

# SUMMARY



Derry City & Strabane  
District Council  
Comhairle  
Chathair Dhoire &  
Cheantar an tSraitha Báin  
Derry Cittie & Stràbane  
Destrìck 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)



# Contents

- 4** **Introduction**  
The Local Development Plan (LDP) and the Preferred Options Paper (POP) - what are they?
- 5** **The Local Development Plan Process**
- 6** **Derry City & Strabane -  
A Strong and Sustainable District**
- 8** **District Profile**
- 9** **Council's Vision and Strategic Aims**
- 9** **Growing our District**
- 10** **Social**  
a place to call home
- 12** **Economic**  
a vibrant place
- 14** **Environmental**  
an attractive and sustainable place
- 14** **Planning Policies**  
to guide and regulate development,  
to suit the needs of our District
- 18** **Our Places**  
attractive, vibrant and sustainable

## Introduction

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

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

## What is the Local Development Plan (LDP)?

The new LDP will guide land-use development and set out policies and proposals for the use, development and protection of our settlements and countryside across our District. Crucially, it will deliver the outcomes in the Strategic Growth Plan. Once the LDP is adopted, its Planning policies, zonings and development proposals will be used to determine planning applications across our District.

## What is the Preferred Options Paper (POP)?

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. **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. This is a summary document, the full version is available on the Council's website, at: [www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)

Please consider the questions posed in the POP, as we welcome your thoughts on the shared growth of our District.





## LDP Process

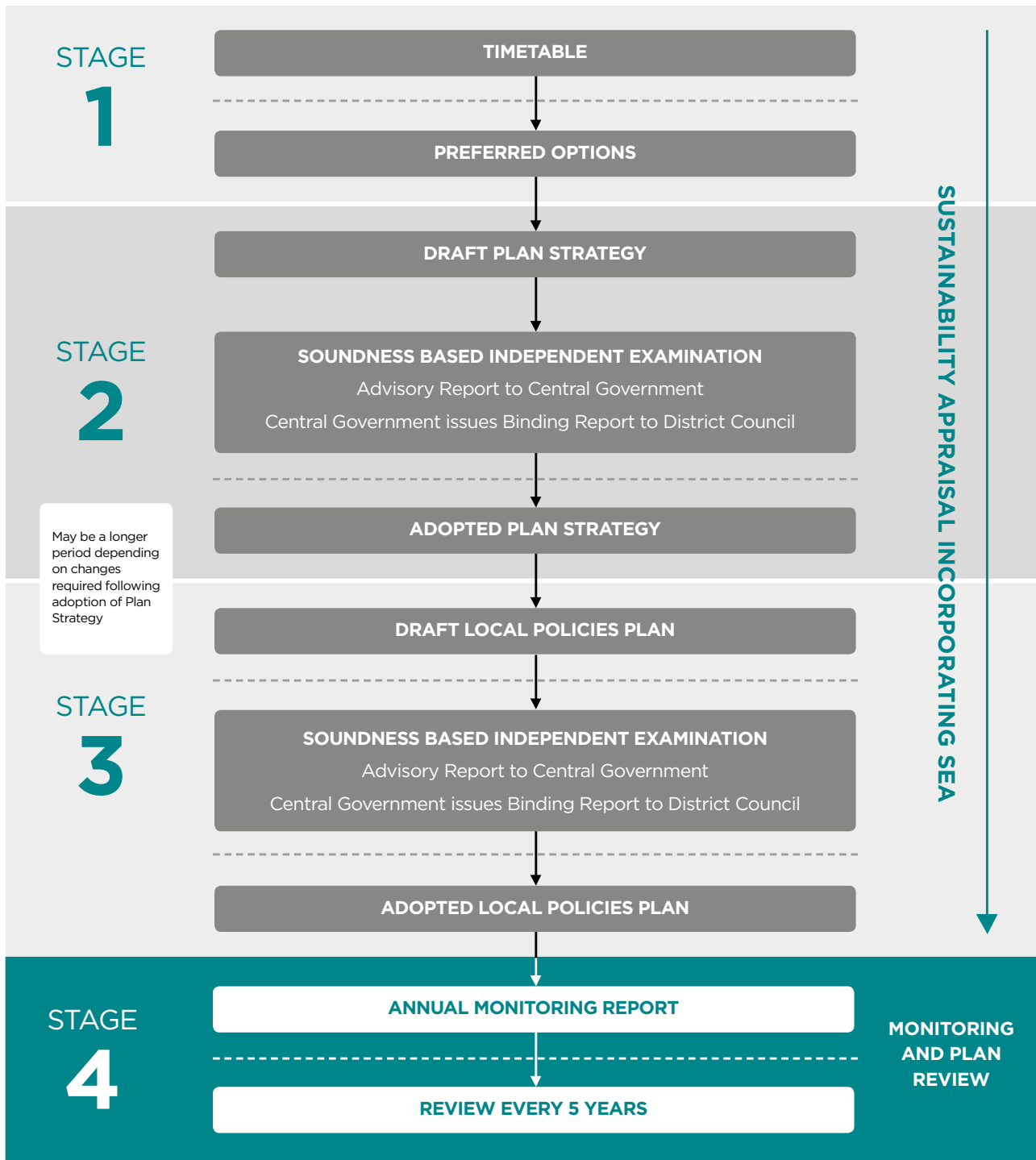
This LDP is our opportunity to set our own planning policies and priorities to meet the development needs of our District. Therefore, this POP sets out the initial proposals and policy direction, which will guide developments and encourage investment, co-ordinate infrastructure for our people and protect our environment to beyond 2032.

