS and the SPPS by protecting, conserving and enhancing the diversity and distinctiveness of the District's natural heritage and in particular it seeks to set out strategic district level environmental designations, to sit alongside existing national and international designations. Particular attention was given to paragraph 6.75 of SPPS, which advises that 'some areas of the countryside exhibit exceptional landscapes, such as mountains, stretches of the coast or lough shores, and certain views or vistas, wherein the quality of the landscape and unique amenity value is such that development should only be permitted in exceptional circumstances. Where appropriate these areas should be designated as Special Countryside Areas in LDPs, and appropriate policies brought forward to ensure their protection from unnecessary and inappropriate development. Local policies may also be brought forward to maintain the landscape quality and character of Areas of High Scenic Value'.
- 5.33 Our consideration has also been enhanced by the undertaking of a Landscape Character Review. It clarifies the relevance of previous LCA studies undertaken in the past by DOE, NIEA and DAERA and also highlights any new / emerging forces of change in our landscape / seascape that need considered as part of the LDP PS preparation.
- 5.34 The review and consideration of RDS, SPPS, POP representations and Members views has resulted in the proposed introduction of two new designations at PS stage; A Special Countryside Area (SCA) centred on the Sperrin AONB and 11 Areas of High Landscape Importance (AHLIs) to cover key coastal, river valley and settlement settings in our District.
- 5.35 The following designations are proposed to give effect to the following policies:
- **Special Countryside Areas (SCA) in relation to the Sperrin AONB (relate to Policy NE 5)**
- 5.36 The Council proposes designating the open mountain landscape of the Sperrin AONB which contains the high summits (above approximately 310 metres elevation) as Special Countryside Areas. These upland area contains the more-remote, exposed and undeveloped portions of the AONB which are significant in views within our District. They tend to contain natural upland heathland / grassland that is not subject to intensive agricultural practices. The Council seeks to keep such relatively natural upland areas free from all forms of inappropriate development that could comprise their intrinsic appeal. The larger SCA designation covers the upland parts of the central Sperrin AONB within our District. A smaller upland outlier is designated to the west of the main SCA designation. A third linear SCA is designated to include the corresponding lands

above 310metres on the southern side of the Glenelly Valley which rise up to the District boundary with Fermanagh and Omagh District. A similar SCA protection is afforded to the AONB within that District.

- **11 No. Areas of High Landscape Importance (AHLIs) to cover key coastal, river valley and settlement settings in our District.(relate to Policy NE 6)**

5.37 The Council considers that there is a need for an appropriate LDP PS designation to protect those landscapes which, while not meeting the standards for national AONB designation, are nonetheless considered to be especially significant within our District.

Development Pressure Designations

5.38 The POP identified that Development Pressure Analysis would be used to identify areas that would be sensitive to development, or are 'at capacity' in terms of existing development and its 'ability to absorb' further, and hence where certain types of future development may be restricted. This could apply to parts of our countryside, that are particularly scenic, have limited capacity to absorb development, highway-based development hot-spots or areas surrounding our settlements. The POP stated that particular types of development that are considered inappropriate in these specific areas may also be identified in the LDP. This category also applies to areas of turbine development pressure – wind farms and single turbines.

5.39 The PS is proposing three designations to deal with development pressure:

- Green Belts (around Derry and Strabane)
- Development Pressure Areas (DPAs) (reflecting current B-road Highway Policy Areas in the SAP 2001)
- Wind Area Capacity Areas (WECAs) – approximately 6 no. areas that are at or reaching capacity with existing / approved wind turbine development – wind farms and single turbines.

5.40 Within these areas, there will a higher policy test will applied than elsewhere in the countryside and these tests will based on preventing urban-generated development pressure and/or establishing a need to the live in these policy areas. In WECAs, any additional turbines, including re-powering, will be particularly scrutinised to prevent further unacceptable impacts.

5.41 This Evidence Paper highlights the key spatial strategies as proposed in the PS. The research findings contained in this Evidence Base together with Members views and advice from the relevant parties/consultees, along with input from relevant statutory consultees, have informed the development of the spatial strategy which has been taken forward and subjected to Sustainability Appraisal (incorporating Strategic Environmental Assessment).

5.42 Following a strategic evaluation of each settlement within Derry and Strabane, a new settlement hierarchy is proposed in Appendix 4. The evaluation confirms Derry as a City with Strabane assuming a supporting role as a Main Town based on their level of service provision, potential for employment, population

size and other spatial guidance set out in the RDS. The proposed settlement hierarchy recommends the retention of most of the existing settlement classifications as well as the re-classification of a number of settlements which would result in a streamlined 5-tier approach which unites the two current hierarchies.

- (a) Taking into account the level of service provision, the population, size and spatial guidance, it is recommended that the following settlements remain as villages, rather than being incorporated within the city limits of Derry:-

- **Culmore; and**
- **Strathfoyle**

- (b) Taking into account the level of service provision, the population, size and spatial guidance, the following settlements are to be classified as **local towns**, being recognized as important 'rural service hubs':-

- **Castleberg;**
- **Newtownstewart; and**
- **Claudy**

- **Sion Mills will be re-classified as a village**

- (c) Taking into account the level of service provision, the population, size and spatial guidance provided by the RDS, the following settlements are to be remain as **villages**:-

- **Newbuildings;**
- **Eglinton;**
- **Park;**
- **Donemana;**
- **Ballymagorry;**
- **Clady;**
- **Artigarvan;**
- **Magheramason;**
- **Ardstraw;**
- **Victoria Bridge;**
- **Plumbridge;**
- **Killen;**
- **Killeter;**
- **Glebe;**
- **Spamount;**
- **Erganagh;**
- **Lettershendoney;**

