
From:
Sent: 22 October 2020 14:23
To:
Subject: Re: Local Development Plan (LDP 2032): Draft Plan Strategy – Reminder of closing date for Re-Consultation period.
Attachments: Home Bargains Draft Plan Submission.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Attached is the submission made last week.

Thanks

Regards

On 22 Oct 2020, at 13:23,

wrote:

Hi
No it hasn't been received yet
Do you want to email it to me
Thanks

From:
Sent: 22 October 2020 12:57
To:
Subject: Re: Local Development Plan (LDP 2032): Draft Plan Strategy – Reminder of closing date for Re-Consultation period.

Did you get by Home Bargains Area Plan submission.
This was a new one submitted last week?

On 21 Oct 2020, at 17:21,

Thank you for your email on 19th October 2020, confirming you are happy for your previous representations to be carried forward, unchanged.

Please see attached letter for your records

Kind regards

Angela Curran

Administration

Derry City & Strabane District Council

Planning Department

98 Strand Road

Derry

BT48 7NN

Tel: (028) 71 253 253 Ext

www.derrystrabane.com

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Derry City & Strabane District Council Local Development Plan**Response to the Draft Plan Strategy****Ref: 16/11 (28)(i)****Client: TJ Morris Limited T/A Home Bargains****Please give details of why you consider the Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.**

1. This is our first response to this draft Plan Strategy (dPS) of the Local Development Plan (LDP). TJ Morris Limited trade as Home Bargains and operate a large mixed use store at Strand Road, Derry.
2. Home Bargains have invested significantly in Derry with the purchase and refurbishment of this store. They did so on the basis of the clear policy direction that there was a need to regenerate this part of the Central Area. This location was promoted as a suitable City Centre location for major retailing instead of locating out of centre.
3. The Home Bargains site was previously occupied by Budget DIY and Xtra Vision. Budget DIY closed in late 2006 followed by the closure of Xtra Vision. This resulted in the loss of over 30 jobs.

The regeneration of this site represents an investment of about £6 million by Home Bargains. The Strand Road store is the flagship store for Home Bargains in the North West. It provides in the region of 100 jobs to the local community. It has removed two large vacant units from the City Centre and has bought circa 2800 sq m of retail floorspace back to use, and provides shoppers in Derry City Centre with a new, modern and highly competitive retail experience. It has provided a new qualitative retail offer increasing the regional attraction of the City Centre.

4. It has been a significant improvement at a key junction in the City. It complements the efforts being made to regenerate the Fort George site opposite.

5. It is therefore disappointing and concerning that Derry City and Strabane Council would consider the reduction of the City Centre boundary to exclude our client's site.
6. Moreover, having considered the matter in detail, we are also concerned that the Council's approach to the retail and economic aspects of the dPS are inconsistent with other Council Plans and the approach taken could undermine the economic growth of the City Centre.

Regional Development Strategy (RDS)

7. The Regional Development Strategy 2035 (page 19) notes the aim of the RDS is to strengthen Derry as the principal city of the North West. It notes that as the principal city of the North West Derry has the capacity and potential for strong economic growth. It is unclear how the Council's retail evidence base finds there to be very limited capacity for retail growth given the RDS comments. This is a matter that needs to be investigated in the dPS.
8. As part of the Spatial Framework the RDS notes that Derry has a significant role to play as the principal city of an expanding North West region.
9. RDS paragraph 3.51 describes Derry as the '*regional gateway city for the North West*'. Strategic Framework Guidance (SFG) 6 seeks to develop a strong North West, and notes that Derry is well suited to provide a regional level service to much of the western part of Northern Ireland and to a substantial part of County Donegal.
10. SFG 7 seeks to "*Strengthen the role of Londonderry as the principal city for the North West*". RDS paragraph 3.55 states "*Securing a strong and vibrant city is important to the economic and social wellbeing of the North West ... The City should be the focus for administration, shopping, commerce, specialised services, cultural amenities and tourism within the North West.*" (emphasis added). It notes that the lands at Fort George adds to the City's land stock to provide a major opportunity for boosting economic development and regeneration of the area.
11. There is nothing in the RDS that suggests that the City Centre of Derry should be reduced or constrained. Nor is there any policy that suggests that there is

no need for additional growth in Derry. Indeed, Derry has experienced high levels of under investment for many years and regional policy is seeking to reverse this. Policy is directed at boosting the regional role of the City.

