



Derry City & Strabane  
District Council  
Comhairle  
Chathair Dhoire &  
Cheantar an tSrátha Báin  
Derry Citty & Strábane  
Destríck Cooncil

DERRY CITY & STRABANE DISTRICT COUNCIL

# LOCAL DEVELOPMENT PLAN (LDP) 2032



PREFERRED OPTIONS PAPER (POP)  
May 2017

[www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)



# Consultation Arrangements

**This LDP Preferred Options Paper (POP) is a consultation document, open for public comment for a 12-week period from 31st May to 22nd August 2017.**

This POP document is available, together with the associated documents, at **[www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)**

These documents are also available to view at:

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

Public Meetings and Workshops will be held throughout the District during June 2017, See the Council's website and local press advertisements for details:  
**[www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)**

Your comments are invited on any of the Options raised in this Paper. Comments must be planning-related. Please state if you support each of the Preferred Options and why; if you disagree or wish to propose an alternative, it would be most useful if you submit evidence to back your viewpoint.

Your comments may be submitted by e-mail to: **[ldp@derrystrabane.com](mailto:ldp@derrystrabane.com)** preferably by using the online questionnaire at **[www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)**.

Alternatively, you can write to the **Planning LDP Team, Derry City and Strabane District Council, 98 Strand Road, Derry BT48 7NN.**

Please note that, under Freedom of Information and Council's policy of Transparency, all representations will normally be made publicly available. Any requests otherwise should be clearly stated and the request will be considered by the Council.

This POP and supporting documents can be supplied in alternative formats; please submit your request and requirements to the above address.

**The Closing Date for Comments is 5pm on Tuesday 22nd August 2017**

**This Preferred Options Paper (POP) is an important step for Derry City and Strabane District Council as we prepare our new Local Development Plan (LDP). Most Planning powers have been with the Council since 2015 and we have been making decisions based upon the existing Area Plans and DOE Planning policies. This LDP is our opportunity to set our own Planning policies and priorities to meet the development needs of Derry City and Strabane District. Therefore, this POP sets out the initial proposals and policy direction, which will guide developments and encourage investment, co-ordinate infrastructure for our people and protect our environment to beyond 2032.**

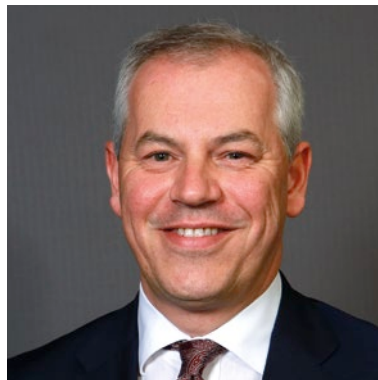
The LDP supports the implementation of our recently launched Community Plan – the Strategic Growth Plan (SGP), both being focussed on delivering the District’s vision to be *‘a thriving, prosperous and sustainable City and District with equality of opportunity for all’*.

The public, community and key stakeholders in the development of our City and District are encouraged to participate in the preparation of this Local Development Plan, starting by submitting your comments and evidence-based suggestions in response to this POP consultation. Together, we can deliver the jobs, homes, facilities and infrastructure in a sustainable manner, to make this District thrive and prosper for everyone.

**31st May 2017**



• Mayor of Derry City and Strabane District Council, Alderman **Hilary McClintock**



• Chief Executive, Derry City and Strabane District Council, **John Kelpie**



• Chair of Planning Committee, Councillor **John Boyle**

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# 1

What the LDP Preferred Options Paper (POP) is

## The Preferred Options Paper (POP)

- 1.1** This Preferred Options Paper (POP) is the first formal consultation stage in the preparation of the Council's Local Development Plan (LDP) for Derry City and Strabane District. The POP provides the basis for consulting with the public and stakeholders on a series of options for dealing with key issues in the Plan area. It sets out the Council's initial proposals and policy direction, therefore aiming to stimulate public comment and help interested parties to become involved in a more meaningful way at this earliest stage of Plan preparation. The POP does not cover every aspect, issue and policy that will be included in the LDP but instead, it seeks to identify and address the main Planning issues that will make up the LDP. Effective community and stakeholder engagement also strengthens the evidence base and enhances the 'soundness' of the Local Development Plan.
- 1.2** The Council must prepare a POP to inform interested parties and individuals on the matters that may have a direct effect on the Plan area and to identify possible options for development as well as the Council's preferred option. The purpose of the POP is to set out:
- a series of options for dealing with key issues in the plan area;
  - evidence to appraise the different issues and options; and
  - the Council's preferred option and its justification.
- 1.3** As set out in the Contents page, the Council's 'Preferred Options' that are being proposed for inclusion in our LDP are set out in Sections 4 to 11; each section is colour-coded for ease of reading. Firstly, the proposed LDP Vision is set out, then the LDP Objectives, followed by the proposed overall Growth Strategy and the Hierarchy of Settlements for the District. The various Preferred Options are then set out under the headings of Economy, then Social and then Environment. The proposed LDP approach to each of the Planning Policies is then summarised. The final section outlines the Council's Place-making vision for each of the main Settlement tiers in terms of how they are expected to develop and grow positively over the next 15 years. Within each Section, the various LDP Options and the Preferred Option are summarised in a table, followed by a brief explanation and a summary of the related Sustainability Appraisal, where applicable. Key consultation questions are included for each aspect, to assist interested parties in responding to this document.



## The Local Development Plan (LDP)

- 1.4** The purpose of the Local Development Plan (LDP) is to inform the general public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will guide development decisions within the District. The LDP is expected to apply regional policies at the appropriate local level and it will set out a clear vision of how the District should look in the future, by indicating what type and scale of development should be encouraged and where it should be located. The Plan's land-use zonings, designations and Planning policies will ensure that lands are appropriately zoned, development is managed and that infrastructure is co-ordinated to develop the District for future generations.
- 1.5** When adopted, the Council's LDP for the District will replace the current Derry Area Plan 2011 (adopted May 2000) and the Strabane Area Plan 2001 (adopted April 1991), both of which were produced by the Department of the Environment (DOE). The new LDP will also replace most existing regional planning policies. The LDP will comprise of two development plan documents;
- The Plan Strategy (PS); and
  - The Local Policies Plan (LPP).
- 1.6** Public participation and engagement in formulating the LDP and progress through to adoption is facilitated through a Statement of Community Involvement (SCI) and Timetable, which have been agreed between the Council and the Department for Infrastructure (DfI).
- See [www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)
- 1.7** The Plan Strategy will be prepared first and subjected to public consultation and Independent Examination before adoption. After the Plan Strategy has been adopted, the Local Policies Plan will be prepared and also subjected to public consultation and Independent Examination before adoption.
- 1.8** In summary, the LDP for Derry City and Strabane District will fulfil the following functions:
- provide a 15-year plan framework to support the economic and social needs of the 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 should take 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 the Council's recent Community Plan – the Strategic Growth Plan (SGP) for Derry City and Strabane District.

1.9 ..... The following are the Key Stages in the Local Development Plan preparation; see Figure 1 also:

### Stage 1: Initial Plan Preparation

- 1a This stage includes the development of the evidence base, preparation of the Statement of Community Involvement (SCI) and Timetable and the production of the Preferred Options Paper (POP). The Timetable sets out the Council's programme for the production of the Plan Strategy and Local Policies Plan including key milestones and timelines for plan production through to adoption. The SCI promotes a more meaningful and effective approach to enable interested parties and the local community to engage early in the plan process and throughout its preparation. Before the Council can consult on its Preferred Options Paper, it must have an agreed SCI in place in order to inform the general public and all stakeholders of how, where and when they can become involved in the Local Development Plan preparation process and the timescale for doing so.
- 1b In preparing the POP, the Council must also undertake the initial stages of Sustainability Appraisal (SA). As illustrated in Figure 1, the SA is a continual process that runs parallel with the preparation of the POP and Local Development Plan (LDP). An SA Interim Report (consisting of SA Scoping Report and assessment of alternatives) is published with the POP. The POP indicates the Council's preferred options for growth and development in the area and will be the basis for consulting with the public and stakeholders. At this stage in the process, the public and stakeholders will have an opportunity to formally put forward views and influence the Local Development Plan.

### Stage 2: Preparation and Adoption of Plan Strategy

- 1c This stage of the Local Development Plan preparation process consists of the preparation and publication of the draft Plan Strategy which will be subject to an Independent Examination prior to adoption. The Council will prepare a draft Plan Strategy based on both the information gathered and also the public and stakeholders' responses to the Preferred Options Paper. As part of this process, the Council will also carry out a range of assessments including Sustainability Appraisal (SA), Equality Impact Assessment (EQIA), Habitats Regulations Assessment (HRA) and Rural Proofing. The Council will then publish our draft Plan Strategy, SA and other assessments for public consultation.
- 1d The Department for Infrastructure (DfI) will appoint the Planning Appeals Commission (PAC) or other independent examiners to hold the Independent Examination (IE). The IE will examine the Draft Plan Strategy against 'soundness' tests which will relate to how the Plan Strategy has been produced, and how it has taken account of central government plans, policy and guidance, and also its coherence, consistency and effectiveness. Following the IE, the examiner will issue a report of its findings to the Department which will in turn consider this and issue a binding report to the Council. On this basis, the Council must incorporate any changes outlined in the binding report and subsequently adopt the Plan Strategy.

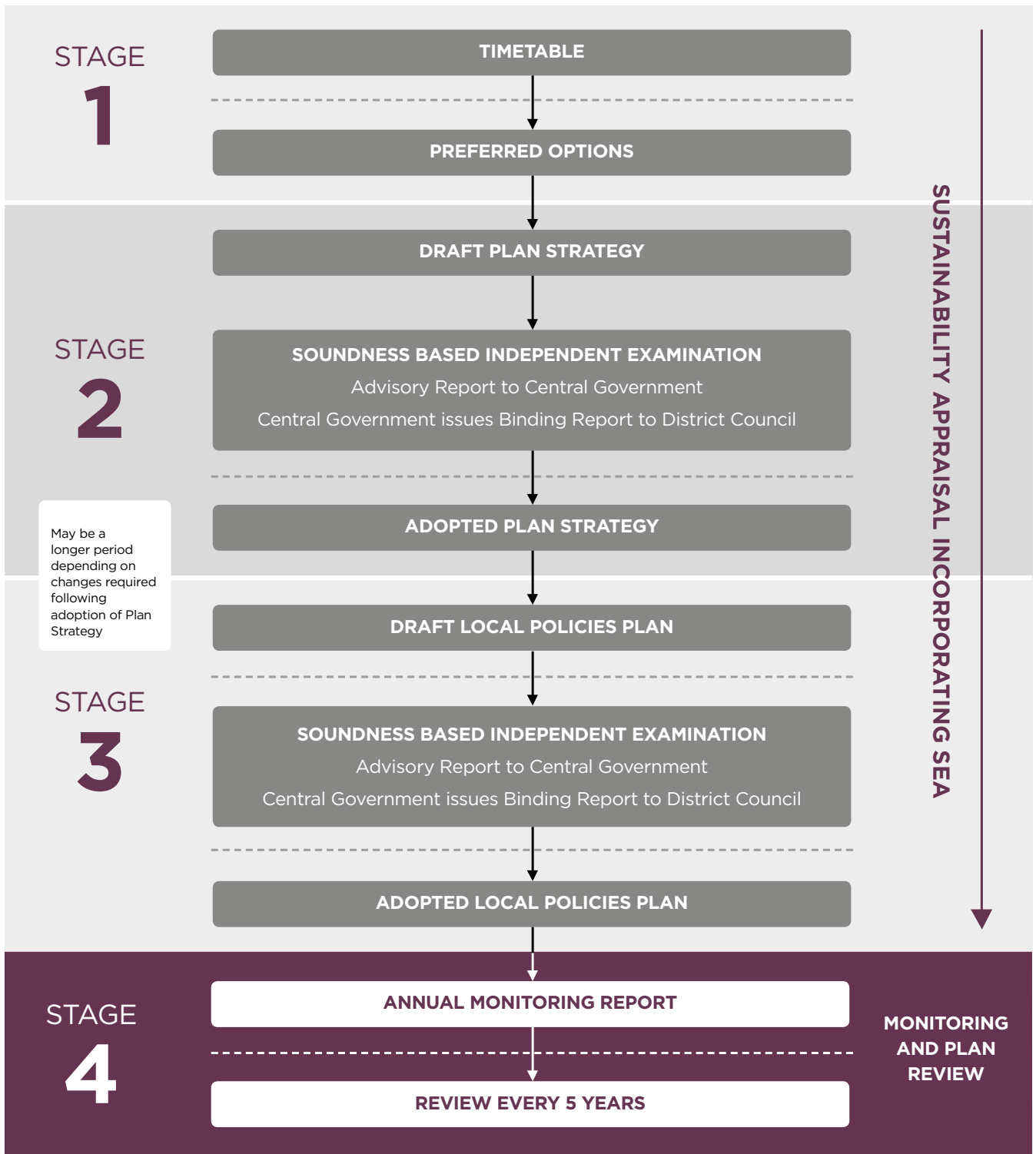
### Stage 3: Preparation and Adoption of Local Policies Plan

1e The Local Policies Plan must be consistent with the adopted Plan Strategy and incorporate detailed site-specific proposals for the Plan area. The Plan Strategy must be adopted before the draft Local Policies Plan is published for consultation, subjected to IE and adopted. The process for the preparation of the Local Policies Plan is largely similar to that of the Plan Strategy outlined above. The draft Local Policies Plan and associated assessments will also be published for public consultation. Following this, the process for IE and adoption of the Local Policies Plan will be similar to that of the Plan Strategy. These two adopted documents will then comprise the Local Development Plan (LDP) for this District.

### Stage 4: Monitoring and Review

1f The final stage in the Local Development Plan preparation process is Monitoring and Review which are essential in establishing how the objectives in the Local Development Plan are being achieved and whether any changes are required. Regular monitoring of the implementation of the Local Development Plan is required and this will include the preparation of an Annual Monitoring Report that specifies the amount of housing and economic land, the number of housing completions and any other relevant information regarding the implementation of the Local Development Plan. The Annual Monitoring Report must also be submitted to the Department (DfI). The Council will also be required to undertake regular Reviews of the Local Development Plan at least every 5 years from the date of adoption of the Local Policies Plan and submit its findings to the Department (DfI).





## Where we are in the LDP Process

- 1.10** : The table below summarises the indicative timetable for the production of our LDP. The Timetable and Statement of Community Involvement (SCI) documents were published in July 2016. A significant amount of technical Planning reports have been prepared, Councillors have been very involved with the completion of 10 Workshops on related topics, the Statutory Consultation Bodies have been engaged, initial public input received through the EU IMPROVE project, as well as input from identified Key Stakeholder Groups (including a significant Stakeholder Event held in early April 2017). The technical papers and the various initial inputs / feedback are compiled as a topic-based 'Evidence Base'; these are available to view at [www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)

**Figure 2: Key Stages in Timetable for Preparation of our Local Development Plan**

 <p>Derry City &amp; Strabane District Council Comhairle Chathair Dhoire &amp; Cheantar an tSratha Báin Derry Cittie &amp; Strabane Districk Council</p> <p><b>Derry City and Strabane District Local Development Plan 2032 (LDP) OVERVIEW Timetable of LDP Preparation</b></p>		
Date	LDP Stage	Sustainability Appraisal (SA) Stage
<b>May 2016 onwards</b>	SCI and Timetable Launch Prepare Evidence Base	Baseline Information for SA Scoping Report
<b>May 2017</b>	Launch POP	Launch SA Interim Report Stage A (1) & A(2)
<b>Spring 2018</b>	Draft Plan Strategy (PS)	SA Report (PS), HRA Report, EQIA, Rural Proofing
<b>2018</b>	Hold Independent Examination (IE) Finalisation of Plan Strategy	SA Adoption Statement (PS) Stage E
<b>2019</b>	Issue Draft Local Policies Plan (LPP)	SA Monitoring of PS - Stage F SA Report (LPP)
<b>2020</b>	Hold Independent Examination (IE) Finalisation of Local Policies Plan	SA Adoption Statement (LPP) Stage E
	Annual MONITORING & 5-Year REVIEW	

## The Sustainability Appraisal & Other Technical Assessments

- 1.11** A number of Assessments and Appraisals are required to be produced in association with preparation of the Local Development Plan (LDP), in particular a Sustainability Appraisal (SA), which incorporates the legislatively required Strategic Environmental Assessment (SEA). A Habitats Regulations Assessment, Equality Impact Assessment (EQIA) and Rural Proofing are also required. Accordingly, an SA Scoping Report and an Interim Sustainability Appraisal Report have been produced and are available to view at the above web link, as well as the initial baseline and assessment reports on EQIA and Rural Proofing. Other assessments are related to the SA but separate reports are not specifically required; they include Health Impact Assessment (HIA) and Promoting Social Inclusion (PSI, formerly Targeting Social Need, TSN). Therefore, the baseline and initial assessment on Habitats Regulations, HIA and PSI are also considered within the SA report.
- 1.12** Given the complex nature of the SA process and its iterative contribution to ensuring the legislative ‘soundness’ of the LDP, the Council has engaged external specialist advice in producing these first reports. The undertaking of all of these assessments / appraisals is intertwined with the preparation of the LDP itself.



# 2

## Profile of the Derry City and Strabane District

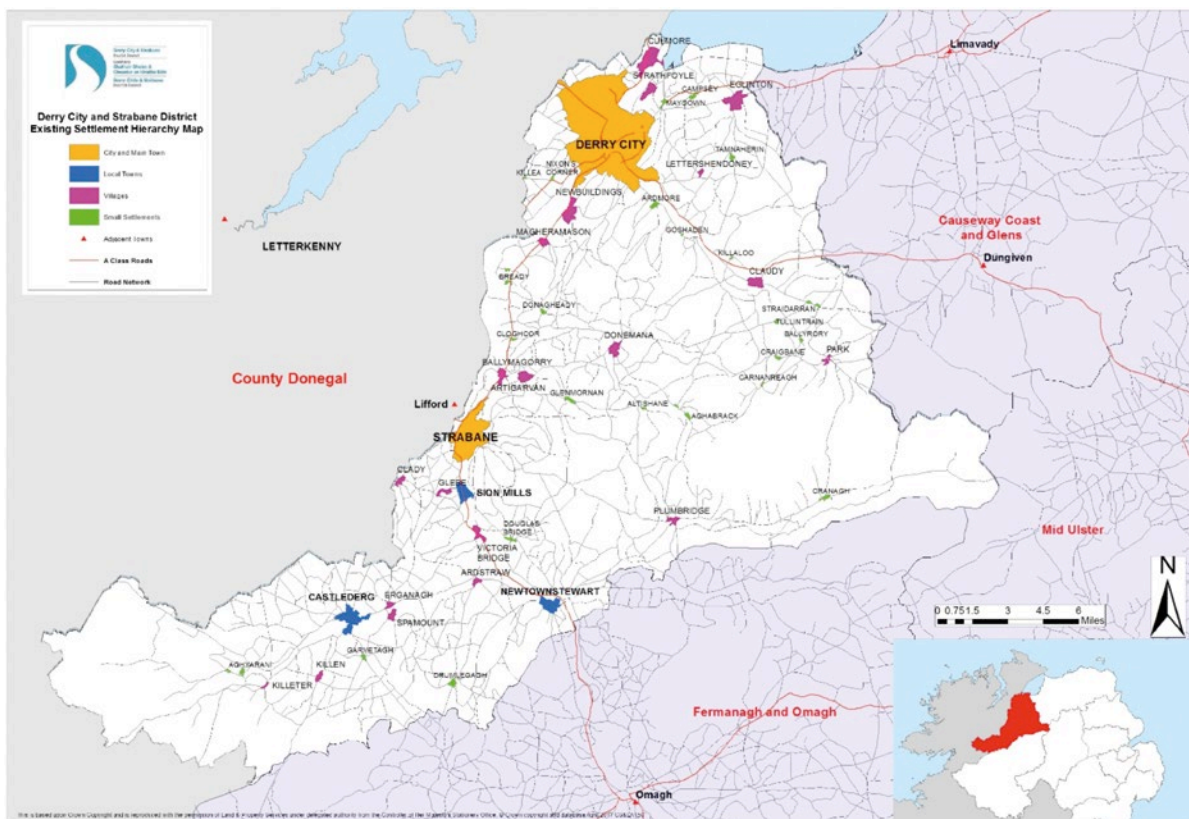
### Introduction

2.1 The existing characteristics of the Derry City and Strabane District (DCSD) set the context for the Local Development Plan. The District profile assists in identifying the key Planning issues which the LDP will seek to address.

### Spatial Characteristics

2.2 The DCSD area borders County Donegal (RoI) and has shared boundaries with Causeway Coast & Glens, Mid-Ulster and Fermanagh & Omagh Districts (see Figure 3, and Appendix 2 for larger Map).

Figure 3: District Context



2.3 The RDS 2035 identifies Derry not only as the principal city of the North West but also as a regional and international gateway. Strabane is identified as a main hub and, due to its proximity, is clustered with Derry. Future development will require recognition of the complementary role of the two settlements in the North West cluster in order to provide the capacity to deliver quality services. (Derry-Letterkenny is also identified as a Linked Gateway in the RDS and the RoI National Spatial Strategy (NSS)).



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

**2.5** The District contains many areas of significant environmental and landscape importance. Among the designations are the Sperrins Area of Outstanding Natural Beauty (AONB), Lough Foyle Special Protection Area, River Faughan and River Foyle Special Areas of Conservation and the special wetlands and wildlife found on the Ramsar sites of Lough Foyle and Fairywater Bogs. (See map at Appendix 3.)

**2.6** There are many more other valuable assets located throughout Derry and Strabane such as ancient woodlands and the Nature Reserves at Ness and Ervey Wood, Killeter Forest and Prehen Wood, as well as several excellent civic parks.

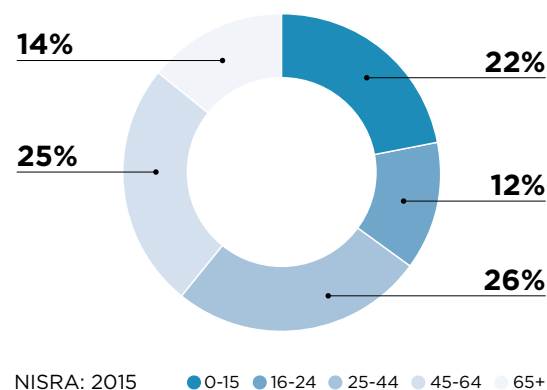
**2.7** The Council area also has a rich and diverse built heritage which has evolved over hundreds of years. There are many elements of our historic environment, from the remains of remote ancient settlements and castles, ritual sites

and tombs, and the many buildings of architectural importance in our District. Five Conservation Areas (CAs) have been designated, three in Derry city (Historic City, Clarendon and Magee), as well as in Sion Mills and Newtownstewart, together with approximately 675 listed buildings and other sites of significance.

### Population and Society

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

**Figure 4: Population of District by Age (2015)**



**2.9** The corresponding household projections for 2012-2037 which take account of population growth, a reduced size of household and the changing age structure of the population, could lead to an increase of 6.2% in the number of households between 2015 and 2037. The average household size in NI has been projected to steadily decrease to 2.40 people per household in 2037. In Derry and Strabane District the average size of households is predicted to remain above the NI average up to 2032 (2.43 NI).

**2.10** In terms of health, Almost a quarter (23%) of people have a long term health problem or disability that limits their day to day activities and while life expectancy is increasing, it is about a year lower than the Northern Ireland average.

**2.11** The Northern Ireland Multiple Deprivation Measure 2010 results show that 6 of the 30 most deprived Super Output Areas (SOAs) in Northern Ireland are located in our District. The council area has the highest percentage of population who are income deprived (38%), the highest percentage of working age population who are employment-deprived (19%) and 43% of the council's population living in the most deprived SOAs in the country. Deprivation is particularly prevalent in Derry City, Strabane town and certain parts of its surrounding countryside.

**2.12** DCSD performs poorly in terms of educational attainment and the percentage of the population who have a third level qualification. The District's schools come third from the bottom in terms of educational attainment, The percentage of Year 12 pupils achieving 5 or more GCSE's (A\*-C) including English and Maths, being just 63.2% compared to the NI average of 66.0%

(Figures are now 2014/15). At 43.3% the District (Derry City and Strabane District Council) has the highest percentage of school children entitled to free school meals, compared to the 2016/17 NI average of 30.7%.

## Housing

**2.13** Between 1999 and 2013, approximately 79% of all the houses built across the former Derry District were developed in Derry City where 595 hectares of land has been zoned for housing in the Derry Area Plan 2011, with an estimated 391 hectares remaining undeveloped. Within the villages, the greatest growth was in Culmore and Eglinton with disproportionate growth across some of the smaller settlements. In the former Strabane District Council area, approximately 49% of all the houses built across the settlements were developed in Strabane Town followed by Castledearg, Sion Mills and Newtownstewart. Within the villages, there has been notable build rates in Artigarvan and Erganagh, as well as significant growth in a number of the hamlets such as Bready, Glenmornan and Donagheady.

**2.14** According to the 2011 Census, the majority of household types were detached dwellings, which accounted for 32% of housing stock across the District, followed by semi-detached at 30% and terraced dwellings at 29%, which is broadly reflective of household types across Northern Ireland.

**Table 1: Households by Type 2011**

	Detached	Semi-Detached	Terraced	Flats	Other*	Total
<b>Derry City and Strabane</b>	18,666 (32%)	17,592 (30%)	16,568 (29%)	4,442 (8%)	819 (1%)	<b>58,087</b> (100%)
<b>NI</b>	277,132 (37%)	207,904 (28%)	187,678 (25%)	64,518 (9%)	11,003 (1%)	<b>748,235</b> (100%)

Source: NISRA, Census 2011

**2.15**

In terms of tenure, 45.7% of dwellings were owner-occupied which is below the NI average. The percentage of social housing in the Council District is 18.8% which is significantly above the NI average of 16.5%

**Table 2: Housing Tenure 2011**

	Owner/ Occupier	Social Housing	Private Rented and Other	Vacant	Total Households
<b>Derry City and Strabane</b>	27,080 (45.7%)	11,160 (18.8%)	14,370 (24.3%)	6,630 (11.2%)	<b>59,240</b> (100%)
<b>NI</b>	469,070 (61.7%)	125,440 (16.5%)	110,760 (14.6%)	54,730 (7.2%)	<b>760,000</b> (100%)

Source: NISRA, Census 2011

**2.16**

According to the NIHE figures for March 2016, there was 4,247 waiting list applicants with 2,981 deemed to be in housing distress. A large proportion of the social housing list comprises single households and small families. According to the *NIHE Housing Strategy for Local Development Plans 2016*, the social housing requirement from 2015 to 2020 was 1,976. However, the most recent NIHE figures (see Table 3) show the 'need' figures to have increased, despite the approval and ongoing construction of a considerable number of social dwelling units recently.