- (d) Taking into account the level of service provision, the population, size, the level of growth and spatial guidance provided by the RDS, the following settlements are re-designated as **villages**:-

- **Cranagh;**
- **Glenmornan; and**
- **Killea (part village)**

(e) Taking into account the level of service provision, the population, size and spatial guidance provided by the RDS, the following settlements are to be **small settlements**:-

- **Ardmore*;**
- **Ballyrory;**
- **Campsey;**
- **Craigbane;**
- **Goshaden;**
- **Killaloo;**
- **Maydown*;**
- **Nixon's Corner*;**
- **Straidarran*;**
- **Tamnaherin*;**
- **Tullintrain+;**
- **Aghabrack;**
- **Aghyaran;**
- **Bready*;**
- **Cloughcor+;**
- **Cranagh;**
- **Donagheady*;**
- **Douglas Bridge;**
- **Drumlegagh*;** and
- **Garvetagh.**

* Whilst the settlements marked*, have experienced considerable housing growth over the past 10 years, most still have a limited level of services, etc. so would not justify their upgrade to village status.

+ The 2 settlements marked+ are still very small, in terms of population and services. Therefore, these settlements will be monitored in terms of their status as small settlements

(f) Taking into account the level of service provision, the population, size and spatial guidance provided by the RDS, the following settlements are to be removed from the settlement hierarchy:

- **Altishane; and**
- **Carnanreagh**

6.0 Sustainability Appraisal

- 6.1 Throughout their formulation, the policies contained within the Spatial Strategy Chapter have been subject to an ongoing internal sustainability appraisal (SA). This is in addition to the wider external SA, conducted by Shared Environmental Service as part of the wider suite of impact assessments/appraisals required under the Planning Act (Northern Ireland) 2011. The internal appraisal was carried out with the fourteen objectives of the external appraisal in mind (refer to the SA report for more information).
- 6.2 The process of sustainability appraisal aims to ensure that a council's approach towards Spatial Strategy is the most sustainable of all reasonable options available i.e. having considered any reasonable alternatives. In the case of the SETT 1: Settlement Hierarchy, it is required to uphold the RDS Spatial Framework. Change to the specifics of the settlement hierarchy was appraised in the Interim SA for the POP under Key Issue 6B. Retaining the existing 49 settlements was considered under Option 1 but was found to be less sustainable than Option 2 '*Rationalise Upper Tiers - Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations.*' Since the POP, the preferred option has been refined.
- 6.3 No reasonable alternatives are being brought forward at draft Plan Strategy for the tiers, as the principle of directing greatest proportion of population to main towns is set by DfI and was tested in the Interim SA for the POP and found to be sustainable.
- 6.4 In relation to the development pressure areas, Green Belt and DPAs, it was considered that there was two reasonable options:
Option 1: Apply a Spatial Designation to achieve the policy aims.
Option 2: apply normal countryside policy (outside development limit).
- 6.5 Option 1 defines green belt areas which would require development to be clustered and preserves undeveloped areas. This has a number of potential influences identified on the social sustainability objectives, but none are considered to have a perceptible impact on these objectives. While the policy would have some influence on the design and siting of dwelling, it should not affect the delivery of housing where it is required in the countryside. There are also no effects on education.
- 6.6 A minor positive effect is identified for the objective to enable sustainable economic growth as this policy approach will permit economic development in the countryside but will also encourage development that would be better located inside a settlement limit to do so. The policy itself has a negligible impact on material assets, but the appraisal notes that development in the countryside is not as compatible as development in settlements for the delivery of material assets.
- 6.8 By preserving the character of undeveloped areas outside the main settlements, this option has a minor positive impact on the environmental

Derry City and Strabane District Council - EVB 6 Spatial Strategy

objectives for protecting physical resources and using them sustainably, protecting natural resources and enhancing biodiversity and protecting, conserving and enhancing the historic environment and cultural heritage. The application of a spatial designation and associated policy will deliver significant positive impacts for the objective to maintain and enhance landscape character. No perceptible impacts are identified for the remaining environmental sustainability objectives but a number of positive influences are identified from the principle of requiring new development to be clustered with existing development.

- 6.9 Option 2 would not impose any additional constraints in the green belt policy areas. While some potential influences are identified on the social sustainability objectives particularly through the ability to locate new dwellings more flexibly, none are considered to have a perceptible effect on these objectives. There are also no effects on education.
- 6.10 A minor positive effect is identified for the objective to enable sustainable economic growth as this policy approach would permit economic development / economic growth to occur anywhere in the countryside, subject to meeting other relevant policy. The policy option itself has a negligible impact on material assets, but the appraisal notes that development in the countryside is not as compatible as development in settlements for the delivery of material assets.
- 6.11 The absence of a spatial designation and policy in the green belt areas will enable more dispersed patterns of development to occur in these areas. The effect of this would be imperceptible for the majority of the environmental sustainability objectives, although some negative influences are noted through facilitating more dispersed development. However, over time the proliferation of dispersed development in the rural areas around our main settlements is expected to accumulate to a minor negative impact on maintaining and enhancing landscape character and protecting, conserving and enhancing the historic environment and cultural heritage.
- 6.12 It is considered that Option 1 is the most sustainable option.
- 6.13 SETT 2 designates Settlement Development Limits (SDLs) for each of the settlements set out in the settlement hierarchy as per SETT 1. Each settlement development limit defines the area where appropriate development will be acceptable in principle. The designation of relevant land use zonings and local policy areas will follow at the LPP stage.
- 6.14 The principle of establishing boundaries for various land use types and to distinguish between settlements and the wider countryside will have a positive impact on all of the sustainability objectives except enabling access to high quality education where the impact is negligible, although a number of positive influences are noted for this objective.
- 6.15 Defining settlement boundaries helps to curtail urban sprawl / dispersed development sets out a clear intent to make more efficient use of land and directs development away from vulnerable areas. This acts in a significant

positive manner on the objectives to protect physical resources and use sustainably, to protect natural resources and enhance biodiversity and maintain and enhance landscape character.