Strategic Planning Policy Statement

12. The Strategic Planning Policy Statement recognises that the RDS highlights the need to strengthen and secure the role of Derry as the principal city of the North West.
13. Historically (in the previous Planning Policy Statement 5 Retailing and Town Centres) Derry was classed as a Regional Centre, one of only three in Northern Ireland. The size and scale of the Central Area was a reflection of the Regional Centre role of Derry.

Inclusive Strategic Growth Plan 2017-2032

14. Derry City and Strabane District Council produced the Inclusive Strategic Growth Plan 2017-2032 (ISGP) in November 2017. Section 4 of this Plan seeks to maximise job creation and investment opportunities in the City Centre and regionally significant regeneration sites. It also seeks to provide a Development Zone Pilot to mitigate the challenges and explore the opportunities of Brexit and it seeks to develop more Grade A office accommodation.
15. It notes that there is a need for the regeneration of the North West City Region and that Derry has become pivotal to the health and success of the wider North West regional economy and as a net contributor to the wider economies in North and South of Ireland. It states that a *“successful Derry-Londonderry / North West City Region is critical to the future well being of everyone living within Northern Ireland and the North West of the island of Ireland”*.
16. The ISGP notes that a key action is to deliver a new Local Development Plan and prepare a development and conservation spatial framework and masterplan for Derry City Centre and Riverfront to provide high quality design, regeneration and investment. It also seeks to progress the development of the regionally significant regeneration of Fort George in collaboration with Government and private sectors. The Plan notes that by 2025 major private sector commercial and retail developments will be delivered and Fort George

will be substantially progressed alongside major regeneration sites in Derry City Centre.

17. The ISGP sets out a key risk being that its proposals are heavily reliant on consumer expenditure and will rely upon to a large degree cross border trade, tourism and expenditure from those living in other Council areas to deliver upon plans for the retail and accommodation sectors. The mitigation proposed is closer cross border collaborative working; development of the City Region and a compelling tourism and investment proposition.
18. It would be expected that the Council's dPS would have had full regard to the ISGP in considering the future retail expenditure, how to create a City Centre that is sufficiently large to allow the development of addition Grade A office accommodation, attract regional investment, and provide scope for the regeneration of Fort George. As shown below, the dPS approach to retailing and the City Centre boundary (to reduce it) runs contrary to the role of Derry as a Regional Centre which is seeking to attract significant inward investment and be the economic driver for the North West City Region.
19. Also as shown below, Chapter 10 of the dPS does not even acknowledge the ISGP. The Evidence Paper 10 City/Town Centres, Retailing, Offices, Leisure and Other Uses (EVB 10) makes some references to the ISGP but does not set out how reducing the City Centre boundary or how the policies proposed in the dPS will help facilitate the ISGP.
20. The Council's Retail and Capacity/Town Centres Study makes no assessment of how to deliver the ISGP. It merely provides some sensitivity analysis of increased population projections and some fairly conservative allowances for tourism expenditure. It makes no comment on the need to draw additional spending from other Council areas or the benefits that will be derived from Derry being more accessible following the improvements to the A5 and A6, or the potential of attracting increased share of cross border trade.

Approach of Derry Area Plan

21. The policy approach in the adopted Derry Area Plan to designate a Commercial Core and a wider Central Area has given Derry a Regional City Centre that is of a scale that differentiates it from other lower order town and city centres in

Northern Ireland. In order to reflect the higher status of Derry as the principal centre for the North West, it was wholly appropriate to have a Central Area boundary that provides scope for significant investment from multiple sectors over the plan period.