**Table 3: Social Housing Need for Derry City and Strabane District by Settlement Type 2017**

Settlement Type	Social Housing Need (Units) 5 years (2016-21)
<b>City (Derry)</b>	2,341
<b>Main Town (Strabane)</b>	92
<b>Other Settlements</b>	119
<b>Derry City &amp; Strabane District Total</b>	2,552

Source: NIHE Annual Housing Need Assessment - Derry and Strabane District, February 2017

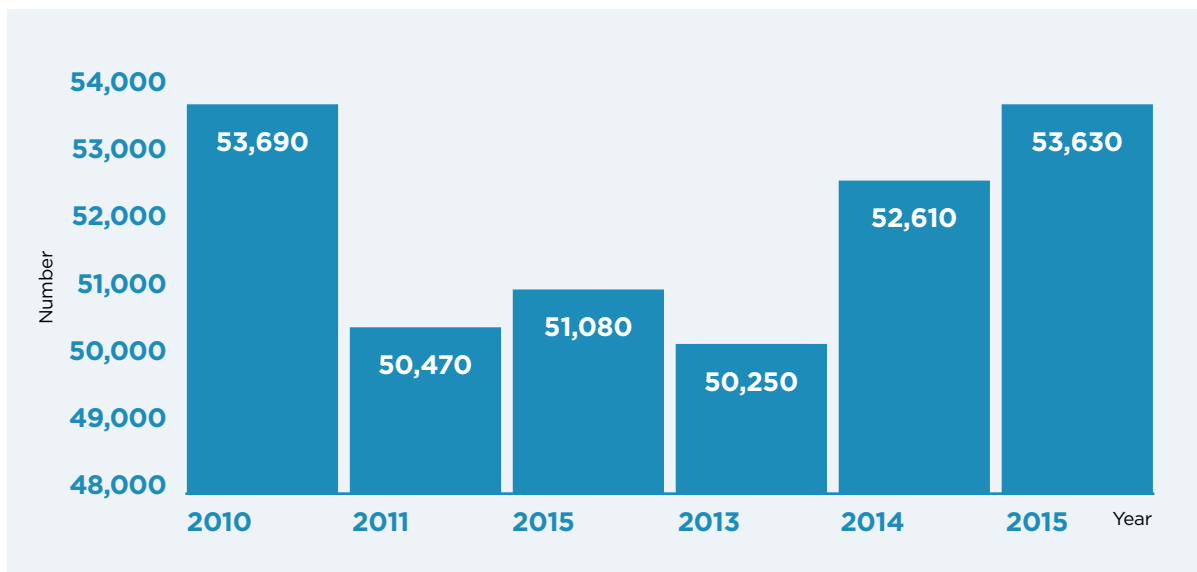
2.17 Therefore, though the proportion of social housing stock in the District is considerably higher than for the rest of Northern Ireland, there is a current and ongoing need to ensure suitable small-unit housing, for individuals, families, for the ageing population and those with disability in particular.

**Employment/Economy**

2.18 The Regional Development Strategy (RDS) 2035 promotes strong, sustainable growth for the benefit of all parts of NI, strengthens Belfast as the regional economic driver and Derry as the principal city of the North West, with Strabane as the Main Hub.

2.19 In 2015, there were 53,630 employee jobs in DCSD. Of these, 24,130 were jobs carried out by males and 29,500 were jobs held by females. However, males have a higher tendency to work in full-time positions; of the 24,130 jobs held by males, 18,910 jobs (78.4%) were full-time and 5,220 were part-time. The split in job status for females was more even, with 15,390 jobs (52.2%) being held by a female in a full-time position and 14,110 (47.8%) being held by a female in a part-time position. (Therefore, of all full-time jobs, 55% were held by males and 45% were female. Of all part-time jobs, 27% were held by males whilst 73% were held by females).

**Figure 5: Number of DCSD employee jobs, 2011 - 2015**



Source: NISRA, Census of Employment, Business Registration Employment Survey

2.20 When compared to NI, a higher proportion of DCSD employee jobs are concentrated in those sectors with high public sector involvement. This is due to the presence of a major hospital, university campus and regional technical college in the Council District. As a result, nearly a third of employee jobs (32.9%) are in the 'Human Health and Social Work' industry (21.6%) and the 'Education' industry (11.3%). In NI, just over a quarter (26.9%) of employee jobs are in the same industries.

**Table 4: Number of Employee Jobs by Industry Sector - 2011, 2013 and 2015**

<b>Industry</b>	<b>2011</b>	<b>2013</b>	<b>2015</b>
<b>Agriculture, Forestry And Fishing</b>	*	60	50
<b>Mining and Quarrying</b>	*	*	70
<b>Manufacturing</b>	4,540	4,620	5,090
<b>Electricity, Gas, Steam and Air Conditioning</b>	30	*	100
<b>Water Supply; Sewerage, Waste Management</b>	410	410	420
<b>Construction</b>	2,200	1,900	2,240
<b>Wholesale / Retail Trade<sup>1</sup></b>	9,620	9,290	9,280
<b>Transportation and Storage</b>	1,290	1,240	1,380
<b>Accommodation and Food Service</b>	2,940	3,080	3,410
<b>Information and Communication</b>	*	1,720	1,870
<b>Financial and Insurance</b>	1,240	1,200	1,150
<b>Real Estate</b>	730	480	500
<b>Professional, Scientific and Technical</b>	1,120	1,180	1,240
<b>Administrative and Support Service</b>	3,040	3,640	3,260
<b>Public Administration and Defence</b>	3,900	3,910	3,790
<b>Education</b>	*	5,640	6,040
<b>Human Health and Social Work</b>	9,800	9,890	11,600
<b>Arts, Entertainment and Recreation</b>	1,020	1,080	1,260
<b>Other Service</b>	800	830	880
<b>Total</b>	<b>50,470</b>	<b>50,250</b>	<b>53,630</b>

Source: NISRA, Census of Employment, Business Registration Employment Survey

**2.21** In 2016, the gross weekly median pay for those working in DCSDC was £351 compared with a figure of £324.00 for those who live in the council area. Both of these were lower than the overall NI average (£393). Those working in DCSD tend to earn more than those who live in DCSD. This is as a result of a greater tendency of workers to commute into the council area for higher earning employment.

**Table 5: Gross Median Weekly Pay, DCSD and NI, 2013 - 2016**

Year	Working in DCSD (£)	Resident in DCSD (£)	NI (£)
2013	350.5	307.0	365.5
2014	346.2	323.0	363.1
2015	356.1	329.9	381.9
2016	351.0	324.0	393.0

Source: NISRA, Annual Survey of Hours and Earnings

**2.22** The economic profile of the District is characterised by a low economic activity rate of 67.1% and an employment rate of 59.6% compared to the NI average of 72.9% and 68.4% (All these figures are those aged 16-64). The unemployment rate (in 2015) of 6,720 claimants (7%) was significantly above the Northern Ireland figure of 3.7%. Latest figures show a significant improvement, but still ahead of the NI rates (Feb. 2017: 5,092 claimants (5.3%) v NI at 2.8%).

**2.23** There are high levels of deprivation across the District with 18 of the most deprived SOAs in NI and high long term unemployed (March 2017 - DCSDC figure 48.7%, NI figure 32.9%, UK figure 30.7%).

**Environment**

**2.24** The District has a considerable wealth in built heritage and archaeological designations. These include the iconic Derry Walls - the largest monument in State Care in Northern Ireland. The

monument means not only the city walls, but also the adjoining land and property and associated below-ground archaeology which forms its setting. Other notable scheduled monuments are the 14th Century Harry Avery's Castle (Newtownstewart) and the 15th Century Derg Castle (Castledearg). Other sites of importance include raths, burial chambers, lime kilns, etc. which are spread throughout the District. Overall, there are 857 sites on the current NI Sites and Monuments Record (NISMR) that are in this District as well as 18 Monuments in State Care and 10 Scheduled Monuments in State Care.

**2.25** There are 675 Listed Buildings within the District and 5 Conservation Areas (CAs) located within the Council area, namely Sion Mills designated 1977, Newtownstewart (1993), Historic City (1977, Reviewed / extended 2006), Clarendon Street (1978 Reviewed / extended 2006) and Magee (2006).

**2.26** There are four Areas of Townscape Character (ATCs) identified in the Derry Area Plan 2011. These are Victoria Park, Bond's Hill, Eglinton and Culmore. This designation was not available at the time of the Strabane Area Plan in 1991.

**2.27** Our District's landscape provides a rich resource of productive agricultural land, settlements, sites for nature conservation and archaeological and historical features. It also provides for many recreational needs and has the potential to become an increasingly important tourist asset such as parts of the Sperrin Mountains, the exposed moorland summits of Loughermore Hills, the deep wooded valleys of the River Faughan system and the lower reaches of the scenic River Foyle, where it flows into Lough Foyle. Other notable sites include, Killeter Forest, Monegal Bog, Baronscourt, the deep wooded valleys of the Owenkillew River, Glenelly River, and the upper reaches of the scenic River Foyle. The District has the longest valley (Glenelly Valley) and largest coniferous woodland (Killeter Forest) in Northern Ireland.

**2.28** There are 3 rivers that enter Lough Foyle - Foyle, Faughan and Muff. The Foyle and Faughan rivers are particularly significant, because they support Atlantic salmon, brown trout and sea trout. Part of the Foyle estuary and the whole of the Faughan estuary fall within the SPA, ASSI and RAMSAR designations of Lough Foyle. These estuaries and tidal rivers provide essential spawning sites for the following priority species: shad, European smelt and lampreys. Also, the rivers provide an important habitat for otters, kingfishers and sand martins.

**2.29** The River Foyle constitutes the focus of the Lower Foyle Catchment, as it flows from its confluence of rivers Mourne and Finn to Derry. Burn Dennet and Glenmornan rise in the Sperrins and flow west to the River Foyle. The River Finn rises in Co. Donegal and flows east to Strabane to join with the River Mourne. The River Mourne is a transitional river, constituting the middle section of the Foyle catchment, extending from its origins where the River Strule and River Derg meet near Ardstraw, to its confluence with the River Finn and the formation of the River Foyle at Strabane. The River Derg rises in the Killeter Uplands and flows to its confluence with the Strule River near Ardstraw. The River Strule is the upper main spine of the Foyle catchment, originating in Omagh, flowing north to its confluence with the River Derg. It is fed by two major tributaries, the Owenkillew River located east of Newtown Stewart and the Fairy Water, north-west of Omagh. The Glenelly River originates in the Sperrin Mountains and flows to the Owenkillew River.

**2.30** In addition to the designated sites, the other 'ordinary' land, urban and rural, is also very important to protect and enhance, for its own beauty and bio-diversity.

### Infrastructure

**2.31** The District has a wide variety of transportation services and links including the road network, pedestrian and cycle paths, the railway, the airport, the port and public and community transport. There are no Motorways within the District, and of the 2,312.8km of road length within our District, 17.5km is dual carriageway and 91.7km single-carriageway roadways.

**2.32** Travelling on the road by car or bus is the most common form of transport within our District. Both Derry and Strabane sit on Key Transport Corridors, linking Derry to Belfast (A6) and Derry to Dublin (A5). Derry is also linked to the North Coast by the A2 and to Donegal via the Buncrana Road (A2) and the Letterkenny Road (A40), while Strabane is linked to Donegal at Lifford Bridge (A38).

**Figure 6: Spatial Framework for Northern Ireland**



Source: Regional Development Strategy 2035

**2.33** The Travel Survey for Northern Ireland Report 2013-2015 contends that the most common mode of transport was by private car accounting for 71% of the total. Only 6% of journeys were taken by all the public transport combined, while 18% of journeys were carried out on foot and 1% on bicycle. According to the Census NINIS statistics, of those people in employment within the District, the highest proportion drove to work at 56%, while 10.5% travelled as part of a car pool.

**2.34** The most significant highway schemes in the Plan area include the proposed dualling of the A5 carriageway between Derry and Aghnacloy, via Omagh and Strabane, which would link in with Dublin-bound traffic via the N2 and a new dual carriageway which is to be provided between Drumahoe and Stradreaugh as part of the proposed A6 dualling between Derry and Dungiven. The upgrade of the A2 at Buncrana Road in Derry is also a major transport infrastructure item. The railway network



continues to be progressed, including significant proposals for a Multi-modal Transport Hub at the current Waterside Station in the heart of Derry city. Similarly, the City of Derry Airport and the Foyle Port are key infrastructural assets for the District which continue to be developed and will be important for the District's future growth.

**2.35** The dispersed rural nature of the District not only impacts on connectivity by road but also on telecommunications and broadband provision. Rural deficiencies in both mobile infrastructure and broadband are pertinent issues for rural dwellers with implications for rural businesses; certain areas currently receive minimal or no broadband coverage.

**2.36** The provision of water supply and wastewater treatment within the District is the responsibility of NI Water. Whilst there is generally very good infrastructure in the District, they have identified a number of our settlements as having little or no remaining sewerage 'headroom capacity'; this poses challenges for future waste water management.

**2.37** It is important for the domestic and business development of the District to have a secure and un-interrupted supply of electricity and therefore the transmission and distribution networks will need to be monitored and developed over the LDP period to ensure that supply can meet the requirements of our projected growth. The availability of mains gas to the District will also assist domestic and business expansion in the District's main settlements, both in the Derry city and also in the Strabane town area.





# 3

Policy Context  
for the LDP

## Context for the LDP

**3.1** Our LDP is being prepared within the context of the Council's Community Plan (the Strategic Growth Plan (SGP) and the wider policy hierarchy and context operating at international, national and regional levels. In addition, there are various other iterative assessments and appraisals that are required to be undertaken. The required adherence to these will be tested at the LDP's future Independent Examinations to ensure 'soundness'.

### Linkage between LDP & Community Plan

**3.2** 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 Community Plan. 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.

**3.3** The LDP system aims to move away from a narrow land use focus towards a 'place shaping' approach that incorporates a spatial analysis and visioning process. The new style of LDP provides a unique opportunity for Council to genuinely shape the District for local communities and will enable them to adopt a joined up approach, incorporating linkages to other functions such as regeneration, local economic development and community planning.

## Planning Policy Context for the LDP

### Planning Act (Northern Ireland) 2011

**3.4** The LDP is being prepared under the provisions of the Planning Act (Northern Ireland) 2011. This provides for the 'planned' system that ensures that the LDP will be the primary consideration in the determination of planning applications for the development or use of land within our District.

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

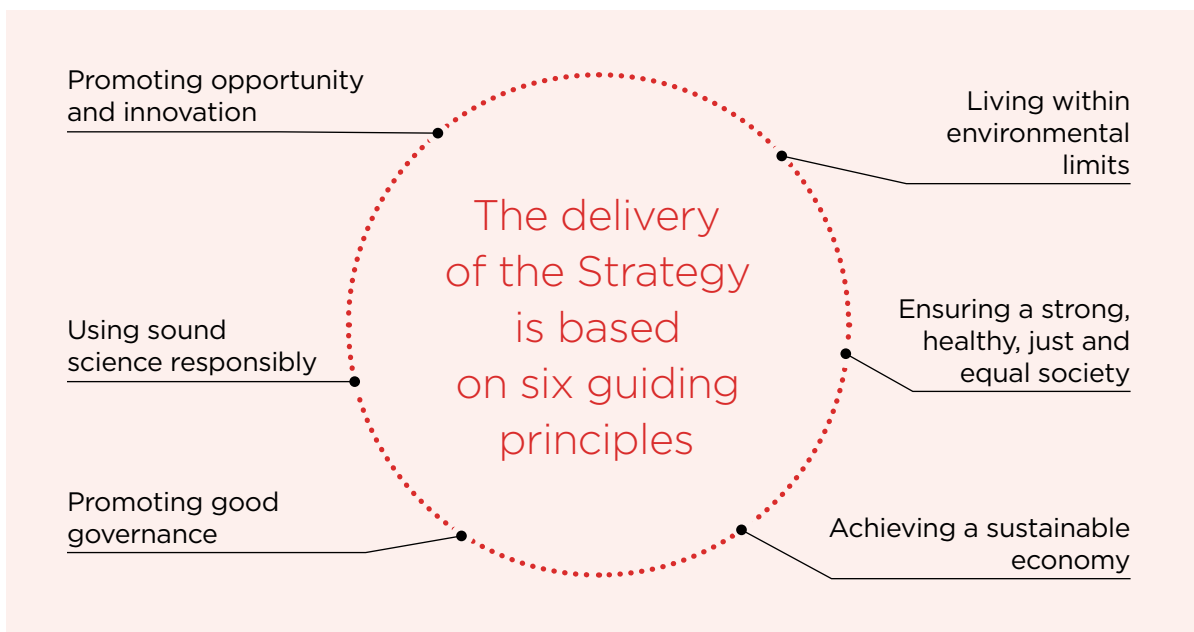
**3.5** The Regulations came into operation on the 1st April 2015 and set out the legislative definition of exactly what is to be contained within the LDP and how the preparation process is to run from start to adoption and subsequent monitoring.

### The Sustainable Development Strategy

**3.6** The Northern Ireland Executive's 'Everyone's Involved - Sustainable Development Strategy, (May 2010) aims to put in place economic, social, and environmental measures to ensure that we can continue to grow our economy, improve our society and communities and utilise our natural resources in an environmentally sustainable manner. Sustainable development will be at the heart of the LDP. Furthering sustainable development within our District means balancing social, economic and environmental objectives, all of which are

considerations in the planning for and management of development.

**3.7** The delivery of the Strategy is based on six guiding principles:



**Sustainability Appraisal (SA) & Strategic Environmental Assessment**

**3.8** Section 25 of the Northern Ireland (Miscellaneous Provisions) Act 2006 requires all Councils and NI Departments, in exercising their functions, to act in the way they consider best calculated to contribute to the achievement of sustainable development. Section 5 of the Planning Act (Northern Ireland) 2011 (the 2011 Act) copper-fastens this duty by requiring those who exercise any function in relation to LDPs to do so with the objective of furthering sustainable development.

**3.9** The 2011 Act requires Council to undertake an appraisal of sustainability for both the Plan Strategy and the 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) The SEA Directive was transposed into Northern Ireland legislation through the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (the EAPP (NI) Regulations).

**3.10** The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans and programmes such as LDPs. The main difference between SA and Strategic Environmental Assessment (SEA) is that SA is wider in scope as it will cover the social and economic effects of the LDP, as well as the more environmentally focused considerations of SEA as required by the SEA Directive. Similar to SEA, SA must be carried out from the outset and in parallel with the LDP preparation process.

### **Habitats Regulation Assessment (HRA)**

**3.11** Our LDP will also be subject to and informed by HRA as required by The Conservation (Natural Habitats, etc.) Regulations (NI) 1995 (as amended) which transposes the Birds and Habitat Directives into NI legislation. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are designated to afford protection to habitats and species listed in the Habitats and Birds Directives. These designations form a suite of sites which are collectively known as the Natura 2000 network. HRA aims to assess possible adverse effects on Natura 2000 sites as a result of the implementation of policies and proposals contained in the Plan Strategy and Local Policies Plan of the LDP.

### **Regional Development Strategy 2035**

**3.12** The Regional Development Strategy (RDS 2035) offers a strategic and long-term perspective on the future development of Northern Ireland up to 2035. The RDS contains regional

guidance to provide policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It sets the context in which to make policy and development decisions in order to achieve sustainable development throughout the region. The Planning Act (NI) 2011 requires that the LDP should be in general conformity with the RDS. The RDS 2035 specifically refers to both the significant role which Derry has to play as the principal city of an expanding North West region as well as an enhanced role for Strabane as a Main Hub in providing services to local communities. This means being outward looking by encouraging cross-border networks of economic co-operation and enterprise, developing a cohesive network of cross-border and trans-regional infrastructure and extending co-operation in the protection and management of the environment.

### **Ireland 2040 - National Planning Framework**

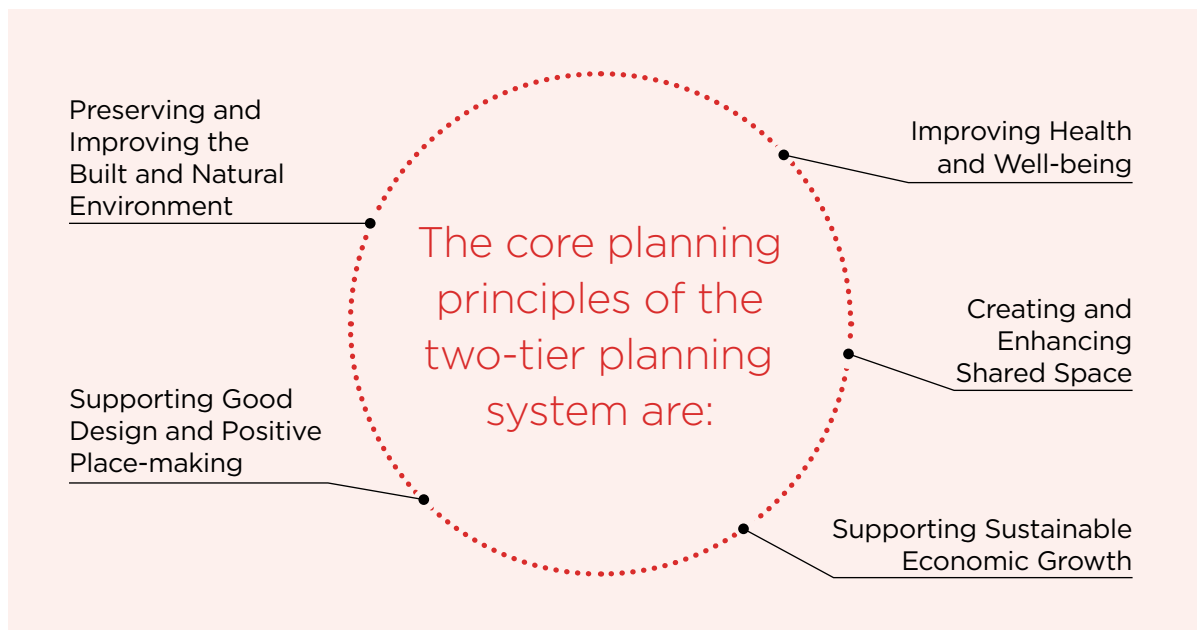
**3.13** The Republic of Ireland is currently preparing a National Planning Framework (Ireland 2040 - Our Plan) to replace the National Spatial Strategy 2002. The draft NPF provides an opportunity to establish a policy framework that supports joined-up approaches and the mechanisms to deliver co-ordinated growth in the border region. It recognises the existing cooperation between Donegal County and Derry City and Strabane District Councils. A key output is to enhance the performance of the North-West metropolitan area which is key to both the NI Executive's and the Irish Government's ambitions to realise the economic potential of the region.

## Ensuring a Sustainable Transport Future: A New Approach to Regional Transport

- 3.14 Published in March 2012, this document sets out the approach to regional transportation and guides strategic investment decisions. It complements the RDS 2035 and contains high level aims and strategic objectives to support the growth of the economy, enhance the quality of life for all and reduce the environmental impact of transport.

## Strategic Planning Policy Statement (SPPS)

- 3.15 The SPPS (2015) is a key Planning document which sets out the new Development Plan and Development Management system requirements and consolidates the existing suite of strategic subject planning policies into a single document as well as replacing PPS 1, PPS5 and PPS9. In addition, it also brings forward new strategic town centres and retailing planning policy. The SPPS must be 'taken into account' in the preparation of the LDP.
- 3.16 The SPPS provides a new set of overarching core planning principles to underpin delivery of the planning reforms set out in the Planning Act (Northern Ireland) 2011. The core planning principles of the two-tier planning system are:



- 3.17 The SPPS provides a planning policy framework within which the Council will bring forward detailed operational policies in the LDP to replace those contained within the PPSs. The Department for Infrastructure (DfI) is currently undertaking a review of the Countryside Policy and the Renewables Policy within the SPPS, with results due in 2017/18. The SPPS also clarifies that when the Council adopts its LDP Plan Strategy, existing policies contained within the existing suite of PPSs and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' will cease to have operational effect.

### Planning Policy Statements (PPSs)

3.18 The existing suite of PPSs will be cancelled when Council has adopted a new Plan Strategy for the whole of the District. A transitional period will operate until such times as our LDP Plan Strategy is adopted. Any relevant supplementary and best practice guidance will also continue to apply.

### A Planning Strategy for Rural Northern Ireland (1993)

3.19 The document has largely been superseded over recent years by the introduction of various PPSs and more recently the SPPS. As stated above, the remaining provisions of the strategy will be cancelled when the Council has adopted a new LDP Plan Strategy for the whole of the District. A transitional period will operate until such times as our LDP Plan Strategy is adopted. Any relevant supplementary and best practice guidance will also continue to apply until that time.

### Supplementary Guidance

3.20 The following supplementary documents also support the wider regional policies relevant to our District:

- **Living Spaces** – An Urban Stewardship and Design Guide (2014). It aims to clearly establish the key principles behind good place making;
- **The revised Northern Ireland Waste Management Strategy** “Delivering Resource Efficiency” (October 2013);
- **Building on Tradition** – A Sustainable Design Guide for the NI Countryside (2012). The guide promotes quality and sustainable building design in the countryside;

- **The Marine Policy Statement** (March 2011) and the Marine Plan for Northern Ireland when adopted;
- **Lifetime Opportunities** – Government’s Anti-Poverty and Social Inclusion Strategy for Northern Ireland (November 2006);
- **Creating Places** (2000) provides guidance to improve design, character and layout of new housing developments, through the design, character and layout of new housing areas;
- **Northern Ireland Biodiversity Strategy** (currently under review) and Council’s Local Biodiversity Action Plans.

### Equality Impact Assessment

3.21 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.

3.22 To ensure that the LDP is prepared in accordance with Section 75 statutory obligations, Council will 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.



## **Rural Proofing**

**3.23** 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.

**3.24** The Rural Needs Act (Northern Ireland) 2016 was approved in May 2016 and comes into effect on June 1st 2017. This places a duty on Council to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans and designing and delivering public services. The objective of rural proofing is to ensure robust consideration and integration of rural issues at the outset of the policy making process to help ensure fair and equitable treatment for rural areas through the development of policies which are proportionate to need.

**3.25** 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.

## **LDP links with other Council Plans / Strategies, other Masterplans and Guidance Documents**

**3.26** As well as the Community Plan, the LDP will be central to the articulation of certain other Council plans and strategies. The LDP will also consider other masterplans in which the Council is a lead partner and other local Supplementary Planning Guidance documents; they include:

- Integrated Economic Development Strategy;
- The One Plan (Derry City);
- Strabane Masterplan (Strabane Town);
- Foyle Valley Gateway Masterplan (draft published 2012);
- Strategic Riverside Masterplan (draft published 2011);
- Ebrington Development Framework (approved Spring 2016);
- Fort George Development Framework (approved December 2015);
- Designation Booklets, Baseline Audits and Design Guides for our five Conservation Areas.



# 4

## LDP Vision and Objectives

## Vision and Objectives

- 4.1** The Council's Vision for the District is set out in our recent Community Plan – the Strategic Growth Plan (SGP). The LDP shares this Vision for the District, namely to be a:

Thriving, prosperous and sustainable City and District with equality of opportunity for all.

- 4.2** The LDP is required to 'take account of' the Community Plan; the two documents are closely aligned, having been prepared at the same time, with the same vision and priorities for the District to 2032, structured across the themes of Economy, Environment & Regeneration and Health & Community. The LDP is the spatial articulation of the Strategic Growth Plan (SGP) / Community Plan, in that the LDP deals with the land use and place-making aspects of the various actions and priorities in the SGP; therefore, the LDP will be an important vehicle for the implementation of the SGP's vision for the District.