- 6.16 Encouraging compact settlements helps to make walking and cycling more attractive as a travel option and creates focal points for integrated transport networks which may deliver significant positive effects over the longer term timescale for the objective to encourage active and sustainable travel. This approach also benefits the climate change objective from a travel perspective, but also in terms of creating the critical mass / economies of scale to facilitate a low carbon economy. While concentrating development in settlements may also serve to concentrate emissions, over the long term the approach should also help to deliver an improvement in air quality, leading to a long term minor positive impact. This option is considered to be a sustainable option.
- 6.17 WECAs, AHLIs and SCAs have been appraised in their relevant Chapters and the summaries can be viewed at EVB 24: Renewable Energy and EVB 21: Natural Environment.
- 6.18 A draft Habitats Regulations Assessment (HRA) has also been undertaken and published for consultation with the Draft Plan Strategy. It similarly determines possible adverse effects on the integrity of European sites (Special Areas of Conservation and Special Protection Areas) as a result of the policies within the LDP. This assessment also includes Ramsar sites under the provisions of the Ramsar Convention. Please refer to the full HRA document for full details.

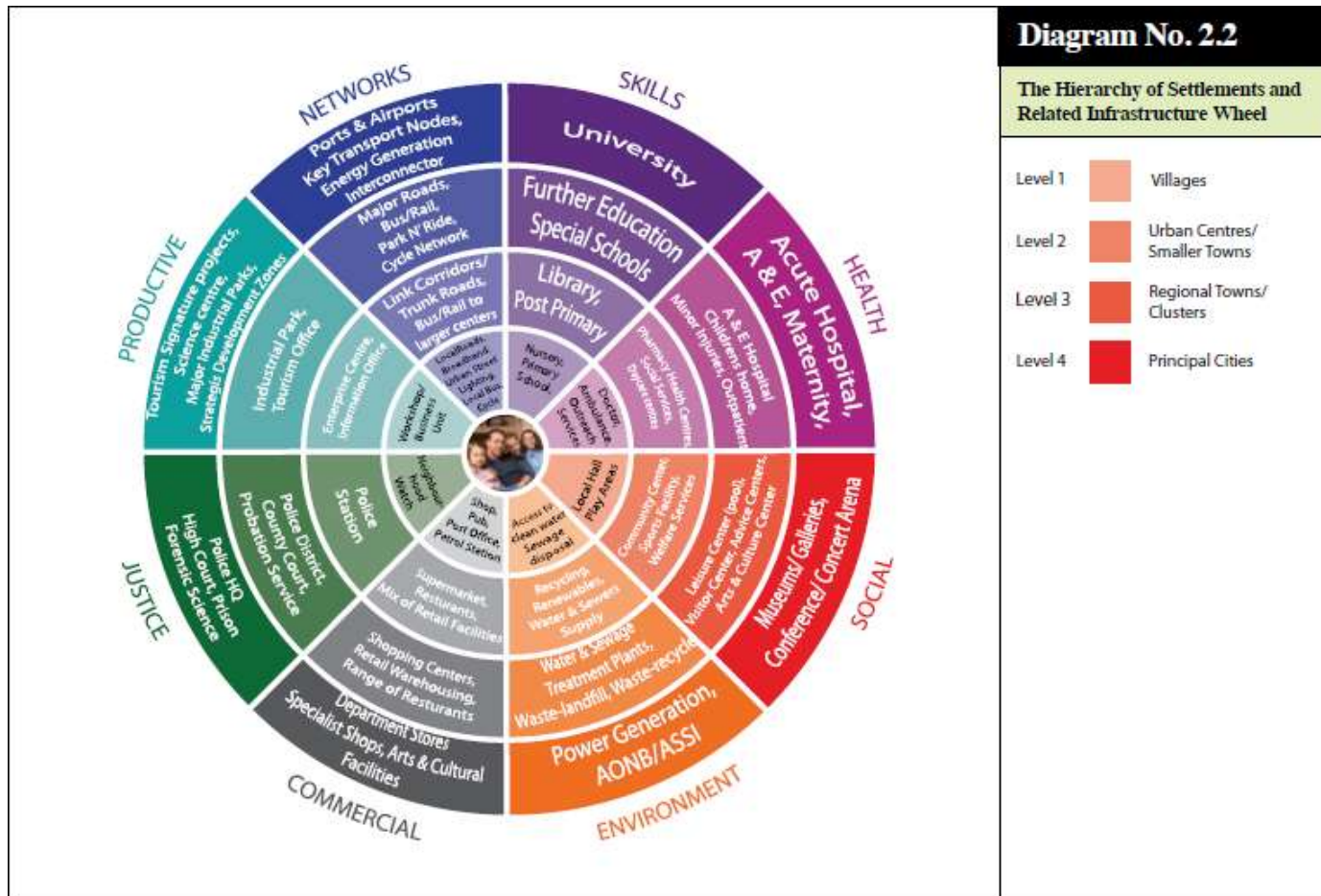
7.0 Equality Impact Assessment

- 7.1 Section 75 of the Northern Ireland Act 1998 requires that public authorities have due regard to the need to promote equality of opportunity and good relations between persons of a particular religion, political opinion, race, age, marital status, sexual orientation or gender. It also includes people with disabilities or those with primary responsibility for the care of a dependant, such as an elderly person. These are known as 'Section 75' groups.
- 7.2 The designations contained within the Spatial Strategy Chapter have been subject to an equality impact assessment (EQIA) to ensure no adverse impact on these groups.
- 7.3 The 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. The LDP Draft PS sets out a proposed hierarchy of settlements based upon a review of the size, location and role of the existing settlement. The recommends to retain Castledearg and Newtownstewart as local towns as well as to designate Claudy as a town. Sion Mills would be re-designated as a village, close to Strabane. The Draft Plan Strategy has involved an evaluation and rationalising of the Villages and Smaller Settlements, some being upgraded and others being downgraded in accordance with their performance in the settlement evaluation exercise. The identification of sites for development and the assessment of settlements limits will be carried out a later stage of the LDP process. It is anticipated that the re-designation of Claudy from a village to a town and the re-designation of Sion Mills from a town to a village will have no negative impact on section 75 groups. The re-designation of villages, small settlements and countryside have been assessed and there.
- 7.4 Spatial designations such as Green Belts, may impact on groups of religious belief/political opinion due to the spatial distribution nature of the designations. However it is concluded that areas will not significantly disadvantage any one group.
- 7.5 The Council is satisfied that there will be no adverse impact on any Section 75 groups as a result of the Spatial Strategy.

8.0 Rural Needs Impact Assessment

- 8.1 The Rural Needs Act 2016, requires District Councils and other Public Authorities to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans, and when designing and delivering public services.
