Outlook

POP Options from J King.

From Jennifer King [redacted] >
Date Wed 30/09/2026 09:05
To Local Development Plan <ldp@derrystrabane.com>

Dear Members of Council

These are my preferred options:

1. HMO percentage cap
Option 1: 10% HMO cap

The 10% cap helps protect communities from the negative effects of high HMO concentrations while still providing scope for HMO development to be accommodated in a fair and balanced way across the district.

2. HMO Management Areas
Option 1: No HMO Management Areas anywhere, 10% limit applies across the district.

Applying the same 10% threshold throughout the city and district provides a fair and consistent approach while allowing housing demand to be met through a range of accommodation types, including purpose-built student accommodation.

3. Sandwiching restrictions
Option 2: Full Bristol-style controls on adjacent HMOs and radius restrictions.

This approach introduces anti-clustering and anti-sandwiching protections, taking account of impacts on adjoining streets while providing a clearer and more measurable method of assessing HMO concentration.

4. How should properties be counted when calculating HMO percentages
Option 3: Exclude certain flats, short-term lets, NIHE/HA properties etc.

This approach better reflects the impact of transient forms of accommodation on residential communities, including holiday lets and emergency housing. Though it needs include all flats certain flats

5. How wide should planners look when assessing HMO concentration
Option 3: Use wider radius measurements.

Using a defined boundary provides greater consistency and reduces reliance on subjective terms such as "nearby " or "adjoining " when assessing HMO concentration.

Yours faithfully

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Sent from Outlook for Android