- 4.3** The LDP will formulate key development proposals and policies for the District, with the intention of driving 'sustainable development'. Structured under the three key headings of sustainable development: economic, social and environment, it is readily apparent that if the needs of the population are to be addressed, then there needs to be a strong focus on significantly increasing and improving our economic and social base, whilst, at the same time, protecting and enhancing the environment and improving public infrastructure. Accordingly, a number of needs and policy goals have been drawn from the analysis that will assist in formulating relevant aims and objectives of the new Local Development Plan.

- 4.4** In practical terms, therefore, the LDP will aim to deliver this Vision through the following strategic economic, social and environmental Objectives:



<b>Economic Objectives</b>	
<b>(a)</b>	Creating Jobs and Promoting Prosperity
<b>(i)</b>	To facilitate the creation of approximately 15,000 new jobs, based upon projected population increase, reduced unemployment rates and investment-driven growth, at all skill levels by 2032, at a variety of locations where they are accessible to all members of the community, including those without a private car.
<b>(ii)</b>	To accommodate particularly those sectors identified by the Council as targets for step-change growth, as well as those existing sectors identified for incremental growth and significant further job creation.
<b>(iii)</b>	To recognise and accommodate entrepreneurship and innovation for large, medium and small firms by attracting new firms, facilitating new business start-ups and accommodating expanding businesses, in urban areas and also in rural areas where appropriate location, type and scale.
<b>(iv)</b>	The need to recognise the importance of self-employment and home working, particularly in rural locations.
<b>(v)</b>	To recognise the North West's significant renewable energy resource and encourage the use of sustainable energy both as a means of generating money for the local economy, attracting investment in enterprise and providing sustainable and affordable lighting and heating for the population.
<b>(vi)</b>	To facilitate the City to capitalise on its role as a key cross border and international gateway providing access by road, rail, and sea, while similarly maximising the economic corridor potential for Strabane and the rest of the District of the cross border and A5 and A6 improvement schemes to the North West.
<b>(vii)</b>	Continue the high levels of co-operation between Letterkenny, Derry and Strabane as pursued by the Northwest Regional Development Group, to unlock the potential of the North West and consider opportunities to improve transport / accessibility and public services in sectors such as health and education.
<b>(viii)</b>	Continue the regeneration of the City and its promotion as a major tourist destination while respecting its heritage assets, exceptional landscape setting and unique walled core through sensitive development.

<b>Social Development Objectives</b>	
<b>(b)</b>	Accommodating People and Facilitating Communities
<b>(i)</b>	To further develop Derry as the core settlement and regional gateway city for the North West and Strabane as the main hub. A regenerated city should be the focus for administration, shopping, health, education, commerce, specialised services, cultural amenities and tourism within the North West. Strabane has the potential to benefit from its close proximity to Lifford, an administrative centre for Donegal County Council; strengthen its service provision to local communities and expand its tourism offer by working with our cross border neighbours.
<b>(ii)</b>	To protect and consolidate the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands.
<b>(iii)</b>	To provide for vital and vibrant rural communities elsewhere, including in our small settlements, whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside which reflects the extent of existing rural communities.
<b>(iv)</b>	To provide for approximately 12,000 new homes by 2032 in a variety of formats designed to meet the needs of families, including single parent families, small households, the elderly and disabled and single people, at sustainable locations accessible to community services, leisure and recreational facilities, for those people with and without a car. Housing schemes in Derry city and Strabane particularly will require imaginative and innovative design, including mixed use schemes, and possibly mixed tenure, to ensure that they link into the existing urban fabric.
<b>(v)</b>	To recognise the needs of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities while not adversely impacting on neighbours or the environment.
<b>(vi)</b>	To facilitate the development of new community facilities at locations accessible to the communities they serve, through a variety of modes of efficient public transportation in accordance with the community plan.
<b>(vii)</b>	To accommodate cultural differences between communities of all religious backgrounds, whilst promoting “shared spaces” to bring people together with equality of opportunity.
<b>(viii)</b>	To close the gap in quality of life for those living in deprived areas.

<b>Environment Objectives</b>	
<b>(c)</b>	Enhancing the Environment, Creating Places and Improving Infrastructure
<b>(i)</b>	To protect and enhance the natural and built environment to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and well-being.
<b>(ii)</b>	To build upon the existing urban assets / built heritage value, but also improving connectivity to existing and new urban soft and hard spaces, so as to achieve enhanced place-making.
<b>(iii)</b>	To accommodate investment in power, water and sewerage infrastructure, and waste management, particularly in the interests of public health.
<b>(iv)</b>	To improve connectivity between and within settlements and their rural hinterland through accommodating investment in transportation to improve travel times, alleviate congestion and improve safety for both commercial and private vehicles as well as more sustainable modes of transport including buses, walking and cycling.
<b>(v)</b>	To improve connectivity through telecommunication which both meets the needs of business and private households whilst reducing the need to travel.
<b>(vi)</b>	To enhance transport linkages across the North West particularly between Londonderry, Strabane and Donegal, to and from the air and sea ports and the distribution of traffic from and between transport corridors.
<b>(vii)</b>	To improve the public transport service and consider the more efficient integration of land use and transportation. The siting of new developments in locations well served by public transport will provide a sustainable choice of transport.
<b>(viii)</b>	Protect areas of high scenic value, undeveloped coastline and wetlands from inappropriate development. The attractive natural and historic setting of the City reinforces its uniqueness and brings benefits to the economy and society.
<b>(ix)</b>	Protect and enhance the network of open spaces in the North West. Opportunities should be taken for connections to an enhanced network of pedestrian paths, cycle-ways and ecological corridors

4.5 The traditional approach to Planning can assist in achieving many of these goals by:

- (a) designating settlement limits, city and town centre boundaries;
- (b) zoning land for housing and economic development;
- (c) reserving land for community, recreational use or infrastructure;
- (d) identifying and designating areas subject to environmental protection.

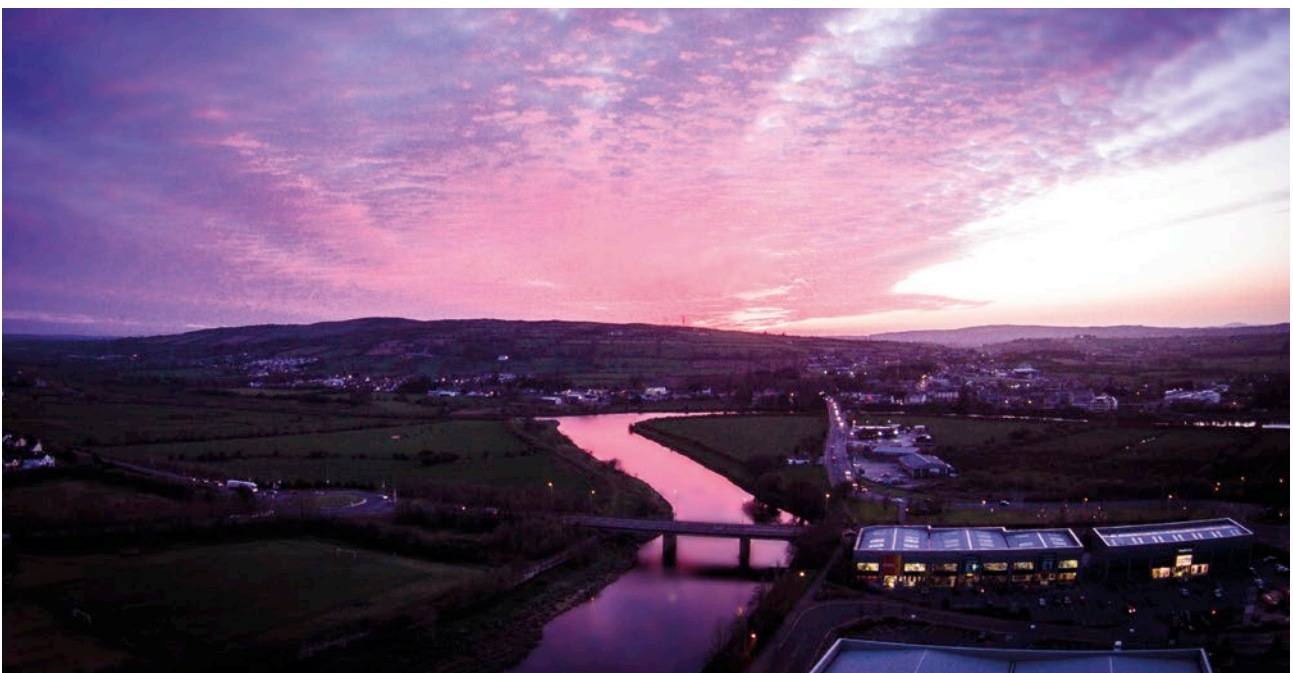
4.6 However, if the District's needs are to be fully addressed, there is also a need for some policy innovation in the Local Development Plan, which is likely to vary to some degree from established regional policy. The Strategic Planning Policy Statement (SPPS) does increase the scope of the Local Development Plan by facilitating new Councils to formulate their own policies.

4.7 It is not intended that the list of needs and policy goals is exhaustive. It is also recognised that these policy goals are based on a general analysis and would greatly benefit from the views of elected Councillors and input from those directly involved in Planning and from the different stakeholders. Once these have been received through the POP consultations, the Council's officers will then be in a position to formulate a firmer set of aims and objectives for the LDP.

**Do you agree with the proposed Vision for the LDP?**

**Do you agree with the proposed Objectives for the LDP?**

*If not, please suggest and justify any proposed amendments / additions.*





# 5

## Growth Strategy for the Derry City and Strabane District

## Growth Strategy

### 5.1

The RDS 2035 and the emerging National Planning Framework (ROI) both identify Derry-Letterkenny as the regional growth centre(s) for the North West, being a metropolitan city region of up to 350,000 population. Derry City itself is identified as a linked gateway for Northern Ireland and is expected to grow in population and jobs as an economic driver for the North West region. Recent studies by both Donegal County Council and DCSDC have identified the realistic yet ambitious pathway to growth of the region over the next 15 years. Key proposals / projects that will underpin the District's planned growth include:

- extensive investment in infrastructure including the A5 and A6 dual carriageways, plus Buncrana Road;
- the upgraded rail network and multi-modal transport hub;
- expansion of Altnagelvin Hospital;
- continued development of the City of Derry Airport and Foyle Port at Lisahally, with their related business locations;
- the significant student-expansion of Ulster University Magee, and North West Regional College, as part of a 'Knowledge Zone' (with new campus buildings, student accommodation, student servicing, city vibrancy and cosmopolitanism, as well as research/medical/hi-tech sector spin-off businesses);
- significant growth in technology industries especially at key regeneration sites at Ebrington and Fort George;

- plans to significantly expand the resident populations of Derry, Letterkenny, Strabane and wider North West cross-border growth Region;
- significant modern retail investment in the city centre;
- urban regeneration and significant place-making / remodelling of city centre and the riverside;
- a continued expansion of city-based, heritage tourism, festivals and events.

### 5.2

The Council is also progressing its own significant, multi-million pound Capital Projects Programme, as well as a major investment programme for its key regeneration sites in Derry and Strabane (Derry-Strabane Investment Proposition) to pump prime finance from central government and the private sector. Also, there will be significant opportunities presented by 'Brexit' including related favourable tax rates, property prices and health, for businesses, employment, and population growth / relocation to within this District. Therefore, this LDP will play an important role in helping to deliver the ambition of the Strategic Growth Plan (SGP) for Derry City and Strabane District, as well as the other strategies to grow this 'city region'.

### 5.3

As stated in Section 2, the DCSD currently has a population of approximately 149,500, with growth having been modest in recent years and projected to continue modestly over the coming period. There are currently approximately 53,600 employee jobs in the District, with an improving trend over

the past five years. There are around 55,600 dwellings in the District, with building levels having been very low over the past decade due to the serious economic downturn. The LDP Growth Strategy will seek to develop the District sustainably from these baseline levels over the next 15 years.

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

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

#### **Option 1**

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

#### **Option 2**

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

### Option 3

5.7

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

**The Council's Preferred Option is Option 2 - Planned Growth.** However, if it appears that the target levels are being achieved, at the 5 and 10-year LDP Review stages, the Council will re-visit the LDP to ensure that the further potential growth in Option 3 can be sustainably accommodated.

### SA – Sustainability Appraisal Summary

Because these are high-level strategic options for the growth of the District, it has not been appropriate to undertake a formal Sustainability Appraisal (SA) of these options at this stage. Instead, they are considered under their individual categories later in this document. However, in broad terms, it can be stated that the larger growth options are considered to best achieve economically and socially sustainable development for the District, by securing the long-term employment for the people, together with homes and investment in schools, health facilities, recreation and infrastructure. It would, however, be important that the level of growth is realistic / achievable, is planned and pace is monitored, so that we do not 'over-extend' ourselves. Similarly, the way the growth is achieved will be critical, so that it is also environmentally sustainable, with appropriate mitigation measures put in place.

**Do you agree with the Preferred Option, and specifically the target levels of a) population growth, b) additional jobs, and c) new homes proposed in the Growth Strategy of the LDP?**

*If not, please suggest and justify any alternative proposed target levels.*

# 6

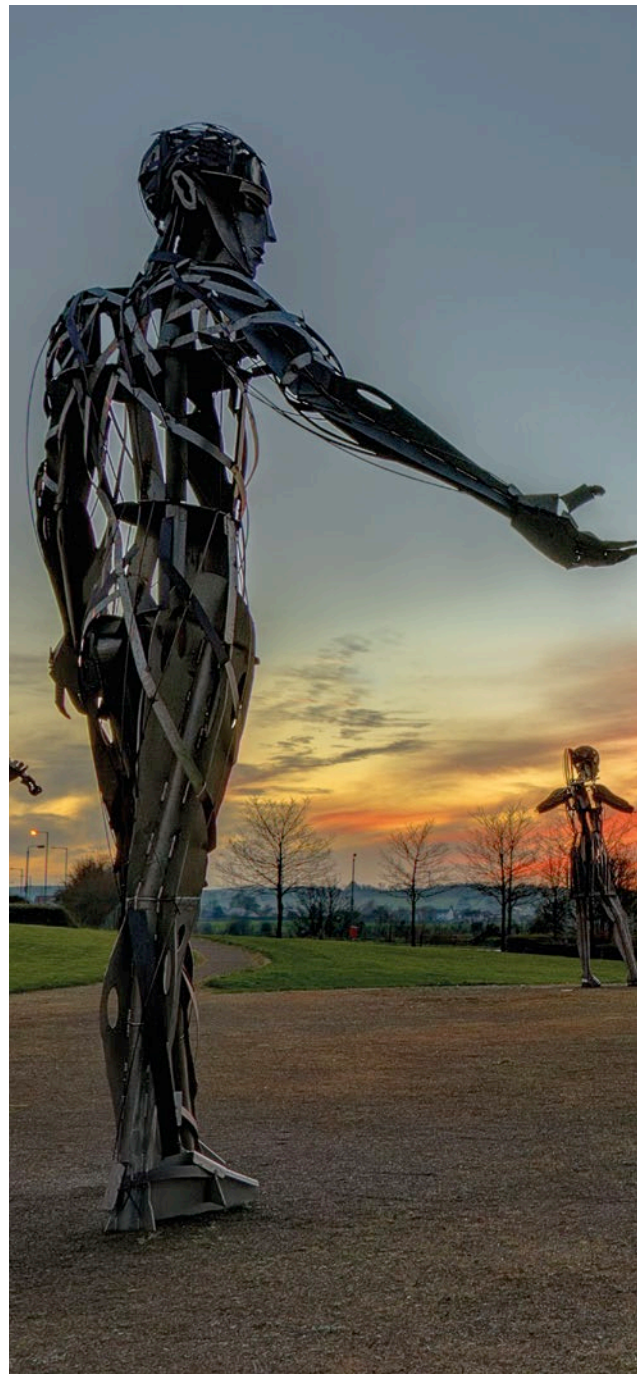
## Spatial Strategy for the Derry City and Strabane District

## Spatial Strategy

**6.1** A key part of the LDP will be its spatial strategy, consisting of our settlement hierarchy, the main environmental 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, linked with Letterkenny, of an expanding North West region;
- Strabane as a main hub;
- the rural communities to be sustained, living in local towns, villages and small settlements, as well as the open countryside.

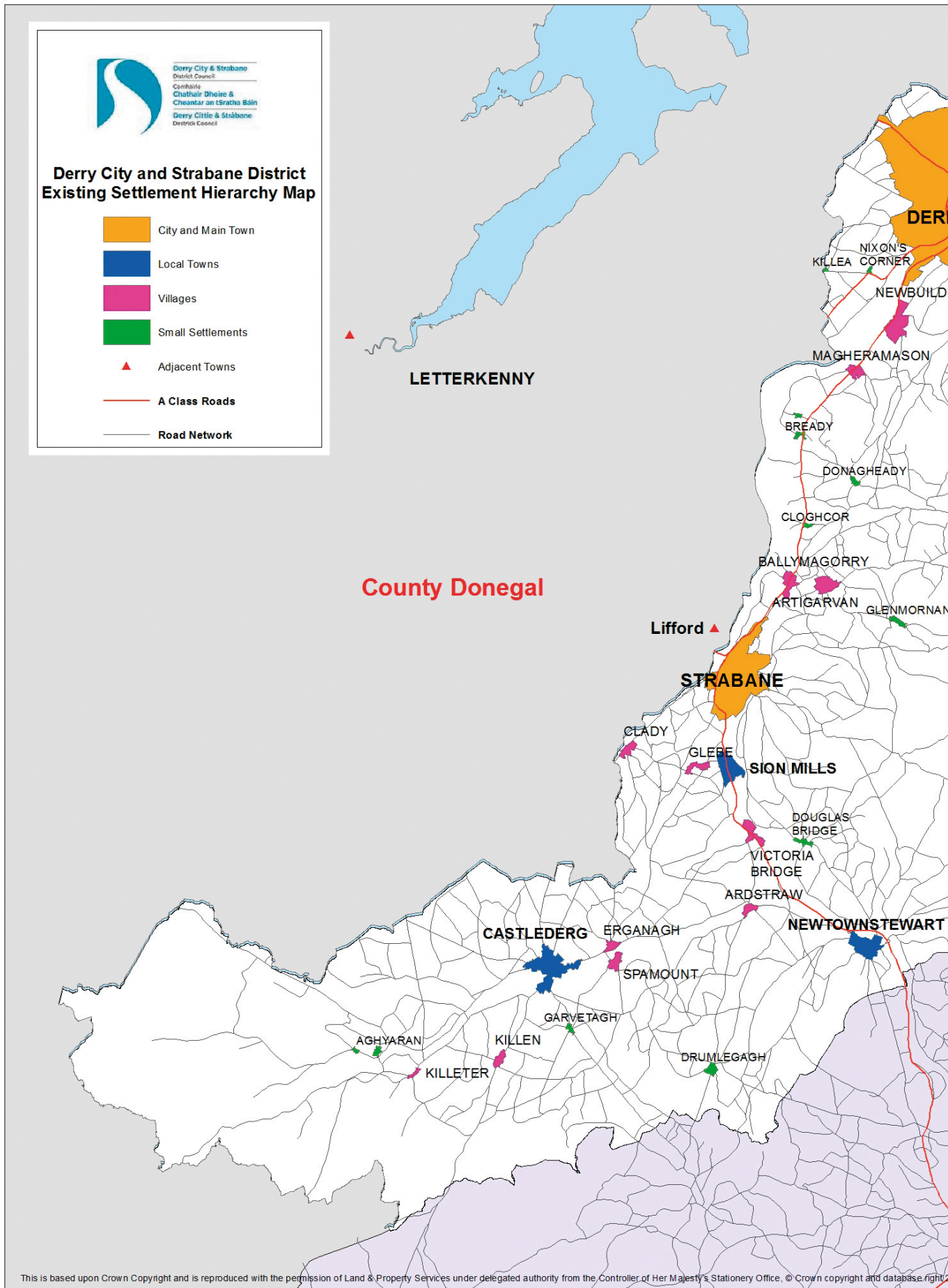
**6.2** The LDP also needs to channel growth in a sustainable manner across the District; any decisions will be assessed against the Sustainability Appraisal, regarding their environmental, social and economic sustainability, including EQIA, APSI and HIA. It must also be assessed against the LDP Objective of 'sustainable rural development', which requires vibrant rural communities, guided by the Rural Proofing process during LDP preparation. See Section 2.2 for Map of existing settlements. See Figure 7 for Map of existing settlements.





- 6.3** : The role of all settlements and some potential new settlements have been systematically evaluated, guided by the RDS Hierarchy of Settlements and Related Infrastructure Wheel – see Figure 7 below. This has assisted decision-making as to the position / role of the various settlements within the new LDP settlement hierarchy and spatial strategy. It should be noted that, across the settlement hierarchy, there is generally adequate quantum of land within the limits of most settlements to cater for the main development land needs over this LDP period. The consideration on the various settlements and the options / proposals are summarised in Appendix 1, and explained further in the remainder of this chapter.

Figure 7 - Existing Settlements in Derry City and Strabane District





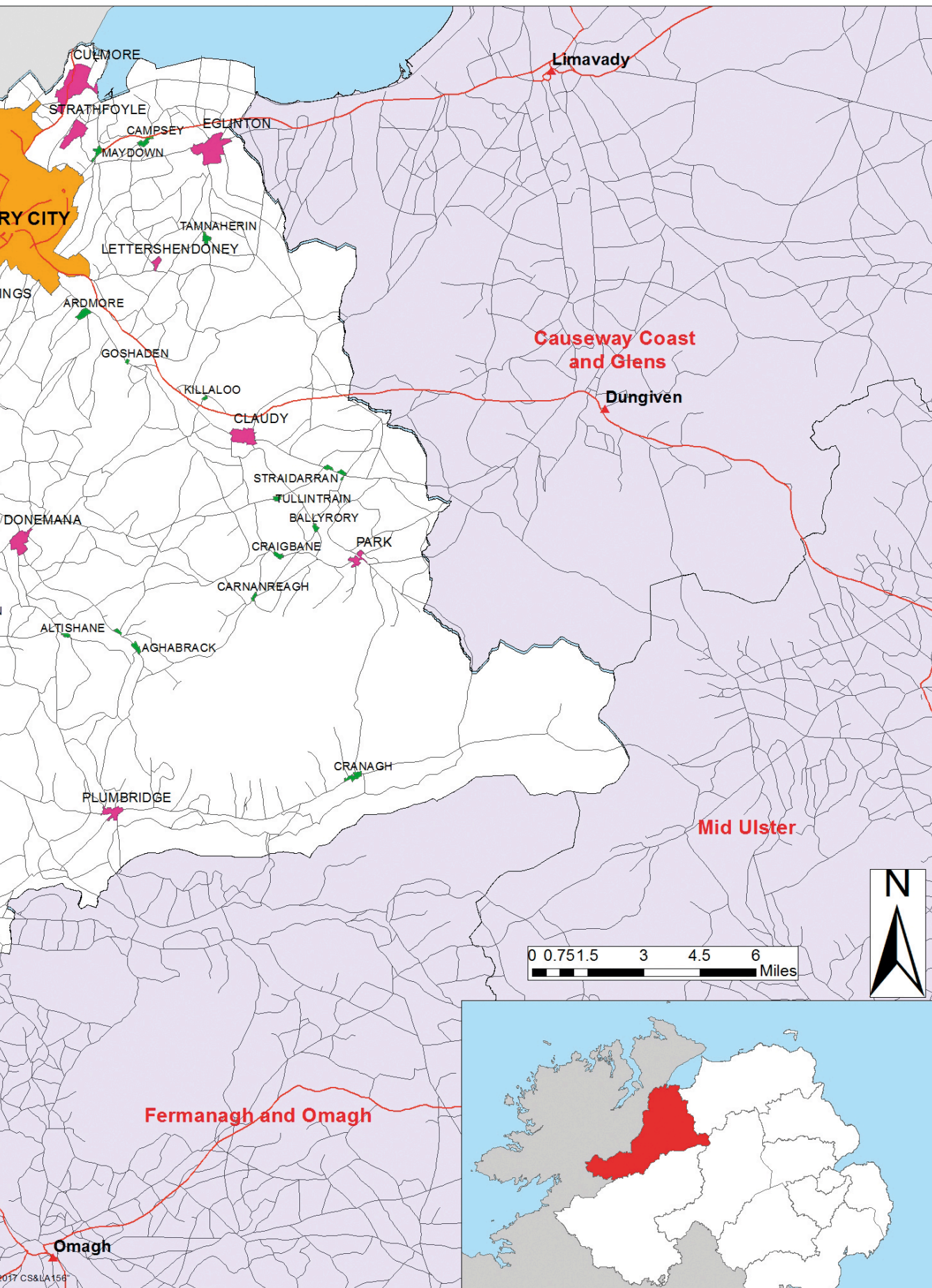
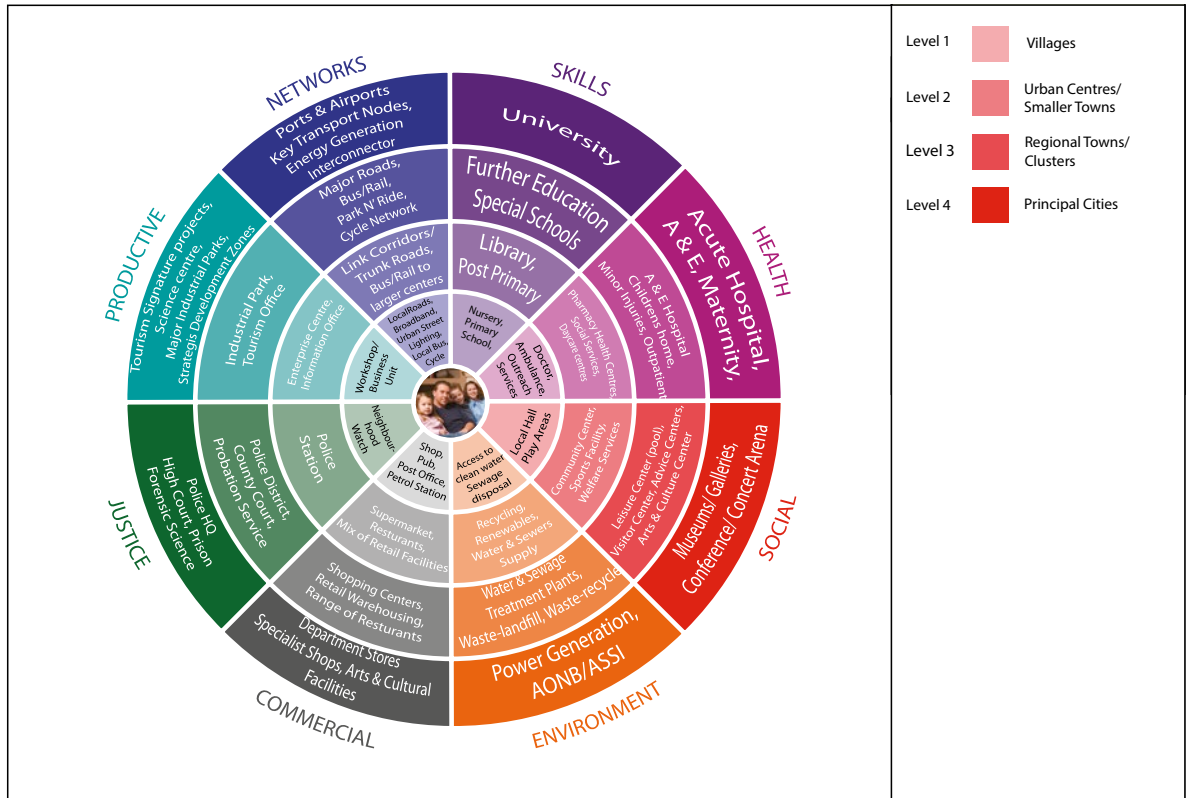


Figure 8 - RDS Hierarchy of Settlements Wheel (from RDS 2035)



## Overall Settlement Hierarchy

6.4 The following Settlement Hierarchy is proposed in this POP, for public consultation:

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 1);

Derry as the principal City of an expanding North West cross-border city 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' in line with the Council's Rural Development Programme;

A wide number of Villages and Small Settlements, spread across the remainder of the District, noting their potential for 'clustering', also in line with the thrust of the Council's Community Plan and Rural Development Programme to help ensure a vibrant rural area;

Alignment and evaluation of the two previous Area Plan hierarchies may result in some re-classification of settlements;

Most settlements' classifications are to remain unchanged but others have had development and changes (positive and negative) over the past Plan period. This, coupled with their future strategic role in the LDP, can justify the re-classification of certain settlements;

Spatial analysis and recent development locations have raised questions on the merits of certain settlements remaining or whether mergers would be justified and desirable;

Certain potential new settlements will be considered, to align the standards across both former Districts, and to provide enhanced development opportunities in the remoter rural areas;

Beyond the defined settlements, opportunities for sustainable development will be managed by the LDP's Countryside policy, possibly including new Dispersed Rural Communities (DRCs), so as to sustain vibrant rural communities, balanced with appropriate rural protection.