- 8.2 To 'have due regard' means that a public authority must consciously consider the needs of people in rural areas. How much 'due regard' depends on the circumstances and, in particular, on the relevance of rural needs to the decision or function in question. The greater the relevance and potential impact for people in rural areas, the greater the regard required by the duty.
- 8.3 Throughout the formulation of the draft Plan Strategy, there has been consideration of the impact of each policy approach on the rural area, relative to the urban area and policies have been amended where it was deemed appropriate to do so.
- 8.4 The Spatial Strategy will generally reflect the respective roles and functions of different settlements. Outside of Derry and Strabane, everywhere else in the District would be considered rural. The settlement hierarchy has been formed in such a way as to consider what settlements are best placed to perform a role and function in the District e.g. the Local Towns of Claudy, Newtown Stewart and Castleterrace have been selected as they are positioned geographically to serve the rural areas in their locality. Furthermore we have a number of villages and small settlements, which will role to play in the wider delivery of services to the rural areas. They are sufficient in number and well enough located to ensure that the LDP does not inequitably favour the larger settlements to the detriment of the wider rural area.

Appendix 1- RDS Hierarchy of Settlements Wheel and Table (from RDS 2035)



Infrastructure	Principal City	Regional Town	Smaller Towns	Villages
Skills	University	Further Education; Special Schools	Library; post-Primary	Nursery; Primary School
Health	Acute Hospital, A& E, Maternity	A&E Hospital, Children's Home, Minor Injuries, Outpatients	Pharmacy, Health Centres, Social Services, Day Care Centres	Doctor, Ambulance, Outreach Services
Social	Museums/Galleries, Conference/Concert Arena	Leisure Centre(pool) Visitor Centre, Advice Centres, Arts & Culture Centre	Community Centre, Sports Facility, Welfare Services	Local Hall, Play Areas
Environment	Power Generation, AONB/ASSI	Water & Sewage Treatment Plants, Waste-landfill, Waste-recycle	Recycling, Renewables, Water & Sewers Supply	Access to clean water, sewage disposal
Commercial	Department Stores, Specialist Shops, Arts & Cultural Facilities	Shopping Centres, Retail Warehousing, Range of Restaurants	Supermarket, Restaurants, Mix of Retail Facilities	Shop, Pub, Post Office, Petrol Station
Justice	Police HQ, High Court, Prison Forensic Science	Police District, County Court, Probation Service	Police Station	Neighbourhood Watch
Productive	Tourism Signature Projects, Science Centre, Major Industrial parks, Strategic Development Zones	Industrial Park, Tourism Office	Enterprise Centre, Information Office	Workshop/ Business unit
Networks	Ports & Airports, Key Transport Nodes, Energy Generation Interconnector	Major Roads, Bus/Rail, Park N' Ride, Cycle Network	Link Corridors/Trunk Roads, Bus/Rail to larger centres	Local Roads, Broadband, Urban Street Lighting, Local Bus, Cycle

Appendix 2 Current Settlement Hierarchy as defined by The Derry Area Plan 2011

Derry District - 21 Settlements	
City	Derry
Main Towns	(0)
Local Towns	(0)
Villages	(7 No.)
	Claudy
	Culmore
	Eglinton
	Lettershendoney
	Newbuildings
	Park
	Strathfoyle
Small Settlements	(13 No.)
	Ardmore
	Ballyrory
	Campsey
	Carnanreagh
	Craigbane
	Goshaden
	Killaloo
	Killea
	Maydown
	Nixon's Corner
	Straidarran
	Tamnaherin
	Tullintrain

Appendix 3: Current Settlement Hierarchy as defined in The Strabane Area Plan 2001