22. The policy approach set out in the Derry Area Plan achieved the balance between securing a vibrant Commercial Core that is based around the historic city walls and attracting trade to the Central Area that would regenerate the area without adversely impacting the historic setting of the City. Home Bargains is one example of the success of this policy approach. It is concerning that this approach is being reversed in the emerging Local Development Plan.

The Draft Plan Strategy of the Local Development Plan

23. It is notable and surprising that Chapter 10 of the dPS which deals with town centres makes no reference to the ISGP. This should have been an important document to reference and show how it has influenced the City Centre strategy.
24. The dPS (page 129) confirms that Derry is recognised as an important Regional Centre in the RDS which highlights its need to strengthen and secure its role as the principal city for the North West. The dPS advises that Derry City Centre will be the focus for shopping along with a wide range of other services and facilities. The dPS also notes that the LDP will promote a City Centre first approach that builds upon the status of Derry as a Regional Centre making best use of existing services provided by the City.
25. We note that the dPS paragraph 10.23 recognises that, "*Development opportunities can be challenging to deliver in historic and traditional town centres, especially to meet the requirements of larger stores, and they may be more suited to edge of town centre sites. Derry PRC and City Centre is focused on the historic city and contains a significant amount of built heritage. Further to this, in some areas, it faces topographical challenges including steep streets. Development in these locations should however benefit and must not compete with the centre in question. They should demonstrate strong integration with the town centre in terms of appearance and in particular, pedestrian connections in the form of linked trips". [emphasis added]*

26. This is a muddled paragraph. It accepts that the historic part of the City Centre is hard to redevelop and suggests that large retail units should be located out of centre, which is contrary to the town centre first approach of SPPS. It then appears to indicate that the City Centre and not just the PRC should be focused on the historic city. The paragraph then seems to discuss a general policy approach to 'the centre in question' – when the policy is specific to Derry City Centre and finally the paragraph discusses integration with the *town centre*, when Derry is a Regional City Centre. This suggests that the dPS does not seek to treat Derry City Centre as the regional economic driver for the North West but rather seeks to treat it as a typical town or city centre found throughout Northern Ireland. This does not reflect Derry's position in the settlement hierarchy of Northern Ireland.

27. dPS paragraph 10.24 states that *'the exact boundaries of the PRC and City Centre will be defined at LPP stage. In the interim period, the DAP 2011 boundaries for Commercial Core and Central Area will be used'*. We also note that paragraph 10.6 states that the Retail Capacity and City/Town Centre Health Study underpins the proposals for the LPP stage. That being the case it is likely that the Council will promote the recommendations of the Retail Capacity Study to reduce the City Centre boundary. We strongly oppose both the recommendation and the fact that this issue is being left until after the policies have been determined for the City Centre.

28. Our clients are concerned that the Council have a City Centre boundary already in mind that will be a significant reduction from the Central Area that has been adopted for over two decades. Our clients are further concerned that the approach being taken which seeks to agree the policy but not the boundary of the City Centre means that they are prejudiced.

Derry City & Strabane District Council Retail and Capacity/Town Centres Study

29. The Council commissioned Avison Young/Juno Planning to prepare a Retail Capacity and City/Towns Centres Study. This is in two parts:-

- a. Part 1 is Retail Capacity & City/Town Centres Study; and
- b. Part 2 provides recommendations on Centres, Uses and Planning policies.

30. This Study informed Evidence Paper 10 City / Town Centre, Retailing, Offices, Leisure & Other Uses (EVB 10).

31. The Study finds very little in the way of future retail capacity. Presumably, this will seek to support the case that there is no need to increase the City Centre boundary. However, it does not address the need to deliver on the ambitions set out in the ISGP or indeed protect existing investment decisions that have been made on the strength of the extant Plan and the policy direction that proposals should locate in Derry Central Area. We disagree with the approach taken to the Retail Capacity Study as it fails to reflect the regional policy direction for Derry set out in the RDS, the SPPS and the ISGP.