## Settlement Tier Evaluation

### City

- 6.5 **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, plus more than 10k in the nearby ‘urban SEAs’), 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 stores in the main shopping centres with a

number of anchor tenants, as well as 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

**6.6** **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 locally important retail parks that exert a significant cross-border influence, as well as sharing other 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

**6.7** The third proposed tier will be for 'Local Towns', to take into account the local importance of a number of settlements throughout the District, particularly given their spatial location and where they serve a wider rural area in terms of service provision. 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. It is proposed to re-classify the current Local Town of Sion Mills to a Village, given its current character, role and historic evolution, along with the context of its strategic function close to Strabane.

### Villages

**6.8** 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.

**6.9** It is proposed that in most part, those settlements viewed as 'Villages' in the previous plans will remain as 'Villages'. However, in considering whether any re-designation may be needed, two themes emerged: a) the spatial position, level of services and urban character of the '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'.

**6.10** Consequently, the settlement evaluation has concluded that Culmore, Strathfoyle and Newbuildings, as well as Sion Mills, should remain as Villages, separate from their urban neighbours.

**6.11** There are a number of settlements currently identified 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. Similarly, Lettershendoney appears to have limited services but has a significant current planning application for housing and a village shop. It is suggested that these settlements could either remain as a Village or be re-classified as a Small Settlement. Conversely, a few of the current small Settlements have had a growth in their population, services and changed role / function so could be considered for re-designation as a Village.

### Small Settlements

**6.12** 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. There are currently 24 such ‘Small Settlements’ in the District.

**6.13** As part of the preparation of the new LDP, it is appropriate to review the existing settlement pattern across the District, in order to consider whether to identify and designate any new Small Settlements. This will have the benefit of getting consistency of approach across the two former Districts / Area Plans. It will recognise developments over the previous Plan periods, as well as giving opportunities for sustainable development in the rural areas, especially the more remote rural locations. However, it should be noted that, even if a new settlement is designated, it is expected that it would only be suitable to accommodate a small amount of appropriate-scale development. The evaluation criteria for such new Small Settlements is set out in the appropriate Evidence Base report.

### Open Countryside

**6.14** Beyond the five tiers of ‘settlement’ in our settlement hierarchy is the ‘open countryside’, outside of defined settlements. Mostly comprising of individual dwellings or small groupings, development here is currently managed through PPS 21: Sustainable Development in the Countryside. Though the SPPS does not make provision for Dispersed Rural Communities (DRCs) to be identified in the countryside, the Council will explore the option of whether it is appropriate to include any new DRCs in this LDP, or consider whether such areas are adequately 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.

**6.15** New rural policy in this LDP (see Section 10 and also the Evidence Base ‘Policy Review’ paper) will provide opportunities for appropriate development in the countryside, so as to sustain vibrant rural areas and their communities. Nevertheless, it is important to bear in mind the Council’s vision for the countryside itself, as well as the impact on the amount of development for the settlements and indeed the overall ‘sustainability’ of this LDP.

### Settlements and Adjoining Districts / County

**6.16** Derry City and Strabane District shares a significant border with County Donegal, as well as boundaries with 3 Council Districts in Northern Ireland. In particular,

several of our ‘border settlements’ have close locational relationships with each other, which 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 more planned and co-ordinated settlements and cross-border developments. In particular, consideration will be given to the immediately adjoining border settlements at Lifford, Bridgend, Muff and Killea. There will be continued discussion and co-operation with the three Northern Ireland Councils and with Donegal County Council to ensure ‘joined-up planning’ of our settlement hierarchies.

### Settlement Hierarchy Options

6.17 The key characteristics and issues regarding settlements in the District have been set out above. Three strategic planning options have been identified to address each of those issues; they are summarised in the table below and explained in the following text:

	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	

### Overall Spatial Distribution – Options

#### Option 1

6.18 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**

**6.19** Would provide for proportionate growth across all the settlements and countryside, broadly reflecting their existing status (percentage of population, see Table 6). This will effectively reinforce the existing situation and could dilute the District’s growth.

**Table 6: 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%
<b>Total</b>	<b>147,700</b>	<b>100%</b>

Source: NI Census 2011

**Option 3**

**6.20** 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**

**Option 1** scores positively for social, economy and environment. However it scores negatively for air quality.

**Option 2** neutral across most of the SA objectives. It does have positive benefits for strengthening society and good quality housing.

**Option 3** scores positively for social, economy and environment. However there are some areas of uncertainty in encouraging active and sustainable travel and improving air quality.

**The Council’s Preferred Option is Option 3, Balanced Growth**

Do you agree with this preferred option?



## Specifics of Settlement Hierarchy - Options

### Option 1

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

### Option 2

6.22 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.

6.23 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

Overall Option 2 positively long term across many of the SA Objectives where Option 1 was considered to have a neutral effect which could become negative over time. These included improving health and well-being, strengthening society, enabling access to high quality education and biodiversity.

In terms of providing good quality sustainable housing and enabling sustainable economic growth, both options scored positively but option 2 gave a significant positive score.

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

**Do you agree with this Preferred Option?**

**Do you have evidence to support any changes to the Settlement Hierarchy, particularly those indicated at Appendix 1?**

**Do you have evidence to support any new settlements?**



# 7

## Economy - Issues and Options

## Economy Section - Overview

- 7.1** The Regional Development Strategy 2035 (RDS) provides a framework for strong sustainable economic growth across the region and recognises that a growing regional economy needs a co-ordinated approach to the provision of services, jobs and infrastructure. It seeks to promote a balanced spread of opportunities across Northern Ireland through a Spatial Framework that enables strategic choices to be made in relation to development and infrastructural investment. Policy RG1 aims to ensure an adequate supply of land to facilitate sustainable economic growth. The RDS also sets out an Employment Land Evaluation Framework to help enable a council to identify a robust and defensible portfolio of both strategic and local employment sites.
- 7.2** The Strategic Planning Policy Statement (SPPS) aims to facilitate the economic development needs of Northern Ireland in ways consistent with the protection of the environment and the principles of sustainable development. It sets out regional strategic objectives and policies in relation to economic development, industry and commerce.
- 7.3** Derry is the second largest city in Northern Ireland and the fourth largest city on the Island of Ireland, serving a City Region of up to 350,000 people. As recognized by Government in the Regional Development Strategy and Ireland's National Spatial Strategy, Derry provides key servicing and connectivity functions for the North West Region. This is the only functional economic city region of its scale on the island of Ireland which straddles a national jurisdictional border. The area also benefits from a large, thriving rural area with a number of key settlements with a strong local identity and centres of local commerce.
- 7.4** There is a window of opportunity over the next few years when our population is projected to grow and to realise the full benefits of a regional status; the region needs to maximise its strengths for communication, transport, tourism, economic productivity, knowledge, education and innovation.
- 7.5** Ten main aspects of 'economic development' have been identified for inclusion in the POP with options for the LDP. They are summarised in the following table, with the preferred option shaded and explained further in the following paragraphs:

## Summary of Economy Options

	Option 1	Option 2	Option 3
<b>A - Economic Development Land</b>	Retain existing zonings as currently contained in DAP & SAP	Retain existing zonings along with additional, more sustainably-located, sites that will cater for our assessed future economic needs	Re-evaluate all current economic zonings and rezone / zone new sustainably-located sites catering for our assessed future economic needs
<b>B - City / Town Centres - generally</b>	Strong focus on existing centres whilst constraining District Centres and outer / arterial sites	Balance – focus is on existing centres plus potential limited development in District Centres	Support existing centres but with growth in District Centres and outer / arterial sites
<b>C - Retailing Capacity</b>	Existing amount of provision is adequate, generally across Derry and Strabane and retail types	To allow growth of retail supply generally	Monitor retail capacity and plan for sustainable, phased growth
<b>D - Derry City Centre</b>	Evaluate the existing Central Area & Commercial Core within Cityside and Waterside, clarifying / simplifying their definitions / roles and adjusting their boundaries if necessary	Retain the existing Central Area plus a compact Cityside focus for commerce	Expand the overall central areas within Cityside and Waterside
<b>E - Strabane Town Centre</b>	Maintain existing Strabane Area Plan Town Centre boundary, subject to detailed re-evaluation of boundaries	Contract the existing Town Centre boundary to a more compact form.	Expand Town Centre boundary to beyond the Bypass / Camel's Hump area

	Option 1	Option 2	Option 3
<b>F - Local Towns - Castlederg, Newtownstewart, Claudy</b>	Retain the compact Town Centre boundary for Castlederg and define compact Town Centres for N'Stewart (existing designated town) & Claudy (proposed new town)	Do not define Town Centres for Castlederg, Newtownstewart or Claudy	
<b>G - Transport</b>	Plan to maximise the opportunities for sustainable development arising from the A5 / A6 upgrades and other orbital / cross border links. Also promote Active Travel opportunities and accessibility and connectivity within our main urban settlements	Maintain / accept current transport links and plan for commensurate level of sustainable growth. Also promote Active Travel and accessibility within our main urban settlements	
<b>H - Tourism</b>	Identify flagship Tourism sites / areas along with opportunities for dedicated sustainable attractions and associated accommodation. Focus on improved accessibility, place-making and legibility of tourism offer	Plan for further opportunities that emerge, to expand current offer generally	Focus on the protection of our Tourism assets and constrain Tourism development potential
















	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>I - Minerals</b>	Pro-development, and maximise the potential growth of our local aggregates sector across the District	Emphasis on protecting environment, and consequently constrain further development and growth opportunities	Balanced approach, which seeks to promote mineral development in sustainable locations with a focus on the protection of sensitive landscapes and reinstatement of workings
<b>J - Rural Economy</b>	To focus rural economic development proposals in the Local Towns and Villages, to drive the rural economy	Balanced, opportunities in the rural settlements for appropriate-scale development / employment plus opportunities for appropriate business starts and small businesses in the countryside, to promote a vibrant rural economy	Rural development / businesses promoted generally across the District, wherever it emerges spatially and with only minimal restrictions

## **A - Economic Development Land – Options**

- 7.6** : Our Local Development Plan (LDP) must consider what the future economic development needs are and plan for these accordingly. In assessing future land-use needs, consideration will also be given to the most sustainable patterns of development together with infrastructural needs. In determining how much land will be required, this will bring some certainty to landowners, developers and local communities.
- 7.7** : The Strategic Planning Policy Statement (SPPS) requires that there is an ample supply of suitable land to meet economic development needs provided within the LDP. It also needs to offer a range and choice of sites in terms of size and location to promote flexibility and provide for the varying needs of different economic activity. Account should also be taken of factors such as accessibility by all members of the community, connectivity with the transportation system, the availability of adequate infrastructure, the specialised needs of specific economic activities, potential environmental impacts and compatibility with nearby uses including the operational requirements of existing or approved economic development.

7.8 There has been an ongoing trend of economic development within the District, from primary and secondary towards the tertiary service sector, summarised in the following key points:

### Key Identified Markets for Potential Economic Growth & Key Economic District Statistics

 <p>Bio-technology products including pharmaceuticals</p>	<p>Environmentally sustainable products including recycling activities / linked to renewable energy </p>
 <p>Health-related products, including food products with a positive health content</p>	<p>Advanced Manufacturing/ Engineering </p>
 <p>Digital/Creative Industries</p>	<p>Life and Health Sciences </p>
 <p>Tourism and Culture</p>	<p>Also Agri-Food, Business Services, Financial Services, Retail, Social Enterprise </p>
 <p>Number of Businesses - <b>4,525</b> VAT or PAYE Registered Businesses in 2014, mostly small-sized</p>	<p>Increase of 3,100 employee jobs 2011-2015, to a baseline of approximately 54,000 </p>
 <p>Low economic activity rate (2014, 57.1%) and an employment rate of 48.8% (NI 60.2% and 56.4%)</p>	<p>Male / female differentials - in rates, and wage levels </p>
 <p>Unemployment rates remain significantly above NI (5,092 claimants or 5.3% v NI 2.8%, Feb 2017) <b>5.3%</b></p>	<p>High levels of deprivation in the District, 19 of the most deprived SOAs in NI <b>19</b></p>
 <p>Higher long-term unemployed (2014, 39% v 33% for NI or 30.5% for the UK)</p>	<p>Skills Profile. A more highly educated workforce with skills to match those emerging employment sectors with export potential is needed </p>



**7.9** Over the LDP period, most economic development land requirement will be for the expansion and re-location of existing businesses, in addition to well-located, quality sites that are attractive to the above-mentioned growth sectors and also that meet the employment needs of the local population.

**7.10** As part of the preparation of the LDP, an estimate is needed of the required amount and location of land, to ensure that an ample supply of suitable land is available to meet future economic development needs up to 2032. A good indication of land requirement is gained by assessing the uptake of currently zoned land across the District. For example, in and around Derry city, uptake has been particularly slow with approximately 153 hectares (73%) remaining undeveloped, especially in the traditional large-scale Industry-zoned lands on the periphery. In Strabane Town, 4 hectares (25%) of land remains undeveloped while across Castlederg, Newtownstewart and Sion Mills, approximately 5 hectares (63%) remains undeveloped, leaving an availability of around 160 hectares of zoned land across the District. There is also a further remaining capacity of approx. 240 hectares identified on un-zoned industrial lands. Therefore, as only 70 hectares or 31% of the currently zoned land in the District has been developed, it appears that there is ample quantum of economic development land for the LDP period, but existing lands may need to be reviewed to ensure that it is adequate in terms of quality and location.

**7.11** While the amount of economic development land required over the Plan period will be dependent on a diverse range of factors, Council will seek to ensure that there is a supply of suitable sites and infrastructure to attract businesses into our area. It is imperative that Council has an ample supply which can facilitate all likely economic development proposals, to deal with changes in business types and modern requirements. Within the context of villages, lands are not usually zoned for Industrial / economic development use as this inhibits flexibility for other land uses such as houses.

**7.12** At Local Policies Plan stage, there will be an emphasis placed on ensuring that sites are identified closer into the city / towns at more sustainable and accessible locations. Particularly, given the prevalence of micro- businesses and recognition of the role that incubator/start-up units/digital economy have to play, the availability of suitable brownfield sites will be explored in greater depth which complement the offering at Fort George and Ebrington. Similarly in Strabane, the LDP will seek to identify central, accessible and flexible sites.

**7.13** The key characteristics and issues regarding Economic Development land in the District have been set out above. Three strategic Planning options have been identified to address those issues:

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>A - Economic</b>	Retain existing zonings as currently contained in DAP & SAP	Retain existing zonings along with additional, more sustainably-located, sites that will cater for our assessed future economic needs	Re-evaluate all current economic zonings and rezone / zone new sustainably-located sites catering for our assessed future economic needs

**Option 1**

**7.14** Is to retain the existing ‘industrial’ zonings, namely at Campsie and Maydown, Culmore, Skeoge, Springtown, Elagh and New Buildings near Derry. Similarly, Strabane’s zonings are at Dublin Road and Orchard Road at the South West of the town. Castlederg, Newtownstewart and Sion Mills have small areas zoned. This option reflects the slow uptake of industrial/economic land across the District, it is effectively a ‘do nothing’ option based on the current available land supply.

**Option 2**

**7.15** Is to retain the existing zonings along with additional, more sustainably-located sites that will cater for our assessed future economic needs. These could include ‘local’ sites, especially for business start-ups and mixed-use, to be focussed in areas of recognised deprivation, close to population centres and being accessible. Additionally, ‘strategic’ Economic Development sites could be identified, close to the new A5 and A6 and Buncrana Road, the A2, orbital links, the Port / airport and cross-border locations (with opportunity for transport, storage, distribution, logistics and import/export

businesses) thus maximising the job creation from the significant investment in transport infrastructure and cross-border opportunities.

**Option 3**

**7.16** Would re-evaluate all current Economic Development land zonings and rezone inappropriate or unnecessary lands, in favour of rezoning or new sites catering for our assessed future economic needs. As for the previous option, this would also include new ‘local’ sites, especially for business start-ups and mixed-use, to be focussed in areas of recognised deprivation, close to population centres and being accessible. Additionally, ‘strategic’ Economic Development sites could be identified, close to the new A5 and A6 and Buncrana Road, the A2, orbital links, the Port / airport and cross-border locations (with opportunity for transport, storage, distribution, logistics and import/export businesses) thus maximising the job creation from the significant investment in transport infrastructure and cross-border opportunities. New sites should also be more sustainable, be type-classified, accessible and be more suitable for modern industry and the likely growth sector employment / businesses.



## SA – Sustainability Appraisal Summary

**Option 1** scored very poorly on several objectives including social, economic and environmental pillars.

**Option 2** had mixed scoring across objectives but was more positive on some social, economic and environmental objectives.

**Option 3** also had mixed scoring across objectives with uncertain and minor negative for physical resources, active travel, air quality and climate change. It scored well on health, society, water, natural heritage, landscape and cultural heritage but significant positive on sustainable economic growth and material assets.

### The Councils Preferred Option is Option 3.

Do you agree with this Preferred Option?

Do you believe that there is adequate quantity of economic development land zoned in this District? Is it the correct type and location for future business needs?

Should the Council's LDP be zoning additional or alternative lands?

Should lands zoned for economic use be distributed proportionately across Derry city and all the towns, or should it be focussed upon Derry city and Strabane town as the key settlements of the District?

## B - City / Town Centres Generally – Options

**7.17** The Regional Development Strategy (RDS) states the importance of accessible, vibrant city and town centres that offer people more local choice for shopping, social activity and recreation. It refers specifically to both the significant role that Derry has to play as the principal city of an expanding North West region as well as an enhanced role for Strabane as a Main Hub in providing services to local communities, including cross-border.

**7.18** The Strategic Planning Policy Statement (SPPS) highlights the importance of Planning in supporting city and town centres. It seeks to encourage development at an appropriate scale in order to enhance the attractiveness of those city and town centres, helping to reduce travel demand. The aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location for retailing and other complementary functions, consistent with the RDS. Regional strategic objectives in relation to town centres and retailing include:

- Secure a 'town centres first' approach for the location of future retailing and other main town centre uses.
- Adopt a sequential approach to the identification of retail and main town centre uses in Local Development Plans (LDPs) and when decision-taking.

- Ensure LDPs and decisions are informed by robust and up-to-date evidence in relation to need and capacity.
- Protect and enhance diversity in the range of town centre uses appropriate to their role and function, such as leisure, cultural and community facilities, housing and business.
- Promote high-quality design to ensure that town centres provide sustainable, attractive, accessible and safe environments; and
- Maintain and improve accessibility to and within the town centre.

**7.19** Derry has a Central Area, a Commercial Core and four District Centres, at Northside, Springtown, Rathmore and Lisnagelvin. Strabane has a Town Centre, as has Castledearg. Local Centres are limited in size / scope and located within the existing residential areas of Derry and Strabane, with proposed new ones being shown in the larger new residential areas of Derry city. There has also been some limited retail development on outer areas / arterial routes, some of which has been for bulky goods retailing, particularly Bunrana Road and Crescent Link in Derry and to a lesser extent at Melmount Road in Strabane.

**7.20** It will be necessary for the LDP to formulate designations and policies to promote and protect city and town centres and any District or Local Centres, and to define acceptable uses therein. Further consideration will also have to be given to offices and other retail-related services.

	Option 1	Option 2	Option 3
B - City / Town Centres - generally	Strong focus on existing centres whilst constraining District Centres and outer / arterial sites	Balance - focus is on existing centres plus potential limited development in District Centres	Support existing centres but with growth in District Centres and outer / arterial sites

**Option 1**

**7.21** Has a strong focus on the existing centres of both Derry and Strabane (and the local towns), whilst constraining the District Centres and outer / arterial sites, thus eventually forcing the retail and other services to locate within these central areas, thus revitalising them.

**Option 2**

**7.22** Is a balanced approach, encouraging the existing centres to re-invent themselves as multi-use locations including retailing / leisure / night-time economy / office and residential urban-living, but also possibly allowing some limited development in District Centres, in line with the 'town centres first' and 'sequential' approach.

**Option 3**

**7.23** Would attempt to support the existing centres but also make provision for growth in District Centres and outer / arterial sites.

## SA – Sustainability Appraisal Summary

**Option 1** scores positively for all of the aspects related to society. It was considered to have a positive scoring for enabling sustainable economic growth and protecting, conserving and enhancing the historic environment and cultural heritage. It also gained a positive scoring for managing material assets sustainably and protecting physical resources. It was considered to have a positive effect on active and sustainable travel.

**Option 2** scores positively for many aspects related to society. It was considered to have a positive effect on protecting, conserving and enhancing the historic environment and cultural heritage. It also gained a positive scoring for managing material assets sustainably and protecting physical resources. It was also considered to have a positive effect on active and sustainable travel.

**Option 3** is considered to have a positive effect on improving health and wellbeing, strengthening society and enabling sustainable economic growth. It has a negative scoring for managing material assets and protecting physical resources due to pressure on provision of services over a wider area, and potentially loss of greenfield land. It was also considered to have a negative effect on the protection of natural resources and biodiversity and protecting, conserving and enhancing the Historic environment and cultural heritage.

### The Councils Preferred Option is Option 2.

Do you agree with this Preferred Option?

How can we further improve our city and town centres?

How do we get the balance between our city / town centres and edge-of-town shopping?

## C - Retailing Capacity – Options

- 7.24** : The Strategic Planning Policy Statement (SPPS, 2015) is the main policy and guidance in relation to retailing and town centres. In preparing Local Development Plans, Councils must undertake an assessment of the need or ‘capacity’ for retail and other main town centre uses across the Plan area. Councils must also prepare city / town centre health checks and regularly review these (preferably at least once every five years). The SPPS specifies the factors to be addressed in a retail impact and assessment of need, including the impact of proposals on trade and turnover for both convenience and comparison goods traders, and the impact on town centre turnover, for all centres within the catchment.
- 7.25** : Modern retailing in the District faces many challenges, such as the rise of internet shopping and the uncertainty over ‘Brexit’, especially exchange rates in this cross-border area. New and focussed, relevant planning policy and greater innovation and flexibility may be required from the Planning system. A number of retail studies have been carried out over the past decade, for Derry and for Strabane; however, with the changing and dynamic scale and nature of retailing, the Local Development Plan will need to commission a comprehensive

up-to-date Retail Capacity Study. The purpose of such a study is to undertake an assessment of the potential need (or capacity) for additional retail floorspace over the period to 2032 within the Derry City and Strabane District, including its comprehensive cross-border catchment. It will consider the capacity and supply of large-scale food shops and other convenience, comparison shops and also bulky goods shopping, in terms of catchments, potential / actual expenditure, leakage, floorspace, pipeline permissions, retail performance and comparative bench-marking.

**7.26** The previous retail studies are several years old now, they were not comprehensive, they had differing bases / assumptions and had contradictory conclusions. Overall, it is not clear whether there is current / predicted oversupply or capacity / headroom in Derry or Strabane, for the main retail category types, and if so, how much. Hence the need for the Council LDP to commission a specialist Study that will enable the Council to properly plan for the District’s varied retailing provision in a sustainable manner over the LDP period.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>C - Retailing Capacity</b>	Existing amount of provision is adequate, generally across Derry and Strabane and retail types	To allow growth of retail supply generally	Monitor retail capacity and plan for sustainable, phased growth

**Option 1**

**7.27** Considers that the overall amount of existing provision in Derry and Strabane is generally adequate, in line with the thrust of most of the existing retail studies, especially in food / convenience shopping, as well as comparison floorspace and also ‘bulky goods’ shops; therefore, no further retail expansion is required.

**Option 2**

**7.28** Is to generally allow the supply of retailing to expand across the District’s main settlements, letting the market forces determine the amount the District can support. This would involve maximising ‘investment opportunities’, developing sites within the existing centres, but also probably in the outer sites.

**Option 3**

**7.29** Is to monitor retail provision and plan for sustainable phased growth. Dependent on the outcome of the new LDP Retail Capacity Study, and particularly in regard to the District’s future increases in population and also in ‘spending power’ over the LDP period, the Council will consider whether there is need for additional land to accommodate that retail growth. This could be in food /convenience or comparison shopping or in locations for bulky goods. Whilst the priority will still be on ‘town centre first’, there could be opportunities for expansion of District Centres and even peripheral sites on the edge of the town centres. Therefore, whilst, this option does not provide for any additional lands within the commercial core / town centre boundaries, if it appears over the LDP period that retail development cannot be accommodated with these areas, then retail development can be considered in District Centres and sustainable edge of centre locations, based on a sequential approach.

## SA – Sustainability Appraisal Summary

**Option 1** was seen as neutral for all three aspects of the SA objectives.

**Option 2** was considered socially neutral and negative for economic and environmental objectives.

**Option 3** was considered neutral for social and slightly more positive for the economy but neutral for the environmental objectives.

**The Councils Preferred Option is Option 3.** This option will monitor retail provision and plan for sustainable phased growth, thus ensuring that an adequate amount of retail development can be facilitated, over time, in the city and towns in sustainable locations to promote a vibrant retail economy.

**Do you consider we have enough retailing provision in our City and Town Centres and is it in the right locations?**

## D - Derry City Centre - Options

- 7.30** : Derry does not actually have a designated 'City Centre' but instead has a 'Central Area' and a 'Commercial Core' designated in the Derry Area Plan 2011. These areas straddle both sides of the River Foyle utilising the Craigavon Bridge and Peace Bridge as the link. The northern boundary extends north along the River Foyle on the Cityside towards and including Fort George with the northern and eastern boundary on the Waterside taking in St Columb's Park.
- 7.31** : These central areas are a considerable size and have a variety of uses, including residential areas. There are currently three areas zoned for redevelopment within the Central Area, located along the River on the Cityside. There are nine Opportunity Sites zoned on the Cityside and three in the Waterside. There are three Conservation Areas within the Central Area boundary, two of which are within the Commercial Core, as are the City Walls which are a Scheduled Monument in State Care. There are also two Areas of Townscape Character within the Central Area boundary, one of which extends into the Commercial Core in the Waterside. St Columb's Park and Brooke Park are also within the Central Area. Brooke Park is also a Historic Park and Demesne. Magee University is within the Central Area and identified in the Area Plan as a Civic and Education Precinct.
- 7.32** : A recent preliminary health check has shown that there were particularly notable areas with prominent units vacant. These include the former Austins Department store, The Diamond, Foyle Street and Carlisle Road. Shipquay Street was formerly a primary retail street within the city, though there is now a significant level of vacancy in the street. Furthermore, the occupied units tended to be services rather than retail. There is also a notable number of 'Pound' shops and 'Charity' shops; whilst these uses bring valuable footfall, the prevalence of such shops is seen as a sign of an 'unhealthy' centre and may also give a false impression in relation to 'vacancy' rates.