Strabane District – 28 Settlements	
City	(0)
Main Town	Strabane
Local Towns	
	(3 No.)
	Castledearg
	Sion Mills
	Newtownstewart
Villages	
	(13 No.)
	Ardstraw
	Artigarvan
	Ballymagorry
	Clady
	Donemana
	Erganagh
	Glebe
	Killen
	Killeter
	Magheramason
	Plumbridge
	Spamount
	Victoria Bridge
Hamlets	
	(11 No.)
	Aghabrack
	Aghyaran
	Altishane
	Bready
	Cloghcor
	Cranagh
	Donagheady
	Douglas Bridge
	Drumlegagh
	Garvetagh
	Glenmornan

Appendix 4 - Proposed Options for LDP Settlement Hierarchy across the Derry City and Strabane District

Summary of Proposed Settlement Hierarchy Changes	
Current	Proposed
1 City	1 City
1 Main Town	1 Main Town
3 Local Towns	3 Local Towns (Claudy in, Sion Mills Out)
20 Villages	23 Villages (Sion Mills in, Claudy Out)
24 Small Settlements / Hamlets	10 Small Settlements
Total: 49	Total: 47

City	
Derry	
Main Town	
Strabane	
Local Towns	
Castledearg, Claudy, Newtownstewart	
Villages	
Ardstraw	Killen
Artigarvan	Killeter
Ballymagorry	Lettershendoney
Clady	Magheramason
Cranagh	Newbuildings
Culmore	Park
Donemana	Plumbridge
Eglinton	Sion Mills
Erganagh	Spamount
Glebe	Strathfoyle
Glenmornan	Victoria Bridge
Killea	
Small Settlements	
Aghabrack	Drumlegagh
Aghyaran	Garvetagh
Ardmore	Goshaden
Ballyrory	Killaloo
Bready	Maydown
Campsey	Nixon's Corner
Cloghcor*	Straidarran
Craigbane	Tamnaherin
Donagheady	Tullintrain*
Douglas Bridge	

Appendix 5: Stage 1 Evaluation of Potential New Settlements – *Initial Candidates*

Name of Possible Settlement	Approx. Houses	Approx. Population (based on approx. 2.5 per household)	Any Known Services	Recommendation
Milltown, Burndennet	21	53	Sewage Works	No
Greenville	7	18	Possibly?	No
Taboe Glebe	6	15	No	No
Kilclean Road, Castledearg	9	23	No	No
Crew Bridge	12	30	Sewage Works, Church, Hall	No
Moneycannon, Donemana	13	33	Sewage Works	No
Camus Park, Sion Mills	33	83	Sewage Works (restriction on new connections – capacity limited)	No
Kildoag	10	25	Sewage Works (restriction on new connections – capacity limited)	No
Drumenny	26	65	Sewage Works, Cricket Ground, Clubhouse,	No
Letterbin, Baronscourt	32	80	Sewage Works (restriction on new connections – capacity limited)	No
Mulderg Cottages Claudy	15	38	Sewage Works (restriction on new connections – capacity limited)	No
Dregish - Envagh			Church, Football Pitch / Club, School, Pub/B&B	No
Loughan, Donemana				No
Towncastle, Strabane				No
Holyhill, Strabane				No
Pullyernan, Aghyaran				No

Appendix 6: Stage 2 Summary Settlement Evaluation Table

Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
DERRY	City	83,163 (-489)	Commensurate with key regional City: <ul style="list-style-type: none"> • Retail / Commercial; • Museums; • A&E Hospital; • University; • Port & Airport; • Police & Courts 	√ Yes-Reasonable Capacity Available	6,388	City
STRABANE	District Town	13,172 (-208)	Commensurate with Main Town: <ul style="list-style-type: none"> • Retail / Commercial; • Further Education; • Industrial Park; • Police & Courts • Leisure and Arts Centre 	√ Yes-Reasonable Capacity Available	1,987	Main Town
CASTLEDERG	Local Town	2,976 (-237)	Commensurate with Local Town: <ul style="list-style-type: none"> • Retail / Commercial; • Secondary School • Recycling Centre • Industrial Park • Community & Sports Facilities; • Pharmacy/Health Centre 	√ Yes-Reasonable Capacity Available	453	Local Town
NEWTOWNSTEWART	Local Town	1,551 (+84)	Commensurate with Local Town: <ul style="list-style-type: none"> • Retail / Commercial; • Industrial Park • Recycling Centre • Community & Sports Facilities; • Pharmacy/Health Centre 	√ Yes-Reasonable Capacity Available	112	Local Town
SION MILLS	Local Town	1,907 (-166)	<ul style="list-style-type: none"> • Car Sales Garages • Modest shops • Limited secondary Retailing • Pharmacy • Local community facilities • Post Office 	√ Yes-Reasonable Capacity Available	273	Village
CLAUDY	Villages	1,340 (+24)	<ul style="list-style-type: none"> • Supermarket/Mix of Retail; • Primary and Pre-School • Secondary School • Recycling/Transfer Station • Community & Sports Facilities; • Pharmacy/Health Centre • Churches • Church Hall 	√ Yes-Reasonable Capacity Available	238	Local Town
CULMORE	Village	3,466 (+528)	<ul style="list-style-type: none"> • Primary School • Local Shops / pharmacy, take-aways; • Filling Station 	√ Yes-Reasonable Capacity Available	720	Village