The Retail Hierarchy

32. Part 2 of the Retail Capacity Study looks at the Retail Hierarchy. We note the following comments with particular concern:-

- | | |
|-----|--|
| 3.4 | This study finds that the currently defined commercial core (with possible amendments as specified below and excluding Waterside) would form an appropriate basis for defining the spatial extent of Derry – Londonderry City Centre, in accordance with the SPPS. |
| 3.5 | The currently defined central area covers a much wider area and includes many uses that are destinations in their own right, without necessarily having any affinity or obvious relationship with retail and other main town centre uses within the commercial core. This is particularly the case for the concentration of retail uses within the northern part of the central area around Strand Road. As set out above, the high footfall resulting from the mix of uses within a town centre should mean that all of these uses reinforce each other. This cannot be said for a number of uses currently located within the central area, in the same way that it can for uses within the commercial core. |
| 3.6 | Possible amendments to the commercial core, as a basis for defining the city centre boundary, should consider the following:
<ol style="list-style-type: none">1. The North West Regional College could mark an appropriate northern boundary to the city centre. |

33. Part 2 of the Retail Capacity Study appears to be seeking to constrain the Regional Centre of Derry to being focused on the previously defined Commercial Core, and not the Central Area as set out in the Derry Area Plan.

34. This is a dramatic and unacceptable reduction in the boundary of the Regional City Centre. Inadequate explanation is given as to why the Regional City Centre boundary should be dramatically reduced. The Retail Capacity Study does not reflect the designation that Derry is a Regional Centre which is distinguishable from other lower tier City and Town Centres. Derry has a key role to play in the long-term future of the North West. It appears that the Retail

Capacity Study has not engaged with the required necessary extent of the Regional Centre in order for Derry to be the economic driver for this part of the island.

35. The SPPS has introduced the town centre first approach for all town centre type uses. This means Derry City Centre should be defined to ensure it is capable of accommodating all forms of cultural and community facilities as well as retail, leisure, entertainment and businesses. The retail focused Retail Capacity Study is not secure grounds to reduce the City Centre boundary of Derry.

36. The recommendations of the Study have followed through into EVB – 10 which states the following:

6.20 The boundaries of the Derry and Strabane town centres were looked at. The Study found that the currently defined commercial core (with possible minor amendments and excluding Waterside) would form an appropriate basis for defining the spatial extent of Derry City Centre, in accordance with the SPPS. A PRC was recommended that it should cover key streets around Foyleside and Richmond Centre, as well Waterloo Place and part of the Strand Rd. For

37. It is again concerning that the direction the dPS is taking is to reduce the City Centre boundary to reflect the narrowly defined Commercial Core set out in the Derry Area Plan. This would leave the retail and mixed commercial uses located along the Strand Road as being outside the City Centre and unprotected. It would also mean these key services and employers (including the Council's own offices) are not considered to form part of the Regional Centre.

Impact on Home Bargains

38. At present Home Bargains operate a City Centre site and would benefit from protection under draft policy RP2. If they ever wished to expand they could do so as long as they are compliant with draft policy RP 2 criteria a-d. However, if the Council subsequently decides to exclude Home Bargains from the City Centre, they would have a more challenging policy hurdle to overcome, and in fact would no longer benefit from planning policy protection by being a City Centre location.

39. The scope for future growth and expansion of Home Bargains would therefore be undermined by the current direction that the dPS is taking, and it would mean Home Bargains are no longer protected under policy and their ability to expand in future would be more difficult as it would be seen as an out of centre location. Having invested £6million in Derry on the basis that they are locating in the City Centre, it would be wholly inappropriate for the Council to shift the boundary to place them out of centre.
40. Any future application to expand Home Bargains would require the company to set out a sequential assessment demonstrating why it could not be located in the City Centre. This would be the unacceptable outcome of the Council reviewing the City Centre boundary and essentially de-zoning the Home Bargains site.