**7.33** There has been debate over the years about the appropriate size of these central areas and also some confusion about the vision, the role and the acceptable uses in the Central Area and Commercial Core, particularly about how they are interpreted in relation to the SPPS' stated policy of 'town centre first'.

	Option 1	Option 2	Option 3
D - Derry City Centre	Evaluate the existing Central Area & Commercial Core within Cityside and Waterside, clarifying / simplifying their definitions / roles and adjusting their boundaries if necessary	Retain the existing Central Area plus a compact Cityside focus for commerce	Expand the overall central areas within Cityside and Waterside

**Option 1**

**7.34** Would be to substantially maintain the extent of the existing central areas within the Cityside and the Waterside. However, it would be proposed to clarify and simplify the meaning of the terms Central Area and Commercial Core particularly as they relate to the policy term 'city centre', with appropriate changes to the boundaries as necessary. The Retail Capacity Study, the City Centre Health Check and consultation as part of the Council's City Centre Strategy would be important in determining the exact approach and limits.

**Option 2**

**7.35** Would be to maintain the existing Central Area on both Cityside and Waterside, along with a compact city focus which would see the 'Commercial Core' boundary reduced by removing the Waterside Streets from it, thereby focusing development within the Primary Retailing Streets surrounding Foyleside Shopping Centre and Quayside Shopping Centre and possibly including Carlisle Road, Shipquay Street, The Diamond, Bishop Street, etc. to revitalise the vibrancy of the traditional city centre.

**Option 3**

**7.36** Would be to seek growth/expansion of the Central Area within the Cityside and Waterside to incorporate edge-of-centre sites and thus provide additional opportunities for retailing and commercial uses. This option would also seek to grow / expand the 'Commercial Core' to incorporate sites such as Fort George and Ebrington to facilitate opportunities for a diverse range of compatible 'town centre' uses, to accommodate investment within a wider 'central area' of the city.





## SA – Sustainability Appraisal Summary

**Option 1** is socially neutral, positive for the economy and quite neutral on the environment.

**Option 2** was considered overall to be neutral for the SA objectives.

**Option 3** was considered neutral for social and slightly more positive for the economy, especially in the short term. More negative impacts on the environment were perceived arising from land requirements and associated biodiversity loss.

### The Councils Preferred Option is Option 1.

Do you agree with this Preferred Option?

Should the two existing designations be retained i.e. Central Area and Commercial Core, or just a 'City Centre'?

Are there areas which should be included within the Central Area and / or Commercial Core or the City Centre?



## E - Strabane Town Centre - Options

- 7.37** : Strabane has a population of 13,172 (2011 Census) and is the main town within the Council area, playing a supporting role to Derry. It also performs an important role as a main service centre for North Tyrone and East Donegal providing a range of retail services to its residents and rural hinterland. Within the context of Tyrone, it is the second largest town after Omagh. On the other side of the River Foyle (across Lifford Bridge) is the smaller town of Lifford, so cross-border retailing is a very significant aspect. Strabane is roughly equidistant from Omagh, Letterkenny and Derry. Historically, Strabane developed as both an industrial centre and strong market town.

**7.38** The Strabane Area Plan 2001 designated a fairly large ‘town centre’ extending from the traditional shopping and commercial area around the long-established shopping streets (such as Main Street, Abercorn Square, Castle Street, Market Street and Railway Street) but also out to the by-pass on what is now the large ASDA and modern retail parks.

**7.39** In recent years, there has been significant public sector investment resulting in the Alley Arts Centre and Library with other initiatives aimed at improving the public realm and run-down buildings along key town centre streets. The traditional retail core is still seen as underperforming and suffers from high vacancy rates and signs of urban blight (vacancy, gap sites and shutters, especially in day-time from night-time uses). The Canal Basin (a Historic Monument) and the SCORE site is a key central urban opportunity site. Plans are also being progressed to develop a town centre pedestrian bridge to link from the Bradley Way Bus Depot and Lidl area.

**7.40** There is also planning permission for a substantial mixed-use development (with a limited retail element) at the ‘Camels Hump’ site, outside of the town centre, close to existing businesses at Lifford Road. Home Bargains has recently opened at the former Long’s supermarket site on Melmount Road and there has been past pressure for retail development on economic development land at the southern edge of the town. There has also been some spillage of ‘town centre’ uses to other outer-areas, such as at the Orchard Road Industrial Estate.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>E - Strabane Town Centre</b>	Maintain existing Strabane Area Plan Town Centre boundary, subject to detailed re-evaluation of boundaries	Contract the existing Town Centre boundary to a more compact form	Expand Town Centre boundary to beyond the Bypass / Camel’s Hump area

**Option 1**

**7.41** Would be to largely maintain the existing Strabane Area Plan Town Centre Boundary at its current size, subject to a detailed re-evaluation of the boundaries. This is a relatively large town centre boundary which incorporates the large retail development (edge of boundary) in proximity to the by-pass.

**Option 2**

**7.42** Would be to contract the existing Town Centre boundary to a more compact form, focussing development around the traditional town centre streets.

**Option 3**

**7.43** Would be to expand the Town Centre boundary to include the Camel’s Hump area. This site is currently outside the town centre boundary and beyond the development limits of Strabane. Inclusion of this site within the town centre boundary would significantly enlarge the town centre and bring it closer to the border with Lifford.

## SA – Sustainability Appraisal Summary

**Option 1** scores neutrally socially and environmentally and more positively for economic SA objectives.

**Option 2** scores positively socially and environmentally particularly as it would concentrate future development in the smaller core area. Economically, there may be medium-term benefits as investment focuses on the older traditional streets. However, over the longer-term, there may not be adequate sites for retailing uses and investment maybe lost from Strabane, or even pressure for town centre uses on outer / arterial sites, thus harming the town centre.

**Option 3** scores negatively in terms of the environment as it uses extra green fields, close to the river. Economically, over the longer-term, an extension of the town centre beyond the by-pass may be beneficial for the economy of Strabane and the District overall, as it maximises the opportunities of cross-border commerce and trading. However, there is uncertainty about this aspect and the danger that the larger town centre would further dilute the town centre investment and further damage the traditional streets, thus being negative socially and environmentally.

### The Councils Preferred Option is Option 1.

Do you agree with this Preferred Option?

Should the existing town centre boundary be expanded or contracted, or remain the same?

## F - Local Towns - Options

**7.44** : **Castleberg** is a vibrant market town and the commercial core is focused around The Diamond which mostly comprises of three-storey traditional terraces with some retail activity concentrated along William Street. The Strabane Area Plan 2001 identified a Town Centre boundary, which now boasts a diverse range of retail uses and other services and there is a very strong independent retailer presence in the town, as well as a couple of mid-sized foodstores such as Spar and Vivo Xtra. Unlike many other similarly-sized towns in Northern Ireland, Castleberg has a very low vacancy rate. While the general trend within the town centre is retail focused, there are also a number of established housing areas grouped within the town centre boundary.



**7.45 Newtown Stewart** is an archetypal plantation settlement which has been formally laid out with the church at one end of the main street and castle at the other, the latter overlooking the river crossing point. The town has a wide main street where much of its original architectural character has survived and a Conservation Area was declared in 1993 in recognition of its historic character. Most of the retail activity is anchored around Main Street with some businesses along the nearby streets of Townhall Street, Castle Brae, St Eugene’s Street, Moyle Road and Dublin Road. The assortment of small independents and attractive shop-frontages and signage add to the vibrancy of the main area. There is currently no defined town centre boundary in the Strabane Area Plan 2001.

**7.46 Claudy** was designated as a Village in the Derry Area Plan 2011, but this POP is proposing to designate it as a Local Town in this LDP. It is located 16 km south east of Derry City and is located 1 km off the A6 Belfast Road. Claudy does not have a defined centre but its local shops, civic uses, car garages and local businesses do focus on the area around the cross roads junction with Glenshane Road (Main Street) Baranailt Road (north) and Church Road (south). Particularly with the presence of the large second level school in the heart of the ‘town’, there is a reasonably busy ‘feel’ to the centre of this rural settlement.

	Option 1	Option 2
<b>F - Local Towns - Castleberg, Newtown Stewart, Claudy</b>	Retain the compact Town Centre boundary for Castleberg and define compact Town Centres for N’Stewart (existing designated town) & Claudy (proposed new town)	Do not define Town Centres for Castleberg, Newtown Stewart or Claudy

**Option 1**

**7.47** Is to retain the compact Town Centre boundary for Castleberg and define compact Town Centres for Newtown Stewart (existing designated town) and Claudy (proposed new town). Newtown Stewart and Claudy do not have defined town centre boundaries. Whilst there has not particularly been pressure for out-of-centre or large retail uses in these small towns, defining compact town centres for all three could help sustain these settlements by directing retail / service provision within the traditional main streets thereby ensuring a concentration of their vitality and vibrancy as service centres.

**Option 2**

**7.48** Would be to have no defined Town Centre designation for Castleberg, Newtown Stewart or Claudy. As there has not particularly been pressure for out-of-centre or large retail uses in these small towns, therefore, there may be no need for a defined town centre. However, the absence of a town centre might make it difficult for the Council to resist ‘town centre uses’ in inappropriate peripheral sites in the future. These local towns may also lack a focus, for retail, commerce, mixed-use and for place-making. The locations of retailing/services would be determined on a site by site basis with no direct focus for development within the commercial centre of these towns.

## SA – Sustainability Appraisal Summary

**Option 1** was scored mostly as having a mix of neutral and positive effects across the SA objectives with a potentially positive economic effect which could potentially negatively impact on local air quality.

**Option 2** was scored as being slightly more negative, socially, environmentally and economically as a lack of a designated town centre designation would dilute any likely focussed investment in Claudy and Newtownstewart and the associated vitality.

### The Councils Preferred Option is Option 1.

Do you agree with this Preferred Option?

Do you have evidence to support the proposal to have a Town Centre, or where the boundaries should be (in broad terms)?

## G - Transport - Options

- 7.49** The District has a wide variety of transportation services and links including an extensive road network, pedestrian and cycle paths, the railway, the airport, the port and public and community transport. From the baseline of the current transport situation and different modes of travel and responsibilities for their provision, the RDS and SPSS requires the new Local Development Plan to promote a shift towards more sustainable forms of transport. This could be best achieved by not only creating additional cycle and walkways but by distributing and zoning open spaces to create green areas, as well as increasing permeability within new housing developments and accessibility to central areas, employment and other key land use proposals.
- 7.50** However, it is likely that the primary form of transport will remain the private car for most people, especially for rural dwellers, particularly in the remoter parts of the District. As such, complementary measures should be introduced in the Plan which are aimed at reducing the need to travel long distances in order to access work, shops, recreation facilities and public services within the District. Therefore, it is important to assess the transport needs, problems and opportunities within the Plan area and to ensure that appropriate consideration is given to transportation issues in the allocation of land for future development. The Local Development Plans and Transport Plans have a complementary role to play in promoting greater integration of transportation and land use planning. The LDP team will liaise closely with DFI/TNI and Sustrans and use Accessibility Analysis mapping tools to assess the various LDP proposals.

- 7.51** Travelling on the road by car or bus is the most common form of transport within our District. Both Derry and Strabane sit on Key Transport Corridor, linking Derry to Belfast (A6) and Derry to Dublin (A5). Derry is also linked to the North Coast by the A2 and to Donegal via the Buncrana Road (A2) and the Letterkenny Road (A40), while Strabane is linked to Donegal at Lifford Bridge (A38).
- 7.52** There are no Motorways within the District, and of the 2312.8km of road length within our District 17.5km is dual carriageway and 91.7km single carriageway A-class road. The majority of the roads in the District are unclassified. There are a number of Protected Routes within the District including the A2, A5 and A6, some of which extending into neighbouring Council Districts and to the border with Donegal/RoI, such as the Buncrana Road, Culmore Road and the Letterkenny Road, (being part of the Trans-European Network, TENS routes). The Designation of Protected Routes is the responsibility of Transport NI and are identified in the Local Development Plan for information, and as a material consideration.
- 7.53** The currently proposed road improvements, in particular the A5 and A6, and the Buncrana Road widening scheme, are likely to have significant implications for the District, and the strategic thrust on the LDP, with regards to zonings and land uses. These new roads will however be Protected Routes and the normal policies will apply, of restricted access and Transport Assessments required for proposals onto this network.
- 7.54** There are 6 Roads Schemes proposed in the RoI border area, of which 5 are currently 'suspended'. The N14/N15 to A5 (Western Transport Corridor) Link is currently in planning and will consist of 0.5 km of mainline including a major bridge crossing of the River Finn at Strabane / Lifford. The project was approved by An Bord Pleanála on 30th May 2012 and its progression is now subject to the timing of the Northern Ireland Roads Service A5 (WTC) project advancing to construction.
- 7.55** In Derry City, the need for a new River Foyle crossing has been suggested many times over the years. Currently the two parts of the city of over 90,000 people are linked by just two bridges - the double-deck Craigavon Bridge in the city centre and the Foyle Bridge to the north of the city. Other long-term major roads proposals, at earlier stages of consideration, include a link road from the A5 to A6, the A6 link to the A2 and opportunities to complete an orbital route around the city, thus reducing the need for major traffic movements through the heart of the city. The DFI and Transport NI is proposing to undertake a major North West Transportation Study to assess the current and future transport needs of the District over the LDP period. The findings will then feed into the LDP and Plan Strategy and Local Policies Plan as an important consideration.
- 7.56** The Council is instrumental in the development of a number new walking and cycle ways at various stages of development within our District. These include the Ebrington Greenway, the Gransha to Strathfoyle Greenway, Derry to Muff, Derry to Buncrana and Strabane to Lifford.

**7.57** In Derry City, there is a pedestrian and cycle bridge, the Peace Bridge, sited in the heart of the city. It is iconic and connects divided communities and significantly increases pedestrian accessibility between both parts of the city. There is a need to further enhance and develop these linkages to the new ‘spaces’ at Ebrington and Guildhall Square. In Strabane, the recent Community Bridge is also iconic and connects divided communities, whilst a proposal is being progressed for a further ‘town centre bridge’ to connect the Bus Depot / Lidl area to the town centre. The Riverine Project also includes a pedestrian bridge between Strabane and Lifford. In both Derry and Strabane, such bridges and pedestrian/cycle networks are an important element of place-making and accessibility and movement within these central areas, for residents, workers and tourists. As part of the LDP preparation, it is proposed to undertake a further study of the movement patterns within our urban cores.

	<b>Option 1</b>	<b>Option 2</b>
<b>G - Transport</b>	Plan to maximise the opportunities for sustainable development arising from the A5 / A6 / A2 upgrades and other orbital / cross border links. Also promote Active Travel opportunities and accessibility and connectivity within our main urban settlements	Maintain / accept current transport links and plan for commensurate level of sustainable growth. Also promote Active Travel and accessibility within our main urban settlements

**Option 1**

**7.58** Plans to maximise the opportunities for sustainable development arising from the A5 / A6 / A2 upgrades and other orbital / cross border links and promote Active Travel opportunities. This will take full advantage, yet in a sustainable manner, of the massive investment of the Governments and EU in the roads and green infrastructure to underpin the ambitious growth of our District and wider North West Region. Thus, the LDP would integrate its land use proposals with the upgraded roads and rail network, as well as port and airport, and the green infrastructure, with Active Travel, involving accessible land-use zonings, pedestrian lanes, cycling, buses, trains, park-and- share / park-and-ride sites.

**Option 2**

**7.59** Would be to largely maintain / accept current transport links and plan for commensurate level of sustainable growth. This option, recognising that much of the major transport plans are beyond the control / budget of the Council, broadly accepts the current network and its restricted capacity. This would inevitably act as a development constraint on the Council / LDP’s Growth Strategy within a few years.

## SA – Sustainability Appraisal Summary

**Option 1** is a more developmental approach, economically and socially strong while potentially producing more vehicles / transport onto the roads, it could result in enhanced public transport provision and certainly needs careful mitigation. However, the complementary investment in green transport and Active Travel would be critical in ensuring sustainable long-term development. Also positive is the accessibility between and within our settlements, as well as the planning/land use integration.

**Option 2** would be the ‘safer’ option, possibly better in social and environment terms in that it would develop less transport infrastructure, both vehicle/road based and also green infrastructure. However it would perform poorly in economic assessment as it would only deliver limited economic potential, limited well serviced investment opportunities and possibly more congestion / air pollution, thus being weak environmentally/socially also.

### The Councils Preferred Option is Option 1.

Do you agree with this Preferred Option?

What are your views on the strategic road network, current and proposed transportation schemes, car parking provision and public transport services?

How can the LDP seek the maximum economic benefit from the proposed A5/A6/A2 upgrade?

How can the LDP seek the maximum economic benefit from the cross-border transport linkages?

How can the LDP support sustainable transport with our land-use proposals?

## H - Tourism - Options

**7.60** : Tourism is a significant economic driver for Northern Ireland. It generates wealth, jobs, exports, civic pride and innovation. The Draft Tourism Strategy for Northern Ireland to 2020 sets out growth targets to increase our visitor numbers to 4.5 million, the employment supported by tourism to 50,000 jobs, and the revenue generated by tourism to £1 billion for the Northern Ireland economy.

**7.61** : Investment in tourism brings new facilities to our city, town, villages and surrounding landscapes and makes a vital contribution to the District in terms of the revenues it generates, the employment opportunities it provides, and the potential it creates for economic growth. It also provides the opportunity to get maximum benefit from our wealth of environmental and heritage assets; our waterways, landscapes and built heritage. There are also health benefits to be gained by a more active resident population who are motivated to be out and about exploring more of the District’s tourism assets. Tourism in the District has been strong in recent years, spearheaded by the city breaks, built-heritage,



festivals and culture events. The challenge is to sustain and grow this city-based success, develop sustainable rural tourism especially through assets such as the Sperrin AONB and Foyle / Faughan valleys, and also to capitalise on the wider North West cross-border location, from the Wild Atlantic Way, Donegal and on to the Giant's Causeway / North Coast.

**7.62** With the Council's increased role in promoting tourism development, the LDP can play an increasingly important role, directly in accommodating tourism attractions / accommodation (Tourism Opportunity Zones, Tourist Routes, etc.) and indirectly in protecting assets (Tourism Conservation Zones) and creating attractive, accessible places for visitors to enjoy.

**7.63** The Local Development Plan also has a role in securing high quality design and integrating tourism provision with necessary infrastructure. This will ensure that development is sustainable and achievable, without damaging those qualities in the environment which are of acknowledged public value and on which tourism itself may depend.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>H - Tourism</b>	Identify flagship Tourism sites / areas along with opportunities for dedicated sustainable attractions and associated accommodation. Focus on improved accessibility, place-making and legibility of tourism offer	Plan for further opportunities that emerge, to expand current offer generally	Focus on the protection of our Tourism assets and constrain Tourism development potential

**Option 1**

**7.64** Identifies flagship tourism sites for attractions and accommodation to ensure that there are opportunities for dedicated sustainable tourism options over the plan period. Additionally, there would be an emphasis on the wider environment and designing a quality tourism offer for visitors to enjoy.

**Option 2**

**7.65** Is to build upon existing supply and plan for further tourism opportunities, being largely reactive

**Option 3**

**7.66** Focus on constraining development and the protection of tourism assets.

## SA – Sustainability Appraisal Summary

**Option 1** was seen to be significantly positive in relation to the economy as it could boost the Districts economy, positive for social as it would attract a variety of accommodation and attractions for visitors and possibly negative environmentally as there could be a negative impact on opportunity sites being located sustainably and in suitable environmental locations.

**Option 2** was seen as positive economically and negative in terms of the environment in terms of protecting the natural resources, biodiversity and landscape character and neutral on the social aspects.

**Option 3** scored negatively in terms of economic growth, neutral on social aspects and positively in relation to the environment as development would be constrained as well as protecting and maintaining the existing environment.

### The Councils Preferred Option is Option 1.

Do you agree with the preferred option?

How do you believe the LDP can best assist us to achieve the benefits of sustainable tourism development in the District?

## I - Minerals - Options

**7.67** The geology of the Derry and Strabane area is rich in minerals ranging from peat, basalt, igneous rock, sandstone, psammities and quartzites, as well as sand and gravel. The counties of Tyrone and Derry are the main producers of sand and gravel in Northern Ireland. These two counties produce around 78% of the country's sand and gravel extracts (Tyrone – 55%, Derry – 23%). There are extensive resources of peat in County Derry with some significant sites designated as Areas of Special Scientific Interest (ASSIs). Prospecting for gold is also a possible future development activity within our District, as the Dalradian basement rocks of the Sperrin Mountains have been the main focus of exploration, but to-date have been mostly in adjoining Districts.

**7.68** Minerals include all substances in or under the land, which are ordinarily worked for removal by underground or surface working. Raw materials obtained from mineral extraction are vital to many aspects of construction including roads, bridges, buildings, etc. and therefore has an important role in the growth and economy of the District and region generally. However, the extraction of minerals can have a significant impact on the landscape and surrounding locality, depending on the size, scale and method used. Extraction may also have an impact on nature conservation sites and structures and remains of historic and archaeological importance. The Local Development Plan will need to recognise that while there are certainly economic benefits to mineral extraction and production, this industry also provides a number of challenges, including impact on the environment, visual implications and impact on the amenity of local residents. The LDP will protect identified Minerals Reserves Areas, as well as

identifying Areas of Constraint on Minerals Development; in doing so, this will indicate those other areas of the District which are suitable for minerals development, subject to normal environmental and planning assessments. The LDP can also consider whether specific 'precious minerals' or 'hydrocarbons' policies are required.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>I - Minerals</b>	Pro-development, and maximise the potential growth of our local aggregates sector across the District	Emphasis on protecting environment, and consequently constrain further development and growth opportunities	Balanced approach, which seeks to promote mineral development in sustainable locations with a focus on the protection of sensitive landscapes and reinstatement of workings

**Option 1**

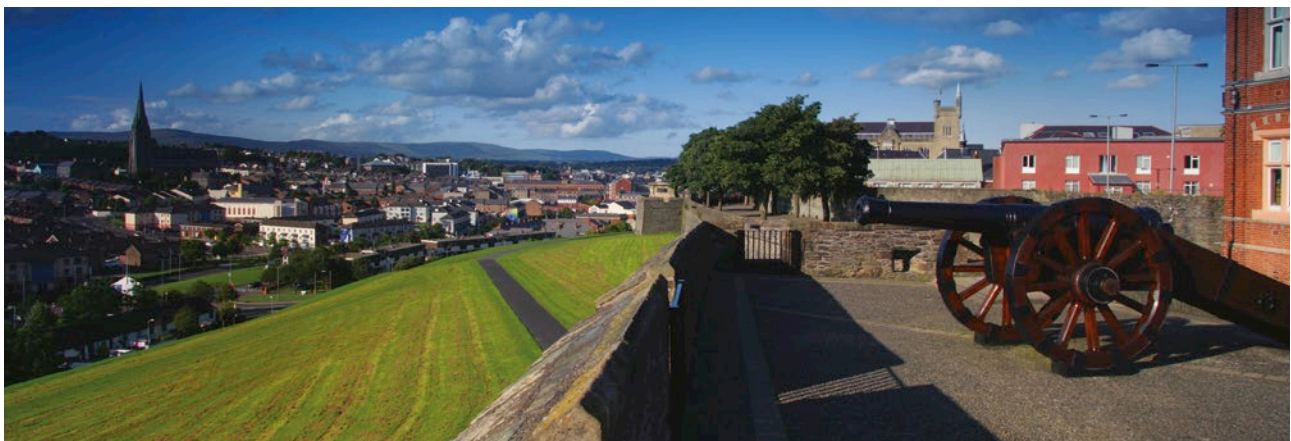
**7.69** Focuses on growth and pro-development of the local aggregates sector across the District to ensure it contributes fully to the local economy. This sector will be increasingly important as the District and region plans to develop significantly, sustainability, over the LDP period.

**Option 2**

**7.70** Is for a more restrictive approach by constraining development. It recognises that mineral extraction can have a detrimental impact on the natural and built environment. The District contains many areas protected by international, national and local designations and it is important that these are protected from future minerals development.

**Option 3**

**7.71** Is for a more balanced approach which seeks to uphold strong environmental principles that protect and enhance the environment so as to minimise the adverse impact of mineral workings on the environmental and particularly in sensitive landscapes. It furthermore sets out to ensure that damage to the environment is remedied. Whilst protecting the environment, the LDP will be very supportive of minerals businesses and their contribution to building our District's infrastructure, homes and wider economy.



## SA – Sustainability Appraisal Summary

**Option 1** was seen to have a negative impact on the environment and was generally viewed to be unsustainable. It was seen as having a neutral impact socially but however is positive in terms of enabling sustainable economic growth.

**Option 2** is considered to be positive socially in terms of health and well-being, and also generally positive on the environment. It would be negative for sustainable economic growth.

**Option 3** was considered to be reasonably positive economically, and more positive environmentally, in particular for biodiversity and landscape long term.

### The Council's Preferred Option is Option 3.

Do you agree with this Preferred Option?

How can the LDP be flexible to permit the minerals industry to develop without having a negative impact on the environment?

Are there any specific areas that it is particularly important to protect from Mineral development so as to protect the landscape or environmental designations?

## J - Rural Economy - Options

**7.72** : A key aim of the Regional Development Strategy (RDS) and Strategic Planning Policy Statement (SPPS) is to sustain rural communities living in smaller settlements and the open countryside and to strike a balance between the protection of the environment from inappropriate development while supporting and sustaining rural communities. To maintain and enhance the attractiveness of the countryside as a place to invest, live and work, the countryside requires a sustainable approach to new economic development / employment. Whilst, new development is required to respect local social and environmental circumstances, facilitating development in appropriate locations is considered necessary to ensure proposals are integrated appropriately within rural settlements or in the case of countryside location, within the rural landscape.

**7.73** : The SPPS sets out that the policy approach to new development in the countryside should reflect the 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. Policy must recognise that there are certain areas which will be more sensitive to change and areas which will have lower sensitivities and thus provide opportunities to accommodate development. It is also important to take into account the role and function of rural settlements and accessibility to existing services and infrastructure reflective of the SPPS.

**7.74** The existing policy-led approach in Planning Policy Statement 21, Sustainable Development in the Countryside, encourages farm diversification, agricultural and forestry development, and the re-use and conversions of rural buildings with an appropriate nature and scale of non-residential development. New buildings outside settlements are restricted, in order to protect rural amenity and achieve wider sustainability objectives. The related Planning Policy Statement 4, Planning and Economic Development sets out the Department's policies for economic development uses and indicates how growth associated with such uses can be accommodated in the countryside; however, there has been concern that this policy has been unduly restrictive and has acted contrary to rural enterprise and sustaining vibrant rural areas.