Derry City and Strabane District Council - EVB 6 Spatial Strategy

Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
EGLINTON	Village	3,679 (+529)	<ul style="list-style-type: none"> • Supermarket/Mix of secondary Retail; • Pharmacy/Health Centre • Civic Amenity Site; • Industrial Park; • Community Centre 	√ Yes-Reasonable Capacity Available	653	Village
LETTERSSENDONEY	Village	510 (+9)	<ul style="list-style-type: none"> • PP pending for village shop 	√ Yes-Reasonable Capacity Available	38	Village
NEWBUILDINGS	Village	2,611 (+115)	<ul style="list-style-type: none"> • Primary School • Local Shops; • Filling Station • Industrial Estate • Church 	√ Yes-Reasonable Capacity Available	346	Village
PARK	Village	520 (+208)	<ul style="list-style-type: none"> • Primary School • Mix of Retail • Civic Amenity Site • Play Area • Local Hall • St Mary's Church – outside SDL • Football Pitch and Clubrooms – outside SDL 	√ Yes-Reasonable Capacity Available	97	Village
STRATHFOYLE	Village	2,419 (+841)	<ul style="list-style-type: none"> • Mix of Retail • Primary School • Play Areas • Post Office 	√ Yes-Reasonable Capacity Available	385	Village
DONEMANA	Village	586 (-2)	<ul style="list-style-type: none"> • Recycling Facility • Medical Practice • Shops/Pubs 	✗ No Insufficient Capacity	43	Village
GLEBE	Village	734 (+65)	<ul style="list-style-type: none"> • Shop • Primary School 	√ Yes-Reasonable Capacity Available	95	Village
BALLYMAGORRY	Village	609 (+41)	<ul style="list-style-type: none"> • Post Office • Petrol; Filling Station • Pub/Restaurant 	√ Yes-Reasonable Capacity Available	119	Village
CLADY	Village	538 (+115)	<ul style="list-style-type: none"> • Primary School • Shop • Pub 	√ Yes-Reasonable Capacity Available	119	Village
ARTIGARVAN	Village	730 (+133)	<ul style="list-style-type: none"> • Shop • Primary School • Community Hall • Creamery, Mill • Agri supplies 	√ Yes-Reasonable Capacity Available (see appendix 7 re: issues)	238	Village
MAGHERAMASON	Village	474 (+83)	<ul style="list-style-type: none"> • Filling Station • Tyre business • Small Shop • Church hall 	√ Yes-Reasonable Capacity Available	72	Village
SPAMOUNT	Village	309 (-63)	<ul style="list-style-type: none"> • Primary School • Former mill, business units • Church – outside SDL 	√ Yes-Reasonable Capacity Available	10	Village
ARDSTRAW	Village	221 (+1)	<ul style="list-style-type: none"> • Large Agri – Shop • Motorcycles shop • Church/Community Hall 	✗ No Insufficient Capacity	14	Village

Derry City and Strabane District Council - EVB 6 Spatial Strategy

Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
VICTORIA BRIDGE	Village	393 (-75)	<ul style="list-style-type: none"> • Shop / Post Office • Pub • Primary School • Workshop • Car Showrooms 	√ Yes- But at or Reaching Capacity	82	Village
PLUMBRIDGE	Village	267 (-33)	<ul style="list-style-type: none"> • Primary School • Post Office / Shop • Pubs • Playing Fields • Pre-school • Church • Church Hall 	√ Yes- But at or Reaching Capacity	29	Village
ERGANAGH	Village	498 (+132)	<ul style="list-style-type: none"> • Shop • Primary School 	√ Yes- Reasonable Capacity Available	142	Village
KILLEN	Village	269 (+38)	<ul style="list-style-type: none"> • Primary School • Pub • Small Shop • Hall • Business units 	√ Yes- Reasonable Capacity Available	38	Village
KILLETER	Village	92 (-55)	<ul style="list-style-type: none"> • Post Office /Shop • Enterprise Centre • Mart • Public house • Doctors 	√ Yes- But at or Reaching Capacity	2	Village
ARDMORE	Small Settlements	433	<ul style="list-style-type: none"> • Play Area • St Marys RC Church- outside SDL 	√ Yes- Reasonable Capacity Available	67	Small Settlement
BALLYRORY	Small Settlement	68	<ul style="list-style-type: none"> • Play Area • Agri - Shop 	√ Yes- But at or Reaching Capacity	-	Small Settlement
CAMPSEY	Small Settlement	157	<ul style="list-style-type: none"> • Play Park 	√ Yes- Reasonable Capacity Available	0	Small Settlement
CRAIGBANE	Small Settlement	23**	<ul style="list-style-type: none"> • Church Hall • Sports Centre / Playing fields nearby (outside SDL) • St Joseph's Church 	Not served by WWTW	1	Small Settlement
GOSHADEN	Small Settlement	80	<ul style="list-style-type: none"> • Play Park 	√ Yes- But at or Reaching Capacity	-	Small Settlement
KILLALOO	Small Settlement	92	<ul style="list-style-type: none"> • Play Park • Football Pitch 	√ Yes- But at or Reaching Capacity	1	Small Settlement
KILLEA	Small Settlement	176	<p>In Rol part...</p> <ul style="list-style-type: none"> • Shop • Pub • Church Hall • Church • Other retail • Football pitch 	√ Yes- Reasonable Capacity Available	42	Village (part of larger settlement)
MAYDOWN	Small Settlement	496	<ul style="list-style-type: none"> • Play Park • Primary School 	√ Yes- Reasonable	86	Small Settlement