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, both of which will be subject to their own Independent Examination and adoption process:

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

The POP indicates the Council's preferred options for growth and development across the District and is the first formal process for consulting with the public and stakeholders on key planning issues. This is your opportunity to formally put forward your views and influence the LDP.

**Figure 1:** The Process for Preparing a Local Development Plan (LDP)



## Derry City & Strabane – A Strong and Sustainable District

Derry City and Strabane District, together with Donegal, forms the important North West Region, the only functional economic cross-border city region of its scale on the island. Our Regional city is a University city, it has a large regional acute hospital, a deep-water port, airport, historic walled city, a very active cultural life and provides commerce and services for the region of over 350,000 people. Future development of our District will require recognition of the clustered and complementary role of Strabane, our rural settlements and great countryside, in order to deliver growth and achieve the District’s potential.

This is the start of your opportunity to engage with the LDP process. We want to hear from all those committed to our District on many Planning issues, including:

- How should Derry and Strabane evolve and grow as strong, leading settlements?
- How can we grow vibrant, sustainable local towns, villages and small settlements?
- How can we design better places to live?
- Where should new homes be built and jobs located?
- How do we sustain our countryside as an attractive place to live and work?

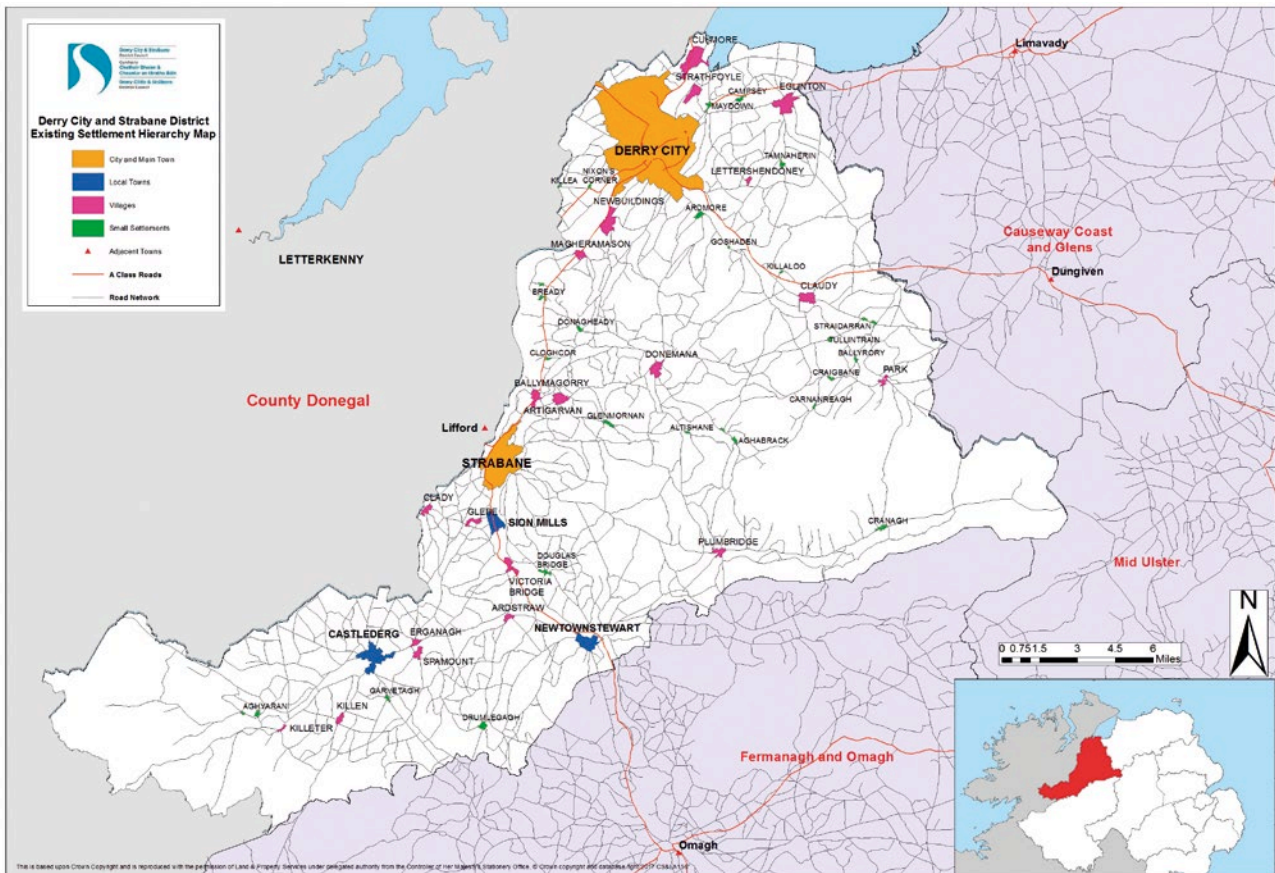
Details on how you can tell us your thoughts are detailed on the back page of this POP Summary document.

Figure 2: Derry and Strabane in the North West Region



Source: Regional Development Strategy (RDS 2035)