**7.75** Our countryside is home and livelihood for a considerable part of our population including farming and non-farming families. The countryside provides employment through activities such as agriculture, forestry, tourism, other rural-based enterprises, as well as various home-working businesses. It provides a mixture of landscapes which includes mountains, river valleys, rolling farm land and the Sperrin AONB. These landscapes provide a rich resource of productive agricultural land, habitats for nature conservation, archaeological and historical features and remains. Additionally our countryside provides for many recreational needs including activities such as fishing, photography, walking and festivals and has the potential to become an increasingly important tourist asset.

**7.76** Bearing these factors in mind, three strategic options for sustaining the rural economy have been identified.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>J - Rural Economy</b>	To focus rural economic development proposals in the Local Towns and Villages, to drive the rural economy	Balanced, opportunities in the rural settlements for appropriate-scale development / employment plus opportunities for appropriate business starts and small businesses in the countryside, to promote a vibrant rural economy	Rural development / businesses promoted generally across the District, wherever it emerges spatially and with only minimal restrictions

**Option 1**

**7.77** Focuses economic development proposals within the settlement limits of the rural Local Towns and Villages across the District to provide services to sustain the surrounding rural communities.

**Option 2**

**7.78** Would provide for a more-balanced growth across the District, to include development opportunity sites within the settlement limits of our Towns, Villages and Small Settlements,

with opportunities for sustainable economic development / employment within the open countryside also. Provision could be made for start-up / small businesses or working-from-home including farm diversification and part-time farming, again to support vibrancy within rural communities. However, it would be important to have safeguards in place to ensure it is appropriate-scale / type development / employment, in appropriate locations so that it is not causing 'significant harm' in terms of visual impact, traffic, noise, affecting neighbours, etc. Similar to the policies for small businesses in urban areas, it would be important to understand from the outset, that such businesses are likely to have limited potential for expansion, especially in the countryside locations, if their scale / nature means that they are beginning to 'cause harm' to the countryside, neighbours, traffic, etc.

### Option 3

**7.79** Promotes rural development across the District generally. Business and services can be farming or non-farming and will be permissible so long as they are of a reasonably suitable nature and scale and in reasonably sustainable locations, wherever they emerge, either in the rural settlements or throughout the countryside, in order to sustain vibrant rural communities. Some limited criteria would be needed to ensure the business is not significantly at the expense of the environment or countryside amenity.

## SA – Sustainability Appraisal Summary

**Option 1** scored more positively in terms of social and economic aspects and some aspects of the environment. There may be some impacts on local air quality.

**Option 2** scored positively for social and economy when scored across the wider District with a negative in terms of biodiversity.

**Option 3** scores negatively in terms of the economy across the District, as it would dilute the focus of businesses, limiting the potential for business expansion and also in terms of the environment by allowing development in an unsustainable manner.

**The Councils Preferred Option is Option 2.** In line with the RDS and SPPS, this option recognises the importance of sustaining rural communities and ensures that economic development can be facilitated within the countryside in sustainable locations to promote a vibrant rural economy.

**Do you agree with this Preferred Option?**

**Do you think that the Council should allow rural businesses to develop and expand outside of the settlements limits of our rural towns and villages?**

**What criteria should be applied to such approvals / locations?**

# 8

## Social Development - Issues and Options

- 8.1 Seven main aspects have been categorised under the heading of ‘social development’, broadly to accommodate people and facilitate communities. Where appropriate, options have been identified to address those issues; they are summarised in the following table, with the preferred option shaded and explained further in the following text:

### Summary of Social Development Options

	Option 1	Option 2	Option 3
<b>A - Strategic Housing Distribution</b>	Dispersed – across the Settlement Hierarchy, including countryside in proportion to settlement tier	Concentrated – emphasis on urban, central, sustainably accessible locations	Balanced – moderate focus on Derry city as a Regional City, as well as Strabane town as a Main Hub plus housing opportunities across the settlement tiers at appropriate scale / densities and in the countryside
<b>B - Housing Allocation Quantum</b>	Current Housing Growth Indicator (HGI) as per RDS 6,500 dwellings	Balanced, Planned Growth of 12,000 dwellings	Previous Housing Growth Indicator (HGI) as per RDS 16,000 dwellings
<b>C - Location and allocation of housing land</b>	Rely on existing zonings and settlement development limits	Retain committed and zoned housing land for residential, re-evaluate un-committed sites and allocate any further required land in accordance with sequential test in SPPS, and deliverability	Re-evaluate all existing zoned land on the basis of sustainability. Only carry forward zonings deemed sustainable. Allocate all land based on sequential test in SPPS



	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>D - Social / Affordable Housing and Balanced Communities</b>	Incorporate the principle of including social, private and affordable housing & cross community. Consider policy and mechanisms to deliver balanced communities and meet all housing need / demand. More research needed by Dfl, DfC, NIHE and Council	More research needed by Dfl, DfC, NIHE and Council on this area. The need is not proven for policy response, so do not include in the Plan. Possible future subject plan or supplementary guidance	
<b>E - Open Space / Recreation (OSR)</b>	Protect the existing and zoned OSR provision as set out in DAP and SAP	Re-evaluate our current OSR provision in terms of role and function and identify and protect any existing land and additional land required for open space, sport and recreation	
<b>F - Community Infrastructure</b>	Identify/Zone/Protect Committed sites	Existing provision of Health, Education, etc is considered adequate	Identify/Zone/Protect a long-term reserve of potential sites
<b>G - Waste</b>	Existing Infrastructure & committed Capital Proposals identified & protected	Identify/Protect a long-term reserve of potential projects / sites	

- 8.2** How and where we live is a fundamental consideration in how we develop our District. Housing is an issue that affects all of our population and the impact of where we develop housing has an effect on many other issues such as transport, public utilities, community infrastructure, on how we provide open space and how we deal with waste.
- 8.3** The allocation of housing growth to specific locations in a District is a matter for decision through the LDP process. In the allocation process, due weight needs to be given to reinforcing the leading role of the Regional Gateway (Derry) and Hubs (Strabane). Another important step in this allocation process is making judgements to achieve a complementary urban/rural balance to meet the need for housing in the towns of the District and to meet the needs of the rural community living in smaller settlements and countryside. The varied housing needs of the whole community need to be met.
- 8.4** The District's recently allocated Housing Growth Indicator (HGI) figure for the period 2012-2025 is 5,000 houses. If we pro-rata this up to cover the LDP period 2015-2032, the HGI figure rises to 6,545 dwelling units.
- 8.5** Our current commitment figure is significantly in excess of our allocated HGI figure. In essence, we have a generous supply of zoned and committed land to cover the LDP period. This raises the issue of the density of housing that we should seek to establish on such zoned sites. This has implications for the rate we use up our zoned land and also in turn affects the layout and design of such developments and contributes to the character of the settlements.
- 8.6** The RDS seeks LDPs to manage housing growth to achieve sustainable patterns of residential development and to ensure an adequate and available supply of quality housing to meet the needs of everyone. A strategic approach to housing distribution will therefore need to be based on the principles of sustainability and need.

## A - Strategic Housing Distribution - Options

- 8.7** In order to support and provide for a planned growth of 155,000 to 160,000 people, it is estimated that there will be a need for between 7,000 and 12,000 new homes. The distribution of growth will take account of the areas where there is the greatest need for housing and also identify the most suitable locations based on their ability to deliver a sustainable form of development.
- 8.8** Derry is the principal urban centre within the District and it is envisaged that the greatest 'need' and demand for housing will be in the city. The LDP presents an opportunity for creating sustainable residential communities in the city whilst providing a mixture of residential development to meets the needs of everyone.
- 8.9** Strabane is the next largest urban settlement and is well positioned to accommodate a proportionate level of residential development to accommodate the identified need within the settlement.

**8.10** The RDS recognises that to sustain rural communities, new development and employment opportunities are required which respect local, social and environmental circumstances. Facilitating development in appropriate locations is considered necessary to ensure proposals are integrated appropriately within rural settlements or in the case of countryside locations, within the rural landscape.

**8.11** Three strategic options for the distribution of housing have been identified:

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>A - Strategic Housing Distribution</b>	Dispersed – across the Settlement Hierarchy, including countryside in proportion to settlement tier	Concentrated – emphasis on urban, central, sustainably accessible locations	Balanced – moderate focus on Derry city as a Regional City, as well as Strabane town as a Main Hub plus housing opportunities across the settlement tiers at appropriate scale / densities and in the countryside

**Option 1**

**8.12** Would provide for proportionate housing allocation across all the settlements and a rural housing policy for the countryside, broadly reflecting their existing status (percentage of population, see Table 6 in Section 6). This will effectively reinforce the existing situation and provide some houses / population across the District.

**Option 2**

**8.13** Concentrated, with an emphasis on urban, central, sustainably accessible locations at Derry and Strabane primarily, with some limited allocation to the rural settlements and rural housing policy being applied to open countryside.

**Option 3**

**8.14** Is for a more-balanced housing allocation 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 housing across the other settlements of the District, and in the countryside to provide some opportunities for additional dwellings to sustain a vibrant rural community.

### SA – Sustainability Appraisal Summary

**Option 1** was seen as a broadly negative approach in terms of economic, social and environment. This option was seen to disperse people and services in an unsustainable manner and it had the greatest potential for impacting on the environment due to factors such as building on green-field sites and increasing the reliance on the private car.

**Option 2** scored quite well from an environmental and economic perspective. However there were a number of social negatives related to sustaining the rural aspect of the District.

**Option 3** scored reasonably well on all three aspects. There are perceived to be long term negatives in relation to active travel given that there would be some dispersal of people and services, however this is balanced against the positive aspect of sustaining the needs of the rural community.

### The Council’s Preferred Option is Option 3

Do you agree with this Preferred Option?

Are there any alternatives that could be considered more sustainable than those presented?

## B - Housing Allocation Quantum - Options

**8.15** : The RDS 2035 Housing Growth Indicator (HGI, revised 2016) proposes that the Derry City and Strabane District will need approximately 5,000 new houses by 2025. Extrapolated on a pro-rata basis to the end of the plan period in 2032, the figure would be approximately 6,545. A targeted growth in population to between 155,000 and 160,000 and a change in demographics means a re-evaluation of the Housing Growth Figure as set out in the RDS. The Council’s preferred option for the housing allocation quantum is based on the planned growth of the City and District in order to plan for the provision of 12,000 units.

	Option 1	Option 2	Option 3
B - Housing Allocation Quantum	Current Housing Growth Indicator (HGI) as per RDS 6,500 dwellings	Balanced, Planned Growth of 12,000 dwellings	Previous Housing Growth Indicator (HGI) as per RDS 16,000 dwellings

#### Option 1

**8.16** : Based on current projections and HGI figure: 6,545 dwelling units.

#### Option 2

**8.17** : Based on a planned growth: 12,000.

#### Option 3

**8.18** : Based on an optimal growth projection and the previous HGI figure: 16,000 dwellings.

## Sustainability Appraisal Summary

**Option 1** was seen as largely negative for social SA objectives in that it fails to deliver across the range of housing needs currently facing the District. While positive for managing assets and protecting physical resources sustainably, lack of adequate housing was seen as negative medium and long term for attracting a suitable population to drive the District economically. This Option is large neutral for environmental objectives.

**Option 2** was seen as largely positive across the social, economic and environmental SA objectives. Some negatives were recorded against reducing the causes of and adapting to climate change and protecting, managing and using water resources sustainably.

**Option 3** while largely positive as per Option 2, potential negatives begin to emerge in the long term if over supply becomes an issue when compared to a flat or falling District population projection. This Option also indicated negative environmental impacts due to the enhanced scale of development across both rural and urban locations.

## The Council's Preferred Option is Option 2

Do you agree with this Preferred Option?

Are there any issues in relation to achieving the preferred housing quantum?

Do you believe that the District can sustain this level of housing?

Are there any factors that should be given significant weight in relation to the options?

## C - Location and Allocation of Housing Land - Options

**8.19** The SPPS sets out a sequential approach for the identification of suitable sites for housing, whereby previously used land is prioritised over expansion into the area surrounding existing settlements or the creation of new settlements. The RDS seeks to manage housing growth to achieve sustainable patterns of development and sets a regional target of 60% of all new housing to be located on appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population. In the context of our District, this would apply to Derry and Strabane.

**8.20** The SPPS recommends the application of a sequential approach and identification of suitable sites for settlements of over 5,000 population, as follows:

- Use previously developed and undeveloped land within the urban footprint, informed by urban capacity studies;
- Extensions to cities and towns;
- Exceptional major expansion of a village or small rural settlement;
- New settlements.

**8.21** Derry city will be the focus for residential growth. The city has a legacy of approximately 460 hectares of committed and zoned housing land that has not been developed, potential for up to 10,000 dwellings. Most of this zoned land is in peripheral Greenfield locations at the edge of the city and, in terms of sustainability, they would potentially score less than more-central sites because of potential social, economic and environmental impacts. However, in practice, the vast majority of such lands does have planning permission and is therefore ‘committed’, so there may actually be limited scope from a site re-evaluation exercise.

**8.22** There is potential to:

- develop brownfield, windfall and underutilised sites within the city;
- to increase housing density without town cramming;
- create sustainable forms of development, and;
- encourage balanced communities.

**8.23** Strabane also has a legacy of approx. 35 hectares of committed and zoned housing land, with potential for 650 dwellings, as well as having sites with scope to develop some more sustainable opportunity sites.

**8.24** With the exception of a small number of settlements, the majority of the remaining 47 settlements still have generous amounts of undeveloped land within their development limits. Only the Towns have land specifically zoned for housing however.

**8.25** Approximately 14.4% of our population live outside the various settlements and in accordance with the RDS, there is a need to ‘sustain the rural communities’ living in ‘the open countryside’. A sustainable approach to the development in the countryside will be the preferred option of the Council, but with additional opportunities for rural houses (see proposed Policy in Section 10).

**8.26** The following options are considered in relation to the identification of housing land for the LDP:

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>C - Location and allocation of housing land</b>	Rely on existing zonings and settlement development limits	Retain committed and zoned housing land for residential, re-evaluate un-committed sites and allocate any further required land in accordance with sequential test in SPPS, and deliverability	Re-evaluate all existing zoned land on the basis of sustainability. Only carry forward zonings deemed sustainable. Allocate all land based on sequential test in SPPS

**Option 1**

**8.27** Rely on existing zoned housing land, and the settlement development limits otherwise, which have potential to accommodate our housing needs in terms of numbers and give favourable consideration to suitable windfall and brownfield sites.

**Option 2**

**8.28** Retain only 'committed' land, sustainably re-evaluate un-committed zoned or other land and identify remaining required land based on sequential test set out in SPPS, as well as 'deliverability' of housing.

**Option 3**

**8.29** Sustainably re-evaluate all existing zoned land and de-zone land that does not provide for a sustainable form of development. Allocate all housing land based on sequential test set out in SPPS.

### Sustainability Appraisal Summary

**Option 1** Both the Derry Area Plan and Strabane Area Plan housing zonings were first considered and designated almost 40 years ago in a different social, economic and environmental climate. Option 1 does not give the opportunity to consider these zonings afresh in light of current sustainable thinking.

**Option 2** Scored slightly better on account of a re-evaluation proposed for uncommitted sites, however the retention of committed sites could still have impacts.

**Option 3** While Options 2 & 3 scored similarly, Option 3 has the potential to re-evaluate all zonings which could deliver more in terms of delivering active and sustainable travel. However this needs to be balanced with the potential of Option 3 to raise practical issues for the LDP progression and the achievement of the Council's District vision.

### The Council's Preferred Option is Option 2

Do you agree with this Preferred Option?

Do you agree with the approach as set out in the SPPS?

How can we best apply this in the current context of committed land in our District?

## D - Social / Affordable Housing and Balanced Communities - Options

**8.30** The LDP will seek to deliver homes to meet the full range of housing needs of our District. This will include private housing, social housing, affordable housing, housing for the elderly, specialist and Traveller accommodation.

**8.31** The provision of social and affordable housing is a major issue for our District, as well as delivering adequate private housing, ideally in mixed-tenure developments. The Council also has a duty under Section 75 of the NI Act 1998 to promote good relations, and this is in line with recent central government initiatives to encourage cross-community or neutral / shared-space housing land. The SPPS and PPS 12 Housing in Settlements also strongly encourage the idea of 'balanced communities'. There are opportunities to explore how we can ensure adequate provision through policy requirements or more specific key site requirements on zoned land.

	Option 1	Option 2
<b>D - Social/ Affordable Housing and Balanced Communities</b>	Incorporate the principle of including social, private and affordable housing & cross-community. Consider policy and mechanisms to deliver balanced communities and meet all housing need / demand. More research needed by DfI, DfC, NIHE and Council	More research needed by DfI, DfC, NIHE and Council on this area. The need is not proven for a policy response, so do not include in the Plan. Possible future subject plan or Supplementary Guidance

**Option 1**

**8.32** Create environments that are accessible to all and which enhance opportunities for shared communities. Consider policy and mechanisms for delivering balanced communities and mixed tenure housing that contribute to meeting housing need / demand.

**Option 2**

**8.33** Maintains status quo approach of having no specific policy approach and possibly relying on future direction via publication of LDP supplementary planning guidance.

**Sustainability Appraisal Summary**

At this POP stage, in the absence of any firm proposals, this initial consideration was not subject to a full SA appraisal. However, a preliminary consideration indicated there was potential merit and significant positive effects for including such a policy in the LDP. We will consider the current SPPS direction and POP feedback to this issue to guide and inform potential policy development which will be subject to SA at the Plan Strategy stage.

**The Council’s Preferred Option is Option 1**

Do you agree with this Preferred Option?

Are there any alternative approaches to those set out in the options?

What are your thoughts on how we should formulate policy for the creation of mixed tenure housing with future housing development?

**E - Open Space, Sports and Recreation - Options**

**8.34** Land to be used for open space, sport and outdoor recreation, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. Open space can enhance the character of residential areas and the provision of formal open space can enhance the civic offer of our District. An evaluation of existing space will identify the quantity, quality, and utilisation of our provision of both informal and formal open space.



- 8.35** It is envisaged that the LDP approach will be in broad conformity with the regional objectives for open space, sport, and outdoor recreation as set out in the SPPS:
- Safeguard existing open space and sites identified for future such provision;
  - Ensure that areas of open space are provided as an integral part of new residential development and that appropriate arrangements are made for their management and maintenance in perpetuity;
  - Facilitate appropriate outdoor recreational activities in the countryside that do not negatively impact on the amenity of existing residents;
  - Ensure that new open space areas and sporting facilities are convenient and accessible for all sections of society, particularly children, older people and those with disabilities;
  - Achieve high standards of siting, design and landscaping for all new open space areas and sporting facilities; and
  - Ensure that the provision of new open space areas and sporting facilities is in keeping with the principles of environmental conservation and helps sustain and enhance biodiversity.

**8.36** The LDP provides an opportunity to ensure that the designation of formal open space is consistent with the Council’s capital development programme for open space and recreation. This will include the protection and designation of land necessary for development, redevelopment or extension of open space, sport and recreation land.

**8.37** Whilst the protection and safeguarding of existing open space will continue to be the key policy objective, the LDP process will also allow an opportunity for the re-evaluation of some of our open space. Initial appraisals suggest that particularly in Derry there may be an over provision of informal and underutilised green open space in some of the social housing schemes developed in the 1970s and 1980s. A re-evaluation of these spaces will assess their suitability for safeguarding and if necessary measure their viability for more sustainable uses.

	<b>Option 1</b>	<b>Option 2</b>
<b>E - Open space, sports and recreation (OSR)</b>	Protect the existing and zoned OSR provision as set out in DAP and SAP	Re-evaluate our current OSR provision in terms of role and function and identify and protect any existing land and additional land required for open space, sport and recreation

**Option 1**

**8.38** Protect the existing and zoned OSR provision as set out in the Derry Area Plan 2011(DAP) or Strabane Area Plan 2001 (SAP)

**Option 2**

**8.39** There is a need for a City and District wide audit / assessment of our current OSR provision in terms of role and function. In addition, the LDP will identify and protect any suitable and necessary existing OSR land or additional land required for open space, sport and recreation.

## Sustainability Appraisal Summary

**Option 1** was seen to be positive in relation to biodiversity as it continued to protect open space. It was neutral for economy. It was negative for social due to the location, quality, and provision of Open Space and Recreation across the District.

**Option 2** was seen to be more positive across many of the SA objectives. It allows the Council the opportunity to re-evaluate and deliver suitable Open Space and Recreation based on up to date evidence.

### The Council's Preferred Option is Option 2

Do you agree with this Preferred Option?

Do you believe that there is adequate open space, sport and recreational land within our District?

Are there specific opportunities to extend open space?

Do you agree with an approach of re-evaluating underutilised informal open space in order to establish its suitability for formal use or another use?

How can we better integrate our open spaces with our existing urban fabric in terms of accessibility, connectivity and permeability?

## F - Community Infrastructure - Options

**8.40** The District currently has 14 post-primary schools of which 6 are Catholic Maintained, 4 are Voluntary, 3 are Controlled Schools, and 1 GMI. (EA Primary and Post Primary Schools Annual Area Profile 2016). The District also has 8 Nursery Schools, 70 Primary Schools (15,836 pupils) of which 22 are Controlled Primary Schools, 43 Catholic Maintained Primary Schools, 1 Controlled Integrated Primary School, 1 Grant Maintained Integrated (GMI) and 3 Other Maintained. There are 2 Specials Needs schools within the District.

**8.41** Further Education is provided at the North West Regional College, its main campus buildings are located in Derry and Strabane (as well as Limavady) with over 26,465 students each year. The Ulster University currently maintains four sites in Northern Ireland, one of which is located in Magee College in Derry; there are currently plans to significantly expand the university over the Plan period, by approx. 5,000 students.

**8.42** Provision of major Health Care and Community Services in the District is centred on Derry. Acute Services in the District are provided by Altnagelvin Hospital. Mental Health care is carried out primarily at the Gransha Hospital (Waterside Hospital) in Derry.

**8.43** The Police Service operates 4 stations within the Plan area, 3 in Derry area and 1 in Strabane, whilst the Fire Service operates 5 stations throughout the District.

**8.44** Derry City and Strabane District Council operates 8 leisure facilities across the District, as well as a range of other community facilities such as community centres and libraries.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>F - Community Infrastructure</b>	Identify / Zone / Protect Committed sites	Existing land provision of Health, Education, etc. is considered adequate	Identify / Zone / Protect a long-term reserve of potential sites

**Option 1**

Identify / Zone / Protect Committed sites.

**Option 2**

Existing land provision for Health, Education, etc. is considered adequate.

**Option 3**

Identify / Zone / Protect a long-term reserve of potential sites.

**Sustainability Appraisal Summary**

It was considered that at this stage in the absence of any firm proposals from the relevant authorities responsible for delivering such community infrastructure, further feedback would be required to enable the LDP to be fully informed of future proposals and would allow it to subject such proposals to the SA process. Accordingly, these Options were not subject to SA at the POP stage. Options will be finalised and subjected to SA at the appropriate LDP stage.

**The Council's Preferred Option is Option 1**

Do you agree with this Preferred Option?

What do you think the LDP can do to promote the health and well-being of communities in the District?

Where do you suggest community infrastructure is best located to meet our social, economic and environmental needs?

## G - Waste - Options

**8.45** Sustainable waste management is essential for the health and well-being of society, and our quality of life. Waste can also be considered as a resource, with potential for energy generation, or employment creation / businesses. The LDP will assess the likely extent of future waste management facilities for the District and in doing so will take account of the Northern Ireland Waste Management Strategy.

**8.46** The preferred option is to identify committed waste related Capital projects and give them due protection through the LDP.

	Option 1	Option 2
G - Waste	Existing Capital committed proposals identified / protected	Identify / Protect a long-term reserve of potential projects / sites

### Option 1

Existing Capital committed proposals identified/protected.

### Option 2

Identify/Protect a long-term reserve of potential projects / sites.

## Sustainability Appraisal Summary

It was considered that at this stage in the absence of any firm proposals from the relevant authorities responsible for delivering waste infrastructure, further feedback would be required to enable the LDP to be fully informed of future proposals and would allow it to subject such proposals to the SA process. Accordingly, these Options were not subject to SA at the POP stage. Options will be finalised and subjected to SA at the appropriate LDP stage.

### The Council's Preferred Option is Option 1

Do you agree with this Preferred Option?

What do you consider are the District's future waste management needs and where are the most appropriate locations for any new waste management infrastructure?

Does the LDP have a role in encouraging / promoting better environmental awareness (recycling / reusing / repair) through policy formulation and accessible land-use designations?

# 9

## Environment - Issues and Options

**9.1** History and landscape have shaped our District. Derry has its hills, rivers and defensive walls, whilst the Peace Bridge and the Riverside walks on both sides of the city have opened up the River Foyle. Strabane has also been shaped by its rivers, its former canal heritage and its role as an important market town. Both Derry city and Strabane town benefit from spectacular views, both into and out to the surrounding countryside and including the backdrops of the Sperrins and Donegal hills. Such landscape settings are enjoyed in many of our settlements.

**9.2** At many levels, development can potentially adversely impact on our environment – both natural and built. Accordingly it is incumbent on all those involved in the planning process to ensure that any potential environmental impacts, whatever their scale, are identified to enable potential effects to be considered, avoided or mitigated for.

**9.3** The LDP will be required to carefully balance the promotion of sustainable development that will enable us to achieve our District vision whilst simultaneously protecting all aspects of our environment. The preparation of this LDP presents a new opportunity and will strive to protect the environment, while at the same time promoting and growing our District.

### Regional Development Strategy (RDS) 2035:

**9.4** Regional Guidance (RG) 11 of the RDS relates to the conservation, protection and, where possible, enhancement of our built heritage and our natural environment. It states that the environment, both in terms of natural and built heritage, is one of Northern Ireland's most important assets. Effective care of the environment provides very real benefits in terms of improving health and wellbeing, promoting economic development and addressing social problems which result from a poor quality environment.



**9.5** Spatial Framework Guidance (SFG) 7 in the RDS relates to strengthening the role of Derry as the principal city for the North West while respecting its heritage assets, exceptional landscape setting and unique walled core through sensitive development.

**9.6** SFG 9 sets out the key concepts for the protection and enhancement of the quality of the setting of Derry city and the North West and its environmental assets.

### The SPPS

**9.7** The natural environment objectives of the SPPS are to protect, conserve and enhance the abundance and diversity of the regions natural heritage as part of social, economic and environmental development. It also sets out our commitments in terms of meeting international (including European), national and local responsibilities and obligations. The archaeology and built heritage objectives of the SPPS are to secure the protection, conservation and, where possible, the enhancement of our built and archaeological heritage. It also seeks to drive economic and community benefit while safeguarding historic or architectural integrity.