C1 Did the Council take account of the Regional Development Strategy?

41. The Regional Development Strategy clearly highlights that its aim for Derry is that there is capacity and potential for strong economic growth and that the City should be regenerated and strengthened. Significant economic investment has been made in the Central Area in recent years based on the fact that this would be recognised as part of the City Centre and would gain from the benefits that a City Centre location would provide.
42. Reducing the City Centre boundary is contrary to the growth aim of the RDS. To exclude areas of recent significant investment in the City Centre such as Home Bargains from the future City Centre designation is inconsistent with the aims of the RDS and is wholly unacceptable.

C4 Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or any adjoining council's district?

43. We consider that Chapter 10 of the dPS has had no regard to the Council's Inclusive Strategic Growth Plan. The ISGP is an ambitious plan that seeks to grow Derry in line with its status as the Regional Centre for the North West City Region. City Centres are a key driver for economic growth of modern cities and for Derry to deliver the ambitious plans it needs to have a Regional City Centre boundary large enough to attract inward investment.

44. The fact Chapter 10 of the dPS makes no reference to the ISGP indicates that the dPS is seeking to constrain growth rather than facilitate growth. In order to deliver schemes like Fort George, it will be more consistent to have this site within the City Centre. To develop the River Front, it would be consistent to have this inside the City Centre. New Grade A offices will seek to have sites free from the constraints of a location beside the City Wall. Strand Road will be the ideal location for this.
45. At present the dPS seeks to introduce policies that will make it difficult for retail, office and regeneration schemes to be delivered outside the City Centre, but it is clear that the intention in the LPP stage will be to place the most suitable areas for these activities to occur (i.e. Strand Road) outside the new City Centre boundary.
46. This is counter intuitive and has the potential to undermine the Council's own efforts to deliver on the Inclusive Strategic Growth Plan.

CE2 Is the strategy, policies and allocations realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base & CE4 is the plan reasonably flexible to deal with changing circumstances?

47. The SPPS paragraph 6.277 requires LDPs to define a network and hierarchy of centres – town, district and local centres and set out the appropriate policies that make clear the uses that will be permitted and also allocate a range of suitable sites to meet the scale and form of retail needed.
48. In light of our comments above, we consider that the dPS policies cannot be looked at in isolation from a consideration of the boundaries of the City Centre. The potential that the City Centre boundary will be reduced places many significant existing retail and other town centre users at a significant disadvantage as they may become classed as out of centre locations following the Local Policies Plan stage. For example, if the recommendation from the Retail Capacity Study were progressed and adopted, it would place the Council's own offices on the Strand Road outside the City Centre. As such if the Council wish to expand their offices under the current Derry Area Plan boundary it would be compliant under the draft policy ED 2 of the dPS.

However, if the LPP were to reduce the City Centre boundary, the Council would have to undertake a sequential test to demonstrate there is no suitable site in the reduced City Centre to accommodate the Council buildings. This is wholly impractical and unrealistic.

49. A similar scenario applies to all the main town centre uses that have located along the Strand Road because that was what policy directed under the Derry Area Plan 2011. To reduce the boundary as recommended in the Retail Capacity Study and as implied in EVB – 10 and in the dPS paragraph 10.23, would be unreasonable and inflexible, and undermines millions of pounds worth of investment in the City Centre in the last 25 years.

50. Moreover, the suggestion that the City Centre boundary could be reduced would be inflexible as it fails to recognise the growth potential for Derry with the development of major infrastructure projects such as the upgrades to the A5 and A6 and the dualling of the Buncrana Road. In the medium to long term Derry is expected to grow significantly based on the aims of the RDS and the ISGP. The approach of the dPS to determine prescriptive retail and economic development policies without a debate about the extent of the City Centre boundary, but against the backdrop of a likely significant reduction in the size of the City Centre boundary is unorthodox and unfair.