**Figure 3: District Settlements Map**



## District Profile

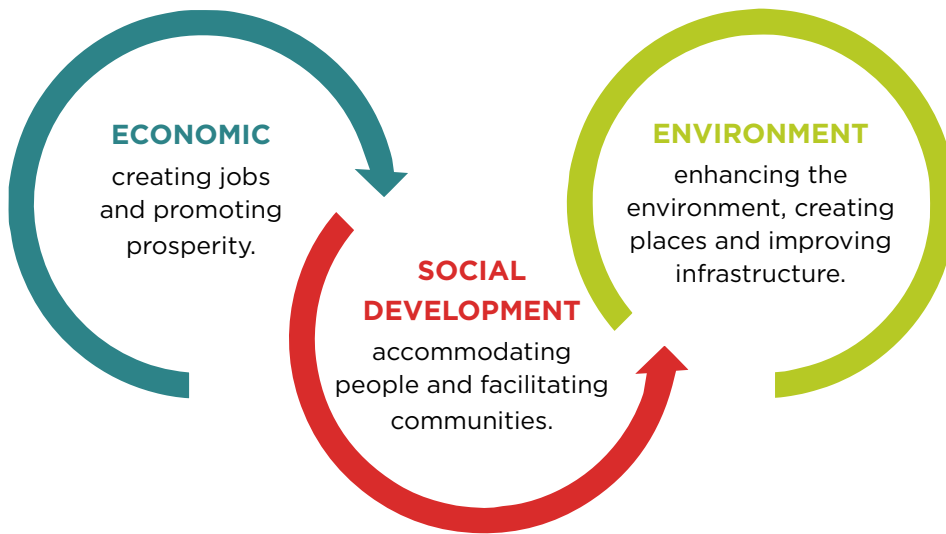
The Council District borders County Donegal (ROI) and has shared boundaries with Causeway Coast & Glens, Mid-Ulster and Fermanagh & Omagh Districts. Our District has a population of 149, 500 and a land area of approximately 1,245 square kilometres. Based upon the 49 settlements in the District, 85% of the population live within designated settlements with the remaining 15% of the population living in the countryside. Outside the larger population centres such as Derry and Strabane, the dispersed pattern creates challenges for service provision especially in the more rural and remote areas of the District.

## Our Vision and Strategic Aims

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’**.



**Figure 4:** Our LDP strategic aims



## Growing our District

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 over 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 DCSDC have identified the realistic yet ambitious pathway to growth of our District to 2032.

Over the next 15 years, LDP will play an important role in helping to deliver the ambition of the Strategic Growth Plan for Derry City and Strabane District (SGP), as well as the other strategies to grow this ‘city region’.

The LDP’s Growth Strategy aims to sustainably develop the District over the next 15 years, with the three following key aspects:

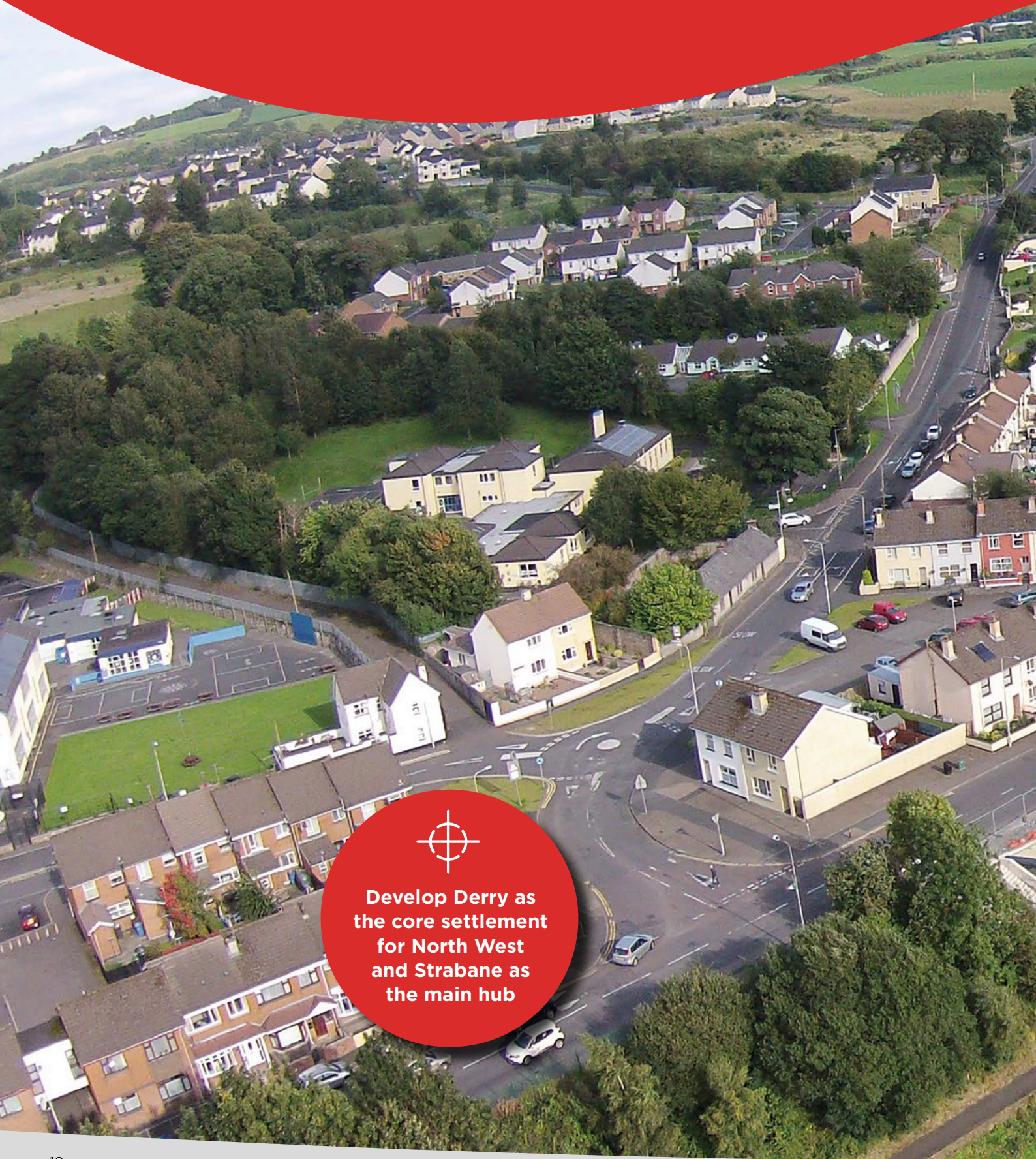
- Increase the District’s population from 149,500 to between 155 – 160,000;
- Assist in generating 8 – 15,000 new jobs; and
- Require up to 12,000 new homes.

**Figure 5:** Quantum of Planned Growth



# Social Development

Accommodating people and facilitating Communities



Develop Derry as  
the core settlement  
for North West  
and Strabane as  
the main hub



To provide for approx

**12,000**  
**NEW HOMES**

## Homes

- To further develop Derry as the core settlement and regional gateway city for the North West and Strabane as the main hub.
- To provide for approximately 12,000 new homes by 2032 in a mix of tenure, types and sizes;

## Neighbourhoods

- Protect and consolidate the role of local towns and villages so they act as local centres for shops and community services;
- To provide for vital and vibrant rural communities, including in our small settlements, whilst protecting the countryside and accommodating sustainable growth which reflects the rural communities.
- To facilitate the development of new community facilities at locations accessible to the communities they serve;

## Design

- Seek imaginative, innovative design in housing schemes including mixed use schemes and possibly mixed tenure;



**Imaginative  
design**

in housing schemes

# Economy

Creating jobs and promoting prosperity



Re-evaluate our city  
and town centre  
**boundaries**



Re-evaluate our  
retail relevant  
boundaries



## Economic Growth

- Allocate land to facilitate 15,000 new jobs;
- Accommodate particularly those sectors identified by the Council as targets for step-change growth;
- Recognise and accommodate entrepreneurship;
- Recognise the importance of self-employment and home working, particularly in rural locations.

## Retail

- Promote a city / town centre approach;
- Re-evaluate our retail relevant boundaries;

## City and Town centres

- Promote a range of suitable uses to reinvigorate our city and town centres;
- Re-evaluate our city and town centre boundaries;
- Promote Derry as a major tourist attraction and seek sensitive development to protect its unique heritage assets and setting.