Derry City and Strabane District Council - EVB 6 Spatial Strategy

Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999- Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
				Capacity Available		
NIXON'S CORNER	Small Settlement	242	<ul style="list-style-type: none"> • WWTW 	√ Yes- Reasonable Capacity Available	22	Small Settlement
STRAIDARRAN	Small Settlement	410	<ul style="list-style-type: none"> • Community Playgroup 	√ Yes- Reasonable Capacity Available	114	Small Settlement
TAMNAHERIN	Small Settlement	251	<ul style="list-style-type: none"> • Playing Pitch • Proposed Primary School 	√ Yes- But at or Reaching Capacity	10	Small Settlement
TULLINTRAIN	Small Settlement	26**	<ul style="list-style-type: none"> • Hall 	Not served by WWTW	2	Small Settlement
AGHABRACK	Hamlets	33**	<ul style="list-style-type: none"> • Shop • Business units • Community Hall • Playing Pitches • 4G Pitches • St Marys Church 	Not served by WWTW	2	Small Settlement
AGHYARAN	Hamlet	23**	<ul style="list-style-type: none"> • Playing Fields • Community Centre • Post Office • Primary School • Church 	Not served by WWTW	1	Small Settlement
BREADY	Hamlet	231	<ul style="list-style-type: none"> • Heritage Centre • Church Hall • Community Playgroup • Primary School 	√ Yes- But at or Reaching Capacity	49	Small Settlement
CLOGHCOR	Hamlet	13**	<ul style="list-style-type: none"> • Church • Primary School 	Not served by WWTW	0	Small Settlement
CRANAGH	Hamlet	62	<ul style="list-style-type: none"> • Primary School • Pub • Heritage Centre – Outside Limits • Parish Hall • St Patrick's Church • Public Toilet • Shop – Outside Limits 	√ Yes- But at or Reaching Capacity	5	Village
DONAGHEADY	Hamlet	123	<ul style="list-style-type: none"> • Church Hall • Community Playgroup • Tennis Courts 	√ Yes- Reasonable Capacity Available	33	Small Settlement
DOUGLAS BRIDGE	Hamlet	124	<ul style="list-style-type: none"> • Community Centre • Pub • Post Office • Church Hall • Memorial Hall 	✗ No Insufficient Capacity	17	Small Settlement
DRUMLEGAGH	Hamlet	92	<ul style="list-style-type: none"> • Church • Large Agri- Shop • Primary School (closed) • Orange Lodge • Post office 	✗ No Insufficient Capacity	19	Small Settlement
GARVETAGH	Hamlet	66	<ul style="list-style-type: none"> • Primary School (closed) • Church Hall • Church • Credit Union 	√ Yes- But at or Reaching Capacity	0	Small Settlement
GLENMORNAN	Hamlet	142	<ul style="list-style-type: none"> • Church • Primary School • Shop • Playing Fields 	√ Yes- Reasonable Capacity Available	37	Village

Derry City and Strabane District Council - EVB 6 Spatial Strategy

* Note: Figures shown in brackets in column 3 indicate the difference in Census population figures between 2001 and 2011 where these were available.

** Census 2011 does not give populations of very small settlements; therefore, an approximate count has been made of the dwelling numbers, multiplied by average household size, to give approximate population.

+ The populations of all settlements is based upon the development limits (approximated to the nearest grid squares) of that settlement as set out in the current Area Plans, which were supplied as GIS Maps to NISRA from DOE.

Appendix 7: Current Planning Status of WwTW in the District

Main Towns, Small Towns, Villages & Small Settlements Served by Wastewater Treatment Works - Version 3 - May 2019

Settlement Name	Wastewater Treatment Works	Current Planning Status	Estimation of Capacity based on Growth Factor			Map	Comment
			3%	7%	10%		
Derry	Culmore	Green	✓	✓	×	1	Culmore WwTW provides wastewater treatment to the following settlements: Ardmore, Culmore, Lettershendoney, Newbuildings, Maydown, Strathfoyle. In addition, wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken in Derry City. As a result of this new connections are being declined in parts of the catchment
Strabane	Strabane	Green	✓	✓	✓	2	Wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken in Strabane.
Castleberg	Castleberg	Green	✓	✓	⊖	3	
Claudy	Claudy	Green	✓	✓	✓	4	Claudy WwTWs provides wastewater treatment to Straidarren settlement.
Newtownstewart	Newtownstewart	Green	✓	✓	✓	5	
Ardstraw	Ardstraw	Red	×	×	×	6	
Ballymagorry	Ballymagorry	Green	✓	✓	✓	7	Ballymagorry WwTWs provides wastewater to Artigarvan, Ballymagorry & Pollockstown. In addition, wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken in Artigarvan & Ballymagorry. As a result of this new connections are being declined in parts of the catchment.
Clady	Clady (Tyrone)	Green	✓	⊖	×	8	
Cranagh	Legcloghfin Road Cranagh	Orange	⊖	⊖	⊖	9	
Donemana	Donemana	Red	×	×	×	10	
Eglinton	Donnybrewer	Green	✓	✓	✓	11	Donnybrewer provides wastewater Treatment to the following settlements: Campsey and Eglinton. In addition, wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken. As a result of this new connections are being declined in parts of the catchment.
Spamount	Spamount	Green	✓	✓	✓	12	Spamount WwTWs provides wastewater treatment to Erganagh settlement.
Sion Mills	Sion Mills	Green	✓	✓	✓	13	Sion Mills WwTWs provides wastewater treatment to Glebe settlement.
Glenmornan	Glenmornan	Green	✓	✓	✓	14	