**9.8** The LDP will also be informed by those PPSs, Best Practice and Supplementary Guidance documents relevant to the topics considered within this environmental section. Eight main aspects of environmental development have been identified for inclusion in the POP with options for the LDP. They are summarised in the following table, with the preferred option shaded and explained further in the following paragraphs:

### Summary of Environmental Options

	Option 1	Option 2	Option 3
<b>A - Natural Environmental</b>	Existing designated sites / protected species are identified / protected, with Policies as per SPPS. Other habitats, species or features of natural heritage importance will also be protected in line with the SPPS	In addition to Option 1, designate additional local designations and preclude inappropriate development likely to have significant adverse impacts on such sites	Protect only those currently designated sites / protected species and accommodate development in all other locations

	Option 1	Option 2	Option 3
<b>B - Landscape Character</b>	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 development that may be inappropriate in these areas	Accommodate growth / development wherever possible, utilising the minimal number of protected landscape designations in the LDP
<b>C - Coastal Development</b>	Accommodate appropriate coastal development as per current UK Marine Policy and forthcoming Marine Plan for NI		
<b>D - Built Environment / Heritage</b>	Existing designated areas / buildings of historic environment importance will continue to be protected and development facilitated with policies in line with the SPPS	In addition to Option1, designate new areas / buildings of historic environment importance as part of LDP preparation and preclude all development likely to adversely impact on such sites / buildings or their setting	Protect only those designated areas / buildings and accommodate appropriate development where possible



	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>E - Urban Design / Places</b>	Existing design standards are accepted – reasonable design sought on a site-by-site basis	A comprehensive drive for Place-Shaping, including high quality design of both buildings and key focal areas, in both urban and rural areas	Minimal design standards accepted with focus on development and investment paramount
<b>F - Renewables - Wind &amp; Solar</b>	Maximise the wind and solar resource of the District	Identify the most sensitive Landscape Zones remaining, for protection, permitting appropriate wind & solar development elsewhere in line with SPPS	
<b>G - Flooding</b>	Avoid all further development in flood prone areas, or those forms of development which exacerbate flooding elsewhere	Precautionary approach – only allow suitable types of development in flood prone areas in line with SPPS / PPS and with appropriate mitigation	
<b>H - Transport - Environmentally and people-friendly</b>	Identify / encourage / require pedestrian accesses / footways, cyclepaths / bridlepaths and other green / blue proposals		

## A - Natural Environment - Options

9.9 The richness of our natural heritage, both in terms of landscape, natural environments and biodiversity across the Derry City and Strabane District is recognised in the significant number of important international and regionally-designated sites. The main designations are:

- 1 International (RAMSAR) site,
- 6 European (SPA's / SAC's) designated sites,
- 27 ASSI's,
- 3 National Nature Reserves,
- 4 Local Nature Reserves,
- 7 Areas of Local Nature Conservation and Amenity Importance (defined within the DAP2011)
- There is also a rich tapestry of other bio-diversity rich areas across the District including several Ancient Woodlands

9.10 Three strategic planning options have been identified below in relation to natural heritage.

	Option 1	Option 2	Option 3
<b>A - Natural Environmental</b>	Existing designated sites / protected species are identified / protected, with Policies as per SPPS. Other habitats, species or features of natural heritage importance will also be protected in line with the SPPS	In addition to Option 1, identify additional local designations and preclude inappropriate development likely to have significant adverse impacts on such sites	Protect only those currently designated sites / protected species and accommodate development in all other locations

- **Option 1** - would provide for the greatest protection for the natural assets, sites and protected species found within our District, ensuring that they are safeguarded against inappropriate development in line with the SPPS.
- **Option 2** - in addition to the thrust of Option 1, Option 2 would require the Council to identify additional local sites of nature conservation interest and preclude any inappropriate forms of development likely to have significant adverse impacts on them.
- **Option 3** - would promote the minimum of natural heritage protection for designated sites with development permitted outside of such sites.

## SA – Sustainability Appraisal Summary

**Option 1:** This option scored positively for the environment and social whilst acknowledging it could be more restrictive in terms of economic.

**Options 2:** scored similarly to Option 1 and offered the best protection for biodiversity.

**Options 3:** scored negatively for social and the environment but positively for the economy in that it could permit more lands to be considered for development. However careful consideration would have to be given to minimize the risk of spoiling the natural environment as an attractive area to work, live and invest.

### The Council's Preferred Option is Option 1

Do you agree with the Preferred Option?

Do you consider that there are other viable options?

Should we be seeking more environmental enhancement from developers in terms of enhancing local biodiversity – more planting, nesting boxes, wildlife corridor etc?

## B - Landscape Character - Options

**9.11** : Derry City and Strabane District comprises a mixture of landscapes which include mountains, river valleys and rolling farm land. These landscapes provide a rich resource of productive agricultural land, habitats for nature conservation, archaeological and historical features and remains, which illustrate ways in which the land has provided for human occupation and activity in the past. Our countryside remains the home and livelihood for a considerable part of our population, farmers and non-farming families, living in our many rural communities.

**9.12** : The consideration of landscape character is an integral part of land-use planning, and will be significant in the preparation of the Local Development Plan (LDP). The Council is bound by the European Landscape Convention (ELC) which came into force in the UK in 2007 and which encourages the protection, management and planning of landscapes. Landscape issues can vary in scale from loss of boundaries or perceived inappropriate rural design associated with housing applications to large scale consideration when developing possible new rural policy as part of the LDP preparation or large solar or wind farm applications in upland areas within a designated AONB.

**9.13** : Current guidance on NI landscape is set out in the NI Landscape Character Assessment (NI LCA, 2000) published by the DOE and the NI Regional Landscape Character Assessments (DAERA 2016). Additional guidance in relation to wind energy is supplied in the 2010 NIEA publication Wind Energy Development in NI Landscapes.

9.14 Three strategic planning options have been identified below to address those issues.

	Option 1	Option 2	Option 3
B - 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 development that may be inappropriate in these areas	Accommodate growth / development wherever possible, utilising the minimal number of protected landscape designations in the LDP

**Option 1**

9.15 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**

9.16 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**

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

## SA – Sustainability Appraisal Summary

**Option 1:** This option scored positive for economic objectives and relatively neutral for social objectives and negatively for environmental objectives.

**Option 2:** This option was more positive than Option 1 for economy, natural assets and physical resources and positive for biodiversity and landscape.

**Option 3:** This Option came out least favourably across the sustainability objectives. Some advantages were identified for those who need / want to live in rural areas. However for many of the objectives, this option is considered to have negative effects.

### The Council's Preferred Option is Option 2

Do you agree with the Preferred Option?

Do you consider parts of the Sperrins AONB within our District require landscape protection?

Are there other areas of our District that you feel require protection – what evidence have you to support this?

## C - Coastal Development - Options

- 9.18** : Our District has a short coastline of shallow, intertidal mudflats along Lough Foyle. The remainder of our marine coastline comprises mostly of the tidal reaches of the River Foyle, to beyond Strabane. These extensive intertidal mudflats at the mouth of the River Foyle comprise highly productive and biologically diverse ecosystems, with features which serve as critical natural defences against storms, floods and erosion.
- 9.19** : Planning legislation extends to the mean low water mark and marine legislation extends to the corresponding mean high water mark. This results in an area of overlapping responsibilities in the intertidal area. Lough Foyle is recognised as being regionally important for marine tourism and angling; the cross border nature of the Lough means it is managed as 'shared waters' through the Loughs Agency.
- 9.20** : Marine Planning in Northern Ireland is a relatively recent concept compared to traditional land based planning. Given the legislative overlap in responsibilities and the significant International, European and National designations within Lough Foyle it is considered prudent to consider the potential impacts of the LDP on our coastal / tidal stretches and develop an appropriate approach.

	<b>Option 1</b>
<b>C - Coastal Development</b>	Accommodate appropriate coastal development as per current UK Marine Policy Statement (MPS 2011) and forthcoming Marine Plan for NI.

**Option 1**

**9.21** The only deliverable Option that was considered realistic was for the LDP to follow the requirements as set out in the UK Marine Policy Statement (MPS) until such times as the forthcoming Marine Plan for Northern Ireland is adopted. The Marine Plan for Northern Ireland is being prepared by the Department of Agriculture, Environment and Rural Affairs (DAERA) and will inform and guide the regulation, management, use and protection of our marine area.

**9.22** The Marine and Coastal Act 2009 requires all public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area to do so in accordance with the MPS. Once the Marine Plan is adopted, Council's decision making in relation to potential marine impacts will then need to accord with the Marine Plan.

**SA – Sustainability Appraisal Summary**

This Option scored largely neutral in terms of social SA objectives but either positively or very positively in terms of enabling sustainable economic development, encouraging active and sustainable travel and across the range of environmental objectives.

**The Council's Preferred Option is Option 1**

Do you agree with the Preferred Option?

Do you have any additional comment in relation to coastal development within our District?

**D - Built Environment / Heritage - Options**

**9.23** The District also has a rich and diverse built heritage which contributes to our sense of place and history. It is a key tourism and recreational asset and sustainable management of the built heritage makes a valuable contribution to the environment, economy and society. The built heritage embraces many sites of local and international interest which once lost cannot be fully replaced. Our built heritage assets include:

**Monuments:**

**857**

on the Sites and Monuments Register

**124**

Scheduled Monuments

**18**

State Care Monuments

**10**

Scheduled Monuments in State Care



**675**

Listed Buildings

**5**

Conservation Areas

**4**

Areas of Townscape Character



**1**

Area of Archaeological Potential

**Historic Parks, Gardens and Demesnes:**



**9**

Historic Parks, Gardens and Demesnes (Registered)

Historic Parks, Gardens and Demesnes (Supplementary List)

**13**



**9.24** Three strategic planning options have been identified.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>D - Built Environment / Heritage</b>	Existing designated areas / buildings of historic environment importance will continue to be protected and development facilitated with policies in line with the SPPS	In addition to Option 1, designate new areas / buildings of historic environment importance as part of LDP preparation and preclude all development likely to adversely impact on such sites / buildings or their setting	Protect only those designated areas / buildings and accommodate appropriate development where possible

**Option 1**

**9.25** Option 1 is focussed on the ongoing protection of existing statutorily protected built heritage assets in line with current PPS and SPPS policy provision. This will reinforce the importance of these features and ensure their protection and require that any proposed development is appropriate. There will also be a presumption against the demolition or incremental loss of these features.

**Option 2**

**9.26** Building on Option 1, Option 2 seeks to identify / designate new areas or buildings of historic environment importance and preclude inappropriate development likely to adversely impact them.

**Option 3**

**9.27** Option 3 seeks to protect the existing statutorily protected areas / buildings whilst accommodating development to deliver economic benefits.

**SA - Sustainability Appraisal Summary**

**Option 1** scores positively economically and socially and very positively environmentally. It is considered that continued protection of the District's built environment will have a positive contribution to the area and be sustainable, as well promoting well-being within our community and promote the District as a tourism destination.

**Option 2** scored similarly to Option 1. However it was considered there were inherent risks in the identification of non-designated and therefore not protected, locally significant built heritage.

**Option 3** while potentially a short term economic benefit might be possible for Option 3, economically in the long term, it would be detrimental to the tourism / investment benefits for the District.

**The Council's Preferred Option is Option 1**

Do you agree with the Preferred Option?

Do you consider heritage designation as positive or negative for our District?

Are there any other areas within our District that could be considered for Area of Townscape or Village Character (ATC / AVC) designation?

**E - Urban Design / Places - Options**

**9.28** Place-making has a central role to play in how our urban spaces and places develop over the plan period. New development can have a significant effect on the character and quality of an area. New development has the potential to define public spaces, streets, and vistas and create the context for future. Our existing urban fabric provides excellent examples of positive place-making that have stood the test of the time. The Walled City is an example whereby a framework of streets was planned and has on the most part absorbed the varying uses, designs and architectural styles over a 400 year period. Laterally it has also provided a constant structure to allow for the functions of movement, commerce and social interaction.



**9.29** The challenge going forward is to make places that are inspiring, connected, safe and welcoming. Design quality impacts significantly on the overall character of a place, as well as its ability to function and prosper and be active. A poorly designed building or open space can greatly compromise the overall strength of the place it is part of.

**9.30** It is essential that quality is a driver for urban development and regeneration across our District. Good urban places rely on consistent quality of design, materials, construction and maintenance, as well as the services which they offer. Quality must not be confused with cost. Buildings and spaces with modest budgets must still be designed to a high quality, using appropriate materials and maintained as intended from the outset.

**9.31** All places have unique attributes, be they views or natural features, buildings, open spaces, design details or materials. New design must therefore help to positively contribute to such identity through respect of its existing context and the incorporation of place specific features – such as important views to Derry’s Walls. Place specific design does not however equate to mimicry or pastiche copies of existing places. Cutting edge, contemporary design can sit well within an existing urban context if it is of sufficient quality and it has understood, respected and responded to those unique features of its context.

**9.32** Three strategic planning options have been identified to address those issues.

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
<b>E - Urban Design / Places</b>	Existing design standards are accepted – reasonable design sought on a site-by-site basis	A comprehensive drive for Place-Shaping, including high quality design of both buildings and key focal areas, in both urban and rural areas	Minimal design standards accepted with focus on development and investment paramount

**Option 1**

**9.33** This retains the status quo, where each application is assessed on its merits and appropriate design standards are sought.

**Option 2**

**9.34** This would provide for a higher quality design both in the rural and urban areas. The design of any proposed development will be as important any other aspect, when considering a planning application, which will make for a more attractive environment to live, work and socialise. Key urban focal areas may be identified within which development would be subject to enhanced design requirements.

**Option 3**

**9.35** This would place on emphasise on economic development and the need for good design would ultimately become a lesser requirement.

## SA – Sustainability Appraisal Summary

**Option 1** is more neutral across social, economic and environmental considerations as good design is on a case by case basis and is not strategically contributing to the Council District vision.

**Option 2** scores positively economically and very positively socially and environmentally, as it would promote well designed developments located in close proximity and link communities sustainably.

**Option 3** while offering a short term boost economically, there could be long term uncertainty over creating an attractive place to live, work and invest.

### The Council's Preferred Option is Option 2

Do you agree with the Preferred Option?

Where do you consider the LDP should designate Design Areas where enhanced design will be an essential requirement – e.g. river side frontages, main arterial routes / junctions?

## F - Renewables - Options

- 9.36** Electricity generated by onshore wind farms is the most established, large scale source of renewable energy in NI. Of all renewable electricity generated within Northern Ireland over the 12 month period January 2014 to December 2014, 92% was generated from wind.
- 9.35** The majority of energy derived from wind in Northern Ireland comes from large-scale generation as opposed to small-scale or micro-generation. Large scale generation consists of wind farms whilst small scale or micro-generation consist of a range of renewable technologies including single turbines or even micro turbines.
- 9.36** At present in the Derry City and Strabane District, there are 18 wind farms which have received planning permission with a further 6 proposals under consideration. The impact of the closure of the Renewables Obligation Certification (ROC) payments is likely to have a negative impact on the Renewable Energy sector in Northern Ireland and will bring about an overall reduction in the number of planning applications for Wind Energy Development.
- 9.37** Active solar photovoltaic (PV) technologies generating electricity from daylight may become the next popular form of large scale renewable energy generation. The opportunity exists for 'co-location' whereby solar farms and wind farm co-exist on the same site. This is potentially a more sustainable form of development, whereby the solar farm utilises the infrastructure established to facilitate the wind farm i.e. grid connection and road access.

9.38 Two strategic planning options have been identified.

	Option 1	Option 2
F - Renewables - Wind & Solar	Maximise the wind and solar resource of the District	Identify the most sensitive landscape zones remaining – for protection, permitting appropriate wind & solar development elsewhere in line with SPPS

**Option 1**

9.39 Focuses on exploiting our prime location in relation to wind and solar energy and maximising the development of this industry, immaterial of the effect on the landscape, natural heritage and surrounding locality.

**Option 2**

9.40 Would protect our most sensitive landscapes and provide for appropriate development only at less sensitive locations throughout the District which have the capacity to absorb renewables. This will ensure the protection our sensitive landscapes, while still allowing for suitable wind and development elsewhere in the District.

**SA – Sustainability Appraisal Summary**

**Option 1** scores very positively in terms of meeting economic SA objectives, but more negatively in terms of social and environment objectives.

**Option 2** still scores positively economically but is more neutral in terms of some environmental and social objectives in that it protects the most sensitive areas, while concentrating this type of development in other areas of the District which are more able to absorb such schemes visually and environmentally into the landscape.

**The Council’s Preferred Option is Option 2**

Do you agree with the Preferred Option?

Do you feel there are specific areas where no future large-scale renewable schemes should be permitted due to their visual impact?

**G - Flooding - Options**

9.41 Flooding is a natural process that cannot be entirely prevented. Some areas are already susceptible to intermittent flooding from various sources, principally from rivers, the sea or surface water run-off. Climate change is generally expected to increase flood risk, albeit that there remains much uncertainty as to the degree of climate change that will occur and the implications for particular areas of Northern Ireland.

**9.42** There are recognised areas of significant flood risk within the District. In the preparation of the LDP for the District, Rivers Agency advises against bringing forward sites or the zoning of any land, particularly for built development, that has been identified from the flood maps as being within the 1 in 100 year fluvial floodplain / 1 in 200 year coastal floodplain, reservoir inundation area or is susceptible elsewhere to surface water flooding.

**9.43** Two LDP options have been considered in terms of flooding.

	<b>Option 1</b>	<b>Option 2</b>
<b>G - Flooding</b>	Avoid all further development in flood prone areas, or those forms of development which exacerbate flooding elsewhere	Precautionary approach - only allow suitable types of development in flood prone areas in line with SPPS / PPS and with appropriate mitigation

**Option 1**

**9.44** Avoid all further development in flood-prone areas, or those forms of development which exacerbate flooding elsewhere.

**Option 2**

**9.45** Operate a precautionary and policy led approach in relation to the identification of development land in the LDP in terms of potential flooding. Only allow suitable types of development in floodable areas if appropriate mitigation / compensation measures can be successfully used to prevent flooding.

**SA – Sustainability Appraisal Summary**

Both options scored very similarly across the sustainability objectives. In many of these areas it was identified that option 1 delivered more for the objective. However it was also considered that Option 1 could bring about significant negative effects for enabling sustainable economic growth, whereas Option 2 could bring negatives effects. Both will inhibit development in flood prone areas, however Option 2 allows greater flexibility which could allow some, appropriate and well mitigated development to take place.

**The Council’s Preferred Option is Option 2**

Do you agree with the Preferred Option?

Should we avoid zoning land for development which has been identified as being at risk of flooding, either on the Strategic / Hazard / Climate Change Flood Maps?

## H - Environmentally & People-friendly Transport – Options

9.46 : The successful integration of transport and land use is fundamental to the objective of furthering sustainable development. Planning has a vital contributing role for improving connectivity and promoting more sustainable patterns of transport and travel. Sustainable patterns of development with local design that encourage people to walk, cycle and use public transport travel to local amenities can reduce the need for private car use.

9.47 : Given the many benefits associated with a modal shift away from private car use it was considered there was only one realistic option the LDP could take forward.

	<b>Option 1</b>
<b>H - Transport - Environmentally and people-friendly</b>	Identify / encourage / require pedestrian accesses / footways, cyclepaths / bridlepaths and other green / blue proposals

### Option 1

9.48 : Places emphasis on the sustainable transportation and links. New developments will be required/encouraged to provide transportation links other than for the car to encourage the public to walk and cycle and benefit from existing / proposed green / blue infrastructure.

## SA – Sustainability Appraisal Summary

The option scores very positively in terms of Environment and Social SA objectives. In terms of the environment, it encourages the use of carbon neutral transportation such as cycling and walking etc. which in turn has a positive effect socially, improving health and wellbeing. It has a neutral score in terms of the Economy and potentially air quality.

### The Council's Preferred Option is Option 1

Do you agree with the Preferred Option?

Should we seeking more from developers in terms sustainable transport – providing cyclepaths, walkways etc. as part of developments?



# 10

Review of Planning  
Policies – LDP  
Approach and Options

- 10.1** LDP Planning officials have held consultations with Councillors, with key statutory Consultee organisations – including adjoining Councils in Donegal and in Northern Ireland, Stakeholder Groups, planning agents and the public. This process has identified four main Planning Policies that require fundamental review, namely PPS 18 Renewable Energy, in relation to wind turbines, PPS 21 Sustainable Development in the Countryside in relation to rural housing, PPS 4 Economic Development in relation to rural businesses and PPS 16 Tourism in relation to providing opportunities for rural tourism.
- 10.2** Otherwise, this LDP proposes to ‘carry forward’ most of the existing planning policies as covered in the remaining PPSs, subject to relatively minor policy adjustments and clarifications. It should also be noted that DfI is currently reviewing its SPPS policies on Development in the Countryside and Renewable Energy – so this could affect the Council’s policy response. A review report on each of the current policies is included in the Evidence Base that accompanies this POP <http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>. The outcomes of these reviews are summarised in the Table below, and further clarified in the following paragraphs.
- 10.3** In many cases, there were not really any realistic options or alternatives for the Council to consider in terms of future policy direction. Instead, the potential policy direction of the LDP in relation to each of the PPSs is set out in the POP as the proposed LDP approach for consideration and consultation feedback.

	<b>Current Policy</b>	<b>LDP Approach</b>	<b>LDP Approach</b>	<b>Comment</b>
<b>General Development Principles</b>	Formerly in PPS 1, see SPPS	Retain Existing – substantially unchanged	Include Principles of Place-making and good development – on noise, odour, dust, neighbourliness, good design, landscaping, energy efficiency, etc	
<b>Natural Environment</b>	PPS 2	Retain Existing – substantially unchanged	Retain Existing – substantially unchanged, with stronger policy on high structures / cumulative impact in AONB	



	<b>Current Policy</b>	<b>LDP Approach</b>	<b>LDP Approach</b>	<b>Comment</b>
<b>Roads</b>	PPS 3	Retain Existing - substantially unchanged		Clarify on Protected Routes Policy, esp. in regard to new A5 and A6
<b>Economic Development</b>	PPS 4	Retain Existing - substantially unchanged	Retain Existing - substantially unchanged but additional opportunities for rural and urban small businesses / start-ups. Also review the criteria for protection / release of existing ED land (PED 7)	
<b>Retailing</b>	Formerly in PPS 5, see SPPS	Rely on Existing principles in SPPS - substantially unchanged		
<b>Built Heritage</b>	PPS 6 plus Addendum	Retain Existing - substantially unchanged		
<b>Quality Housing</b>	PPS 7 plus Addendums on residential character and extensions	Retain Existing - substantially unchanged	Retain Existing - substantially unchanged, but greater emphasis on density standards - appropriate to the type of settlement and location in the settlement. Amalgamate the Addendums with the policy	

	<b>Current Policy</b>	<b>LDP Approach</b>	<b>LDP Approach</b>	<b>Comment</b>
<b>Recreation Open Space</b>	PPS 8	Retain Existing – substantially unchanged		
<b>Enforcement</b>	PPS 9	Retain Existing – substantially unchanged		
<b>Telecommunications</b>	PPS 10	Retain Existing – substantially unchanged		
<b>Waste</b>	PPS 11	Retain Existing – substantially unchanged		
<b>Housing in Settlements</b>	PPS 12	Retain Existing – substantially unchanged	Retain Existing – substantially unchanged, but emphasise the need for Balanced Communities / mix of housing tenures and types, plus mixed communities	
<b>Transportation &amp; Land Use</b>	PPS 13	Retain Existing – substantially unchanged. General principle of integrating with land uses and accessibility		
<b>Flooding</b>	PPS 15	Retain Existing – substantially unchanged	Retain Existing, but clarify Reservoir Flooding policy - emerging	

	<b>Current Policy</b>	<b>LDP Approach</b>	<b>LDP Approach</b>	<b>Comment</b>
<b>Tourism</b>	PPS 16	Retain Existing - substantially unchanged	Retain Existing - substantially unchanged but some more scope for rural tourism attractions and accommodation	
<b>Advertisements</b>	PPS 17	Retain Existing - substantially unchanged. Stronger on design and materials generally		
<b>Renewable Energy</b>	PPS 18	Retain Existing - substantially unchanged	Policy for Wind Sensitivity Zones, Solar Zones, others Renewables - need to be flexible for the 'next technology'?	
<b>Rural Development</b>	PPS 21	Retain Existing - substantially unchanged	Based upon the SPPS criteria but some clarification and additional opportunities for rural houses - re CTY2a clustering, ribbon-infill, farm clustering, 6-year & 10 year criteria and conversions - all within the parameters of SA, SPPS and our HGI Housing Allocation strategy	

	<b>Current Policy</b>	<b>LDP Approach</b>	<b>LDP Approach</b>	<b>Comment</b>
<b>Affordable Housing</b>	PPS 22 (Draft, 2014)	Incorporate the principle of affordable housing. Consider a policy and mechanisms to deliver affordable housing. More research needed by DfI, DfC, NIHE and Council on this area	More research needed by DfI, DfC, NIHE and Council on this area. The need is not proven for a policy response, so do not include in the Plan. Possible future subject plan or Supplementary Planning Guidance	
<b>Enabling Development</b>	PPS 23	Retain Existing – substantially unchanged		
<b>Minerals Development</b>	Planning Strategy for Rural NI (PSRNI)	Retain Existing – substantially unchanged	Stronger protection for Minerals Safeguarding areas and also stronger Minerals Constraint areas / policies	
<b>Planning Agreements and Community Benefits</b>		The Council intends to further research requirements / mechanisms and to utilise both tools to positively and pro-actively secure legitimate development contributions, for the benefit and proper planning of this District, via the LDP		

	Current Policy	LDP Approach	LDP Approach	Comment
<b>Hazardous Substances</b>		The LDP will include appropriate measures so as to meet best-practice in relation to preventing major accidents and dangerous substances		

**10.4** A ‘**General Principles**’ policy will be included based upon the Principles in the SPPS, relating to place-making, good design, noise, odour, dust, neighbourliness, appropriate scale, landscaping / tree-planting, invasive species, energy efficiency / building standards for lifetime homes, etc.

**10.5** **Planning Policy Statement 2 - ‘Natural Heritage’** The objectives of PPS2 are to seek the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region’s natural heritage and to contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.

**10.6** In reviewing PPS 2, it was considered that the SPPS now adequately covers much of the policy contained within PPS2 and accordingly those replicated policies in PPS 2 could be dropped. The remaining policies will be carried forward with minor amendments to reflect the thrust of the SPPS. It was felt there was a need to replace policy NH 6 (AONB) with a

new policy which reflects the SPPS policy direction to ensure that development proposals in AONB’s must be sensitive to the distinctive special character of the area and take into account Landscape Character Assessments, AONB Management Plans or local design guides.

**10.7** **Planning Policy Statement 3 - ‘Access, Movement and Parking’** sets out the planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. It forms an important element in the integration of transport and land use planning. The policy approach taken in PPS 3 is largely complementary with the preferred approach of the LDP. It is proposed that the policies of PPS3 be carried forward with minor changes.

**10.8** **Planning Policy Statement 4 - ‘Planning and Economic Development’**. The policy document sets out the planning policies for economic development uses and indicates how growth associated with such uses can be accommodated and promoted. It seeks to facilitate and accommodate economic growth in ways compatible with social and environmental objectives and sustainable development.

**10.9** While broadly compatible with the SPPS, the policy review considered there was scope for current policy within PPS 4 to be tailored and made flexible in order to meet local circumstances within the urban and rural contexts of the Council area. It is recommended that, where appropriate, certain PPS4 policies be replaced with new policy provision that better suits our local circumstances and the remaining PPS4 policies are carried forward.

**10.10** **Planning Policy Statement 5 - ‘Retailing and Town Centres’** has been cancelled by the introduction of the SPPS. The operational policy and objectives will be carried forward as detailed in the SPPS.