Recognise  
and accommodate  
entrepreneurship

# Environment

Enhancing the environment, creating places and improving infrastructure

To enhance  
**TRANSPORT  
LINKAGES**  
across the North West





Protect and enhance  
the network of  
**open  
spaces**

## Natural and Built Heritage

- To protect and enhance the natural and built environment to achieve biodiversity, quality design and promote health and well-being;
- Protect areas of high scenic value, development pressure, undeveloped coastline and wetlands from inappropriate development.

## Connectivity and Infrastructure

- Improve connectivity to existing and new urban soft and hard spaces to achieve enhanced place-making;
- To enhance transport linkages across the North West particularly between Derry, Strabane and Donegal.
- Promote resilient design for a low carbon District;
- Consider all aspects of flood risk and future development;
- Support appropriate renewable energy.

## Open Space, Sport and Recreation

- Protect and enhance the network of open spaces in the North West;
- Enhance the network of pedestrian paths, cycleways and ecological corridors within the District.



Support appropriate

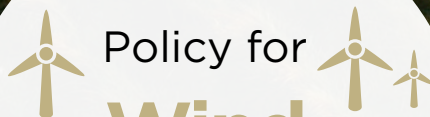
**Renewable  
Energy**

# Planning Policies

to guide and regulate development, to suit the needs of our District



Sustainable  
Development in  
Countryside



Policy for  
**Wind  
sensitive  
zones**





## Quality Housing

### Proposed Planning Policies

The LDP proposes to 'carry forward' many of the existing planning policies that are covered in the current Planning Policy Statements (PPSs), subject to relatively minor policy adjustments and clarifications. However, the Council has identified certain Planning Policies that require more fundamental review. The main policy changes proposed are:

- General Development Principles, to include Principles of Place-making and good development – on noise, odour, dust, neighbourliness, good design, landscaping, energy efficiency, etc.
- Economic Development, with additional opportunities for rural and urban small businesses / start-ups. Also review the criteria for protection / release of existing ED land (PED 7).
- Quality Housing, still committed to quality plus a greater emphasis on density standards – appropriate to the type of settlement and location in the settlement. Amalgamate the Addendum's with the policy.
- Housing in Settlements, emphasising the need for Balanced Communities / mix of housing tenures and types, plus mixed communities.
- Tourism, with some more scope for rural tourism attractions and accommodation.
- Renewable Energy, with a policy for Wind Sensitivity Zones, Solar Zones, others Renewables – needing to be flexible for the 'next technology'.
- Sustainable Development in the Countryside, 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

# Our places

attractive, vibrant and sustainable



**Positive  
Placemaking**



Enhanced standard of  
**Design at key  
locations**

## Place-making Vision

For our urban and rural settlements, as well as the countryside, 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.

Accordingly, the LDP will seek to support good design and positive place-making. The Council will:

- seek an enhanced standard of design at key locations across our District;
- prepare a Place-making and Design Vision Frameworks for Derry and Strabane town, with proportionate Design / Place-making Vision Statements for the other settlements and standards for the countryside's development.



Major urban  
**Regeneration  
Schemes**



## How do I submit my comments?

From the end of May, there will be a 12 week consultation period on the Preferred Options Paper. It and the supporting suite of documents that together form the evidence base for the Preferred Options Paper are available on our website.

You can get details of public consultation meetings across the District during June 2017, or you can respond online at:

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

Or by emailing:

**[LDP@derrystrabane.com](mailto:LDP@derrystrabane.com)**

Additional information on the LDP process can be found on our LDP page on the above Council website.

Hard copies of the POP documents can be got during normal offices hours at the Council offices in Derry and Strabane. If you wish, please provide your comments in writing to:

**Planning LDP Team  
Derry City & Strabane District Council  
98 Strand Rd, Derry, BT48 7NN**

The closing date for the receipt of all representations is:

**5pm Tuesday 22nd August 2017**

This POP and supporting documents can be supplied in alternative formats; please submit your request and requirements to the above address or contact the Planning office on **028 71 376501**