Derry City and Strabane District Council - EVB 6 Spatial Strategy

Killen	Killen		⊙	⊙	⊙	15	In addition, wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken. As a result of this new connections are being declined in parts of the catchment.
Killeter	Killeter North		⊙	⊙	⊙	16	
Magheramason	Magheramason		✓	✓	✓	17	In addition, wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken. As a result of this new connections are being declined in parts of the catchment.
Park	Park		✓	✓	✓	18	
Plumbridge	Plumbridge		⊙	⊙	⊙	19	
Victoria Bridge	Victoria Bridge		⊙	⊙	⊙	20	
Aghabrack	NA						The settlement catchment is not served by a WwTW.
Aghyran	NA						The settlement catchment is not served by a WwTW.
Ballyrory	Gortscreagan		⊙	⊙	⊙	21	
Bready	Cullion		⊙	⊙	⊙	22	
Cloghcor	NA						The settlement catchment is not served by a WwTW.
Craigbane	NA						The settlement catchment is not served by a WwTW.
Donagheady	Donagheady		✓	✓	✓	23	
Douglas Bridge	Douglas Bridge		×	×	×	24	
Drumlegagh	Drumlegagh Church Road		×	×	×	25	
Garvetagh	Garvetagh		⊙	⊙	⊙	26	
Gosheden	Gosheden		⊙	⊙	⊙	27	
Killaloo	Killaloo		⊙	⊙	⊙	28	
Nixons Corner	Nixons Corner		✓	✓	✓	29	Nixons Corner WwTWs provides wastewater treatment to Killea settlement.
Tamnaherin	Tamnaherin		✓	⊙	⊙	30	
Tullintrain							The settlement catchment is not served by a WwTW

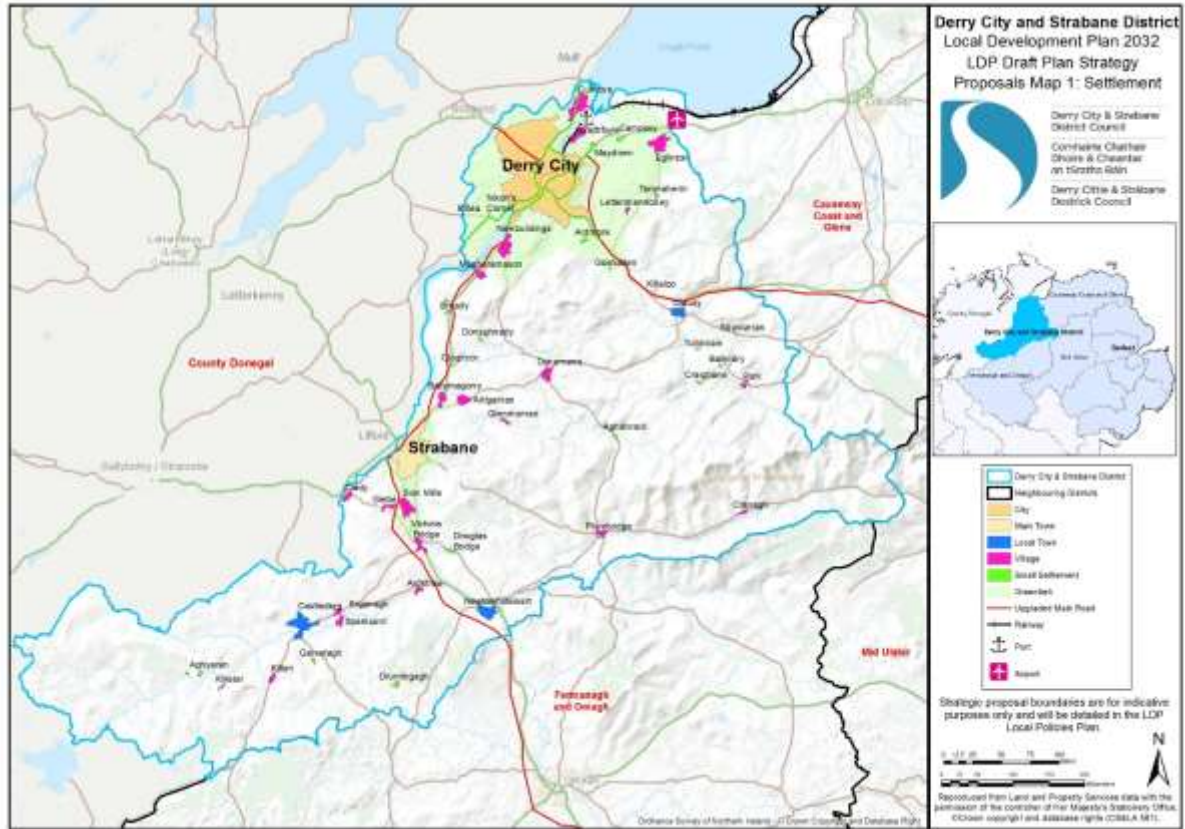
Key to Current Planning Status		Key to Local Development Planning	
	New connections permitted - Capacity Available	✓	Works has 'Reasonable Capacity'
	Restriction on new connections - Capacity Limited	⊙	Works is 'At or reaching Capacity'
	New connections refused - No Capacity	×	Works has 'Insufficient Capacity'

Disclaimer:

The wastewater system capacity information provided by Council area in this document is subject to change.

NI Water should be contacted directly on water and wastewater capacity issues by Councils . Developers should always use the pre-development enquiry (PDE) process.

Appendix 9: Settlement Map (also showing existing extent of Green Belt)



Appendix 10: Environmental Designations