**10.11** **Planning Policy Statement 6 - ‘Planning, Archaeology & Built Heritage & PPS 6 Addendum ‘Areas of Townscape Character’** sets out the regional planning policies for the protection and conservation of archaeological remains and features of our historic environment whilst seeking sustainable development and environmental stewardship.

**10.12** The SPPS is broadly similar in policy approach to the current PPS 6 and PPS 6 Addendum. Given the rich built heritage of our District and the significant number of policies contained in both PPS6 and PPS 6 Addendum, it is considered that there is scope for a policy review, in terms of minor amendments and dropping those policies that are not relevant to this District. Overall, the majority of PPS 6 and PPS6 Addendum policies will be carried forward with, where necessary, minor changes to fully reflect SPPS direction. In addition, BH5 (Protection of World Heritage Sites) is not relevant to this District and will be dropped.

**10.13** **Planning Policy Statement 7 - ‘Quality Residential Environments’** sets out the planning policies for achieving quality in new residential development. The objectives of this policy are to promote quality residential development that creates sustainable places for people which are attractive, locally distinctive and appropriate to their surroundings and which promote biodiversity. It is recommended that the policies within PPS 7 are carried forward with minor changes to reflect the supporting good design and place making section of the SPPS and also take in account themes brought in through the ‘Living Places’ document.

**10.14** **Planning Policy Statement 7 - ‘Quality Residential Environments’** provides additional planning policy provisions on the protection of local character, environmental quality and residential amenity within established residential areas, villages, and smaller settlements. It is recommended that the main thrust of the policies are carried forward with minor changes. There may a requirement to review the space standards to ensure that they are consistent with other government standards. Furthermore it is deemed necessary that Annex E which contains the definition of ‘Established Residential Areas’ is carried forward in the LDP.

**10.15** **Planning Policy Statement 7 - ‘Addendum ‘Residential Extensions and Alterations’** sets out planning policy for achieving quality in relation to proposals for residential extensions and alterations. It also provides guidance which is intended to provide advice to homeowners and to assist the Department in the determination of proposals.

It is intended that both the policy and guidance in this addendum is carried forward with minor changes to clarify the preferred approach to dealing with residential extensions and alterations.

**10.16 Planning Policy Statement 8 - 'Open Space, Outdoor Space and Recreation'**

This PPS sets out the planning policies for the protection of open space, in association with residential development and the use of land for sport and outdoor recreation, and advises on the treatment of these issues in development plans. It embodies the Government's commitment to sustainable development, to the promotion of a more active and healthy lifestyle and to the conservation of biodiversity.

In reviewing the PPS, it is felt that there may be some scope to review policy wording in OS 3 and OS 4, to potentially allow greater flexibility and take account of local circumstances, particularly in the rural area whilst at the same time, protecting existing amenity and open space.

**10.17** Planning Policy Statement 9, "The Enforcement of Planning Control" has been cancelled by the introduction of the SPPS. The operational policy and objectives will be carried forward as detailed in the SPPS.

**10.18 Planning Policy Statement 10 - 'Telecommunications'** aims to ensure that new telecommunications infrastructure, such as masts, antennas and associated equipment can be developed in a way which continues to provide Northern Ireland with world class telecommunications services, while at the same time minimising the environmental impact of new or replacement equipment.

In reviewing the PPS, there were not considered to be any significant District relevant issues that would require the introduction of potential new policy proposals over and above that currently set out in PPS 10. It was considered that the SPPS direction and PPS 10 are broadly compatible. It is therefore proposed that the policy approach of PPS10 be carried forward with minor text changes to reflect the policy direction of the SPPS.

**10.19 Planning Policy Statement 11 - 'Planning and Waste Management'**

aims to encourage and facilitate the provision of renewable energy and heat generating facilities in appropriate locations within the built and natural environment. In terms of Waste, there were not considered to be any operational policy issues within the District. The regional Waste policies contained within the SPPS are broadly compatible to the policy approach of PPS 11, however it is considered that PPS 11 provides additional greater clarity. It is therefore proposed that the policy approach of PPS11 be carried forward with minor text changes.

**10.20 Planning Policy Statement 12 - 'Housing in Settlements'**

sets out the Development Management principles to be applied to the planning and delivery of housing development in settlements. The principles are: Increased housing density without town cramming; good design; sustainable form of development; and balanced communities. In reviewing the PPS, there were not considered to be any significant District relevant issues that would require the introduction of potential new policy proposals over and above that currently set out in PPS 12. It is proposed that the policy approach of PPS12 be carried forward with minor text changes.

**10.21 Planning Policy Statement 13, ‘Transportation and Land Use’** has been prepared to assist in the implementation of the RDS. The primary objective of PPS 13 is to integrate land use planning and transport by promoting sustainable transport choices, promoting accessibility for all, and reducing the need to travel, especially by private car. Unlike other PPSs which are policy documents, PPS 13 contains General Principles, which are to be applied to the planning and delivery of transportation and development. These General Principles have been drawn from the strategic policy guidance contained within the RDS. The thrust of the General Principles of PPS 13 will be retained with minor amendments within the regional policy direction now provided by the SPPS. The LDP will also be informed by a North West Transportation Study being prepared by Dfl.

**10.22 Planning Policy Statement 15 - ‘Planning and Flood Risk’** aims to prevent inappropriate new development in areas known to be at risk of flooding, or that may increase the flood risk elsewhere. It also seeks to ensure that the most up to date information on flood risk is taken into account when zoning / designating land for development in LDP’s and determining planning applications utilising a precautionary approach to development land identification. The regional Flood Risk policies contained within the SPPS are broadly compatible to the policy approach of PPS 15, however it is considered that PPS 15 provides additional greater clarity in terms of planning. It is therefore proposed that the policy approach of PPS15 be mostly carried forward with minor text changes. The emerging policy approach regarding Reservoir flooding may need to be tailored or reviewed.

**10.23 Planning Policy Statement 16 - ‘Tourism’** sets out planning policy for tourism development, including the main forms of tourist accommodation and tourist amenities. The aim of this Planning Policy Statement (PPS) is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment. The SPPS, while broadly compatible to PPS16 in terms of policy approach, does lack specific detail in certain subject areas when compared to the policy content of PPS16. It is considered that the majority of the policy provision within PPS16 will be carried forward, with some minor amendments.

**10.24 Planning Policy Statement 17 - Control of Outdoor Advertisements** complements the region commitment to secure a competitive economy whilst affording appropriate protection to amenity and public safety including road safety relevant to outdoor advertisements. The policy in PPS17 should be read together with the relevant policies contained in PPS 6 ‘Planning Archaeology and the Built Heritage’. In reviewing the PPS, our significant built heritage was a key consideration to ensure that outdoor advertisements are in keeping with the Conservation Areas, Areas of Townscape Character and Listed Buildings within our District. It was felt the existing PPS17 policy content has been generally addressed and incorporated within the SPPS, however there was still scope for more clarity, particularly in relation to policy control outside of historic environment designated areas. It is proposed that the policy approach of PPS17 be carried forward with minor text changes to address such locally required issues.



**10.25 Planning Policy Statement 18 - 'Renewable Energy'** aims to encourage and facilitate the provision of renewable energy and heat generating facilities in appropriate locations within the built and natural environment. While no operational policy issues within PPS18 were identified, it was considered there was scope for the current PPS18 policy to be amended in line with SPPS and augmented with spatial restrictions designed to afford protection to the district's highly sensitive landscapes and natural environment, in particular designated areas such as ANOB, SPA's, SAC's and ASSI's. It is therefore proposed that the policy approach of PPS18 be carried forward with amendments which would also permit spatial restrictions relevant to sensitive landscape protection and those at capacity.

**10.26 Planning Policy Statement 21 - 'Sustainable Development in the Countryside'** sets out planning policies for development in the countryside. The countryside is defined as land lying outside of settlement limits as identified in development plans. The key policy objectives of PPS 21 are to manage growth in the countryside to achieve appropriate and sustainable patterns of development that meet the essential needs of a vibrant rural community;

**10.27** The SPPS and PPS objectives will inform the policy direction for the LDP's rural development policy and accordingly much of the policy direction as set out in the SPPS will need to be carried forward into the LDP. However, in order to sustain the rural community in our District and to meet our overall growth objectives, the Council intends to explore how to provide some additional opportunities in relation to new dwellings in the

countryside, specifically in existing CTY2a nodes / clusters, dwellings on farms and dwellings for non-agricultural business enterprises, and conversions, as well as the siting requirements for dwellings. There is also a need to clarify other policies such as infill, agricultural development and active farming criteria for rural dwellings, as well as to explore the potential for DRCs as indicated in the current PPS 21.

**10.28 Planning Policy Statement 23 - 'Enabling Development for the Conservation of Significant Places'** sets out planning policy for assessing proposals for Enabling Development in support of the re-use, restoration or refurbishment of heritage assets such as historic buildings, scheduled monuments, industrial heritage and historic parks, gardens and demesnes. It is recommended that the LDP will carry forward the policy contained within PPS 23, as well as the DoE Best Practice Guidance that accompanied this document.

**10.29 Planning Strategy for Rural NI (PSRNI).** Since its publication in 1993, the successive introduction of specific PPSs has significantly reduced the level of operational policy remaining in the PSRNI. Only policy relevant to minerals and individual policies covering landscaping, roadside service facilities, community needs and overhead cables now remain in effect. The mineral policies will be carried forward with minor changes to update them in relation to the provisions of the SPPS. The remaining individual operational policies detailed above will be also be carried forward into the LDP with minor changes.

**Do you agree with the approach of the review of having a focus on the following policies for major review; PPS 18 Renewable Energy, in relation to wind turbines, PPS 21 Sustainable Development in the Countryside in relation to rural housing, PPS 4 Economic Development in relation to rural businesses and PPS 16 Tourism in relation to providing opportunities for rural tourism?**

*If not, please suggest and outline any alternative approach, potential new policy or other policy area that you believe requires major review..*

**Do you agree with options chosen for each of the policy areas?**

*If not, please set out why you disagree and justify any alternative options*



# 11

Settlements – Place-making  
and Design Vision



**11.1** Our urban and rural settlements differ in size, form and character and each have their unique appeal and characteristics. Likewise our open countryside displays its own character which has developed over a long period. The LDP will open up opportunities for creating distinctive, attractive ‘places’, enhancing their appearance and character through good design standards, whilst continuing the development of our settlements and open countryside. This will include major urban regeneration schemes, bustling towns, village revitalisation and rural development. The Council will protect our built and natural heritage assets, seek sympathetic contextual design solutions, including innovative modern designs, high quality materials, hard and soft landscaping, strong urban forms, creating interesting spaces, connected and potentially ‘visionary’ proposals.

**11.2** In the Evidence Base Paper and Workshop, Councillors indicated the Council’s intent to seek high standards, as a key element of promoting sustainable, quality development in this District. Accordingly, the LDP will seek

to support good design and positive place-making, in line with the strategic objectives as put forward in the SPPS and the guidance as set out in Living Places – An Urban Stewardship and Design Guide for NI (2014) and Building on Tradition – A Sustainable Design Guide for the NI Countryside (2012). The preferred approach to design and place-making is to take a strategic approach through the implementation of a strategic regeneration framework for our city and our main town, which will be supported by specific planning policy and guidance in relation to design and place-making. Additionally, the other settlements will have a proportionate Design / Place-making Vision Statement as well as a policy on Design Principles.

**11.3** In these cases, there were not really any ‘realistic options or alternatives’ for the Council to consider; instead, it is proposed that this will be taken forward as the ‘LDP Approach’ as opposed to a ‘Preferred Option’, to be indicated in this POP (for consultation and evidence-based alternatives).

## Summary of Place-making and Design Vision for Settlement Tiers

	LDP Approach	LDP Approach	Comments
<b>CITY Derry</b>	Continue current 'market-led' development. Do not intervene strategically in leading the city's regeneration	Strategic leadership and intervention. Incorporate a strong Vision in the LDP for the city's regeneration. Commitment to future detailed Regeneration Framework and / or Supplementary Planning Guidance	Strategic Regeneration Framework to take account of opportunity/ regeneration sites such as Ebrington, Fort George, Riverside, Harbour Square and Council-controlled assets
<b>MAIN TOWN Strabane</b>	Continue current 'market-led' development. Do not intervene strategically in leading the town's regeneration	Strategic leadership and intervention. Incorporate a strong Vision in the LDP for the town's regeneration. Commitment to future detailed Regeneration Framework and / or Supplementary Planning Guidance	Strategic Regeneration Framework to take account of opportunity/ regeneration sites such as the Canal Basin, Smith's Mill, Railway St and traditional town centre area
<b>LOCAL TOWNS Castleterg, Newtownstewart, Claudy</b>	Continue current 'market-led' development. Do not intervene strategically in leading the towns' regeneration	Strategic leadership and intervention. Incorporate a strong Vision in the LDP for the towns' regeneration. Commitment to include a Design / Place-making Vision Statement in the LDP for each town	Build upon and sustain existing strengths and assets of these towns

	LDP Approach	LDP Approach	Comments
<b>Sion Mills</b>	Continue current 'market-led' development. Do not intervene strategically in leading the settlement's regeneration	Strategic leadership and intervention. Incorporate a strong Vision in the LDP for its regeneration. Commitment to include a Design / Place-making Vision Statement in the LDP	Recognise the specific heritage qualities of the settlement and acknowledge other heritage initiatives carried out by the Council
<b>Villages</b>	Continue current 'market-led' development. LDP Commitment to include a Design / Place-making Vision Statement in the LDP – for Villages tier	Strategic leadership and intervention. Incorporate a strong Vision in the LDP for the villages' regeneration. Commitment to future detailed Regeneration Framework and / or Supplementary Planning guidance	Be aware of the context, character and setting of our villages and encourage a good standard of design that acknowledges all of these
<b>Small Settlements</b>	Continue current 'market-led' development. LDP Commitment to include a Design / Place-making Vision Statement in the LDP – for this tier	Strategic leadership and intervention. Incorporate a strong Vision in the LDP for the settlements' regeneration. Commitment to future detailed Regeneration Framework and / or Supplementary Planning guidance	Be aware of the context, character and setting of our small settlements and encourage a good standard of design that acknowledges all of these
<b>Open Countryside</b>	N/A		Good design standards, as set out in 'Building on Tradition'

## **Derry City – Place-Making Vision**

- 11.4** Derry is the second largest city in Northern Ireland and the fourth largest city on the island of Ireland. The key objective of the Council is to develop a thriving, prosperous and sustainable city. In order to meet this objective, it is envisaged that we will harness the existing positive aspects of our city, whilst also utilising opportunities to create ‘new’ urban areas through the regeneration, connection and re-imagining of pivotal opportunity sites within our city.
- 11.5** Derry already has a distinct urban identity as exhibited in the areas such as the grid pattern layouts of the Walled City and Clarendon Street area. In the modern era, the Riverside Strategy Framework within the Derry Area Plan 2011, which included the concept of the Peace Bridge, has transformed the heart of the city. In many ways, these areas can provide an exemplar of good place-making and can signpost us as we seek to maximise the potential of our City as an urban destination. It is important to respect and reflect Derry’s river setting and protection of its hillsides and public spaces which also give its unique setting.
- 11.6** A number of sites have emerged that present both an opportunity and challenge for the LDP. Sites such as Ebrington, Fort George and Harbour Square and sites along the riverfront will be key locations in a wider regeneration development framework. The expansion of the University is part of an overall objective to revitalise the city and there remains the scope to further develop our riverside. The LDP vision for the city will incorporate further studies on utilisation / movement / connectivity of our key urban spaces, as well as the spatial / place-making outputs of a City Centre Development Framework study.
- 11.7** The challenge for Derry is to build upon its positive elements to ensure that the City is an attractive place to live, visit, learn, work and socialise. This will involve identifying pivotal locations for regeneration and creating a framework that facilitates their development that is in the one respect anchored to an overall objective, but at the same time flexible enough to accommodate change.
- 11.8** The wider regeneration development framework can draw upon the qualities as set out in ‘Living Places’ and the LDP will take account of these when considering such sites: Collaborative, Accessible, Vibrant and Diverse, Contextual, Hospitable, Viable, Visionary, Responsible and Enduring. These broader objectives can be underpinned with more specific design principles depending on the location of the development e.g. policies can be developed in relation to active frontages for buildings in public spaces, building heights in certain areas, important views of the cityscape could be protected and opportunities for better connectivity could be identified.
- 11.9** The exemplar of the Walled City can be a touchstone for development of our urban area. The grid street layout has been a constant throughout its 400 years existence. It has seen many buildings, uses and people come and go during that period however it has always been able to adapt and absorb new development whilst retaining that sense of coherent and functional urban space. This LDP opens the door to creating ‘new’ urban space for our city that can also adapt and absorb for many years to come.

**Strabane Town –  
Place-Making Vision**

**11.10** Strabane plays an important role providing a range of services to its residents and surrounding rural area. It is an important gateway between Northern Ireland and RoI and located beside the A5 which is a key transportation corridor between Derry and Dublin. In accordance with the RDS, the future of the town can be linked to cross border co-operation and the development of economic networks and trade.

**11.11** The vision for Strabane is to create a vibrant market town with a focus on building a strong town centre which rebalances the fortunes of the underperforming traditional town core with that of the thriving modern retail development located around ASDA. An emphasis will be placed on creating high quality streets and public realms which will help to reinvigorate important historic streets such as Railway Street, Abercorn Square and Market Street. A number of gap sites and backland sites which mar the streetscapes can be harnessed as opportunity sites to accommodate future growth in a sustainable manner complimenting projects at the Canal Basin area, including the SCORE Site and along Canal Street.

**Castledearg – Place-Making Vision**

**11.12** Castledearg is situated approximately 14 km south-west of Strabane and is the most westerly town in County Tyrone, with a population of around 3,000. It stands on the banks of the Derg river and functions as an important service centre for a wide agricultural area which extends to the south-west of the District.

**11.13** The town centre is well defined and situated on the northern side of the river and characterised by traditional three-storey terraces which are anchored around the ‘Diamond’ on three sides providing a strong sense of place and civic pride. The town has experienced significant growth over recent years assisted by various strategies put in place by partnerships between the private, public and community sectors which have benefited the town both economically and physically. There is a broad range of services including a vibrant bar, café and restaurant culture in the town.

**11.14** The vision for Castledearg is to build upon these initiatives and strengthen its role as an important market town and service centre which reflects its importance as a main local centre for the area. There is also further potential to exploit the natural and built heritage assets and historical links to maximise its tourism potential.

**Newtownstewart –  
Place-Making Vision**

**11.15** Newtownstewart is located in the south of the District and according to the 2011 Census has a population of 1,551. Newtownstewart is an important service centre catering for its resident population and a wide rural area.

**11.16** The town has an archetypal plantation layout which is characterised by a church at one end and the remains of a castle at the other and wide main street which is lined on either side by impressive terraces. The special architectural and historical character of the town core has been recognised through the designation of a Conservation Area in 1993. Its



location close to the A5 Dublin-Derry transport corridor has the potential to act as a gateway to the Sperrin Area of Outstanding Natural Beauty (AONB). The historic character of Newtownstewart can be capitalised on and used as a marketing tool to attract tourists and visitors which will strengthen its role as a tourist destination and service centre.

### **Claudy – Place-Making Vision**

- 11.17** Claudy is located approximately 16km from Derry and has a population of 1,340. This Local Town is an important service centre catering for its resident population and a wide rural area. Claudy has evolved around a crossroads junction, though it originally contained a village green to the south east of Main Street. As a Local town, the LDP will expect to strengthen its urban form and ‘sense of place’, with key central opportunity sites including the former textile factory site. It is envisaged that Claudy will continue its current role and function as a rural hub. It will maintain its character with new development that is compatible with the established character and makes a positive contribution to the existing built form in terms of scale and massing.

### **Sion Mills – Place-Making Vision**

- 11.19** Sion Mills is located approximately 3km south of Strabane and in 2011 has a population of 1,903. It is located immediately west of the River Mourne and astride the main A5 road. Sion Mills developed as a mill town, built to a planned layout. It has increasingly become a dormitory settlement for Strabane and Derry, looking increasingly

to those towns for major shopping and service centre needs. Much of the character is derived from the special architectural character and historic interest of its conservation area which was designated in 1977. This contains a unique blend of industrial, community and residential buildings dating back to the nineteenth century. Since the closure of Herdman’s Mill, it is envisaged that the town’s unique historic and architectural character along with its location on the Derry-Dublin corridor and riverside location close to the Sperrins can be exploited to stimulate the local economy through tourist projects and heritage-based regeneration initiatives which will strengthen its identity as an important conservation town and tourist destination. If / when the new A5 road by-passes this settlement, this will present a significant opportunity to re-visit and re-vision the form and functioning of this settlement (and a number of other directly-affected settlements); the 5 and 10-year Reviews of this LDP will consider this progress / opportunity.

### **Villages and Small Settlements**

- 11.20** The District has a number of villages, which vary in size and character. Good design and place-making is just as important in the villages and small settlements as it is in the larger urban areas. Good design can create better places to live, engender community pride and make a place more attractive to invest in or visit. Likewise place-making can create new quality places/spaces or build upon existing places, which can have a positive impact on the quality of villages and settlements.

**11.21** The principles of good design will be applied in general in our villages and settlements. New development will be expected to be in keeping with the size and character of the settlement. Proposals will be expected to take account of their setting, context and settlement pattern. Areas of Townscape Character (ATCs or AVCs) will be designated as appropriate.

### Countryside

**11.22** All proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings, including the natural topography, and to meet other planning policy and environmental considerations. Proposals will be encouraged to take account of supplementary planning guidance on sustainable rural design: 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside'.



**Do you agree you with the overall approach in relation to place-making and design?**

*If not, please set out why you disagree and justify any alternative options.*

**Should the LDP go further than providing a 'vision' statement in relation to place-making and design?**

**Are there particular policy approaches that could be implemented to improve upon place-making and design in our City, Towns, Villages, Small Settlements and countryside?**

# 12

Next Steps -  
Your Comments Please

- As stated at the outset, this Preferred Options Paper (POP) is a consultation document, so the Council welcomes your feedback.
- Hopefully, this LDP POP has adequately set out the key Planning issues and opportunities, as well as giving an indication of potential proposals and policies for our District.
- Please study the Options and particularly the various Preferred Options proposed. You are welcome to attend any of the consultation events, detailed at the website address below.
- Please give us your feedback - on any of the Options raised in this Paper. Comments must be planning-related. Please state if you support each of the Preferred Options and why; if you disagree or wish to propose an alternative, it is most useful if you submit evidence to back your viewpoint.

**Your comments may be submitted by e-mail to:**

[ldp@derrystrabane.com](mailto:ldp@derrystrabane.com)

preferably by using the online questionnaire at  
[www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp).

Alternatively, you can write to the Planning LDP Team, Derry City and Strabane District Council, 98 Strand Road, Derry BT48 7NN.

This POP and supporting documents can be supplied in alternative formats; please submit your request and requirements to [ldp@derrystrabane.com](mailto:ldp@derrystrabane.com)

**The Closing Date for Comments is 5pm on Tuesday 22nd August 2017**

- We will then consider your feedback, produce a 'representations' report for Council Members and publication. It will summarise all responses received and how they have been 'taken account of' in the LDP.
- The Draft LDP Plan Strategy will then be produced, hopefully in early 2018, for further public consultation. The Local Policies Plan (LPP) will follow around 2020, in accordance with the published Timetable. Hence, the LDP will be completed, for implementation / delivery (with subsequent Monitoring and Review) to help the Council to make this 'a thriving, prosperous and sustainable City and District with equality of opportunity for all'.



## Appendix 1:

### Proposed Options for LDP Settlement Hierarchy for Derry City and Strabane District

Settlement	LDP Proposed Option 1 - Status Quo	LDP Proposed Option 2 - Spatial Plan
<b>Derry</b>	City	City
<b>Strabane</b>	Main Town	Main Town
<b>Castleberg</b>	Local Town	Local Town
<b>Newtownstewart</b>	Local Town	Local Town
<b>Sion Mills</b>	Local Town	Local Town or Village?
<b>Ardstraw</b>	Village	Village
<b>Artigarvan</b>	Village	Village
<b>Ballymagorry</b>	Village	Village
<b>Clady</b>	Village	Village
<b>Claudy</b>	Village	Local Town or Village?
<b>Culmore</b>	Village	Village
<b>Donemana</b>	Village	Village
<b>Eglinton</b>	Village	Village
<b>Erganagh</b>	Village	Village or Small Settlement?
<b>Glebe</b>	Village	Village or Small Settlement?
<b>Killen</b>	Village	Village

<b>Settlement</b>	<b>LDP Proposed Option 1 - Status Quo</b>	<b>LDP Proposed Option 2 - Spatial Plan</b>
<b>Killeter</b>	Village	Village
<b>Lettershendoney</b>	Village	Village or Small Settlement?
<b>Magheramason</b>	Village	Village
<b>Newbuildings</b>	Village	Village
<b>Park</b>	Village	Village
<b>Plumbridge</b>	Village	Village
<b>Spamount</b>	Village	Village or Small Settlement?
<b>Strathfoyle</b>	Village	Village
<b>Victoria Bridge</b>	Village	Village
<b>Aghabrack</b>	Small Settlement	Small Settlement
<b>Aghyaran</b>	Small Settlement	Small Settlement
<b>Altishane</b>	Small Settlement	Small Settlement or Countryside?
<b>Ardmore</b>	Small Settlement	Small Settlement or Village?
<b>Ballyrory</b>	Small Settlement	Small Settlement
<b>Bready</b>	Small Settlement	Small Settlement
<b>Campsey</b>	Small Settlement	Small Settlement
<b>Carnanreagh</b>	Small Settlement	Small Settlement or Countryside?
<b>Cloghcor</b>	Small Settlement	Small Settlement or Countryside?

<b>Settlement</b>	<b>LDP Proposed Option 1 - Status Quo</b>	<b>LDP Proposed Option 2 - Spatial Plan</b>
<b>Cranagh</b>	Small Settlement	Small Settlement or Village?
<b>Craigbane</b>	Small Settlement	Small Settlement
<b>Donagheady</b>	Small Settlement	Small Settlement
<b>Douglas Bridge</b>	Small Settlement	Small Settlement
<b>Drumlegagh</b>	Small Settlement	Small Settlement
<b>Garvetagh</b>	Small Settlement	Small Settlement
<b>Goshaden</b>	Small Settlement	Small Settlement
<b>Glenmornan</b>	Small Settlement	Small Settlement or Village?
<b>Killaloo</b>	Small Settlement	Small Settlement
<b>Killea</b>	Small Settlement	Small Settlement
<b>Maydown</b>	Small Settlement	Small Settlement or Village?
<b>Nixon's Corner</b>	Small Settlement	Small Settlement or Village?
<b>Straidarran</b>	Small Settlement	Small Settlement or Village?
<b>Tamnaherin</b>	Small Settlement	Small Settlement
<b>Tullintrain</b>	Small Settlement	Small Settlement or Countryside?
<b>Potential New Small Settlements</b>	<b>Countryside</b>	<b>Small Settlement?</b>





## Appendix 3:

### Map of Main Existing Environmental Designations in Derry City & Strabane District







## **Derry City and Strabane District Council**

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Twitter **@dcsdcouncil**



**Derry City & Strabane**  
District Council  
Comhairle  
Chathair Dhoire &  
Cheantar an tSraitha Báin  
**Derry Cittyie & Strabane**  
Destríck Council