

[REDACTED]

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**From:** DfC LG&HRD Secretariat <lghrd.secretariat@communities-ni.gov.uk>  
**Sent:** 05 November 2020 12:50  
**To:** Local Development Plan  
**Cc:** [REDACTED]  
**Subject:** AC letter to [REDACTED] - Head of Planning, Derry City & Strabane DC - Re-consultation on LDP 2032  
**Attachments:** AC letter to [REDACTED] - Head of Planning, Derry City & Strabane DC - Re-consultation on LDP 2032.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon

Please see the attached letter from [REDACTED] Director of Local Government & Housing Regulation Division, DfC, in relation to the council's LDP.

Regards

[REDACTED]  
**Local Government & Housing Regulation Division Secretariat – Working from Home**  
**Department for Communities**  
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*DfC Common Purpose, 'Supporting people, Building communities, Shaping places'*

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Department for

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[Redacted]

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Causeway Exchange  
1-7 Bedford Street  
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[Redacted]

Our ref:  
Your ref:  
Date: 5 November 2020

[Redacted]

Head of Planning  
Derry City & Strabane District Council

By e-mail: [LDP@DerryStrabane.com](mailto:LDP@DerryStrabane.com)

**RE-CONSULTATION ON DERRY CITY & STRABANE DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN (LDP 2032).**

I refer to your letter of 16 September 2020.

The Department's response to the consultation on the Derry City & Strabane District Council Local Development Plan (LDP 2032) is set out below.

Yours sincerely,

[Redacted signature]

[Redacted name]

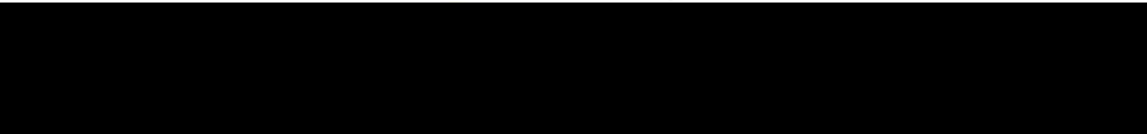
**Director of Local Government and Housing Regulation Division**

**DERRY CITY & STRABANE DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN  
(LDP 2032) – COMMENTS FROM THE DEPARTMENT FOR COMMUNITIES.**

**ENGAGED COMMUNITIES GROUP**

Historic Environment Division within ECG will provide feedback and evidence on Built Heritage and Archaeology issues separately from this content.

The contacts within the Division for Local Development Plan related matters are



**WORK & WELLBEING GROUP**

Department for Communities has studied the draft Local Development Plan and supporting documentation, and notes its ambition to create, inter alia, 15,000 additional jobs in the Derry City and Strabane district.

Whilst accepting that the Local Development Plan is primarily concerned with spatial and planning aspects of accommodating this expansion, DfC realises that other important aspects of growing a labour force include sourcing the workers and providing them with appropriate skills.

DfC believe an important source of potential labour lies within the economically inactive group, which is often socially excluded. The Department remains committed to working with Derry City & Strabane District Council and other stakeholders to provide as many opportunities as possible for people who are economically inactive.

DfC recognises, of course, that sources of labour supply outside the economically inactive group will also be important, and DfC will continue to support employers large and small with their recruitment needs more generally.

## HOUSING DIVISION

The Department for Communities (DfC) Housing Division provided some initial feedback to Council on its draft Plan Strategy in July 2019 (prior to the consultation phase). The following comments are supplementary.

- Welcome the commitment by Council to increase housing supply and, in particular, placing an explicit priority on the provision of affordable (social and intermediate) housing by the inclusion of specific planning provisions to ensure the inclusion of a minimum of 10% affordable housing within new developments of 10 or more residential units; or on a site of 0.5 ha or more (**HOU5 Affordable Housing in Settlements**).
- The Department notes the proviso that Council may, on a case-by-case basis, consider disapplying this requirement, and would urge Council to make this the exception, rather than the rule.
- Paras 16.52 to 16.54 of the draft plan strategy sets out the current definition of affordable housing (as per SSPS) which allows for the future expansion of affordable housing products. It is worth noting that work is continuing on an amended definition. It is anticipated that this will provide the policy framework for the development of new intermediate housing products, which will assist Councils in implementing planning conditions for affordable housing, particularly in areas where social need is low. This is of additional importance given that, at present, there is no widely available purpose built shared ownership product.
- DfC is responsible for housing policy and the Department for Infrastructure (DfI) is responsible for strategic planning policy. Planning policy (specifically the Strategic Planning Policy Statement – SPPS) includes the current definition of affordable housing. Subject to relevant approvals, DfC will update the Housing Association Guide with the new definition of affordable housing. DfC will notify DfI regarding any updates to the definition for it to consider in light of its planning policy responsibilities.

- The Council will wish to be mindful that DfC is currently developing policy proposals around the introduction of an Intermediate Rent model as part of the broader definition. It is anticipated that intermediate rent products (although the detail of any model is yet to be finalised) can make a valuable contribution towards increasing housing supply within new developments.
- 16.55 Note that Rent to Own is at pilot stage.
- Council will wish to consider the content of the DfC Housing Briefing paper (March 2020) which was circulated earlier this year to provide a guide to Councils in developing/finalising LDP Plan Strategy documents (attached as Appendix A).