51. It is not appropriate to determine retail policies without having regard to the likely extent of the City Centre boundary. The approach being taken in the dPS is therefore inappropriate. The appropriate alternative is for a full debate about the proposed policies and the City Centre boundaries to occur simultaneously.

If you consider the Plan Strategy to be unsound, please provide details of what change(s) you consider necessary to make the Plan Strategy sound.

52. The dPS should include a draft City Centre boundary that can guide and inform the discussion and agreement of key stakeholders in the City Centre, particularly those that have made significant investment and employment decisions in the City based on the existing boundaries and on the regional

policy that Derry City Centre will be a Regional Centre of growth for the North West.

53. It is necessary that this boundary is discussed during the dPS stage to demonstrate how it is of sufficient scale to accommodate the level of growth envisaged in the ISGP and that the policies proposed in the dPS will not unintentionally undermine the ISGP or the RDS.



Derry City & Strabane District Council

Local Development Plan

(LDP) 2032

**Representations Form for the LDP Draft Plan Strategy
& Associated Appraisal / Assessments**



December 2019

<http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>

Introduction

Derry City and Strabane District Council 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 the 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. The publication of the LDP draft Plan Strategy is the next step on this journey.

What is the Local Development Plan (LDP)?

The new LDP will guide land-use development and set out Planning policies and proposals for the use, development and protection of our settlements and countryside across our District to 2032. Crucially, it will help to 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 the District. The LDP will comprise of two development plan documents: this LDP Plan Strategy and, in due course, the LDP Local Policies Plan.

What is the LDP Plan Strategy (PS)?

This LDP draft Plan Strategy sets out the Council's strategic Planning objectives, designations and policies for the District in line with regional strategies and policies, but tailored to the local needs of this City and District.

The preparation of the PS has been informed by the Council's LDP Preferred Options Paper (POP – May 2017) which provided the basis for consulting with the public and stakeholders on a series of options for dealing with key issues in the Plan area. It set 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 the earliest stage of Plan preparation. The published draft LDP PS fully reflects a consideration of all the representations made during the POP consultation period and all engagement with stakeholders, consultees and elected Members of the Council.

How We Are Consulting

The best way to submit a representation is by completing our online representations form:
<https://haveyoursay.derrystrabane.com/mkt/ldpconsultation>

Alternatively, complete this draft Plan Strategy Representations Form and either return by email to **LDP@DerryStrabane.com** or download a copy and post to:

**Local Development Plan Team,
Council Offices,
98 Strand Road,
Derry,
BT48 7NN**

Hard copies of the form will be available at the above address and our other main office at 47 Derry Road, Strabane, Tyrone, BT82 8DY. Please note that if you are making a representation in any other format, it must include the requested information set out in this form and address the Tests of Soundness

The draft Plan Strategy is published for formal public consultation for a period of eight weeks beginning on **Monday 2nd December 2019** and closing on **Monday 27th January 2020**. Please note that in order for comments to be considered valid, you must include your contact details. We will use these details to confirm receipt of comments and to seek clarification or request further information. Anonymous comments or comments which do not directly relate to the draft Plan Strategy will not be considered as part of the consultation process.

Section A: **Data Protection**

Local Development Plan Privacy Notice

Derry City and Strabane District Council is a registered data controller (ZA119397) with the Information Commissioner's Office and we process your information in accordance with the General Data Protection Regulation and Data Protection Act 2018 (GDPR).

Derry City and Strabane District Council only collects and processes personal information about you in order to fulfil our statutory obligations, to provide you and service users with services and to improve those services. Your personal information will be used to populate the LDP Representations Database.

If you wish to find out more about how the Council processes personal data and protects your privacy, our Corporate Privacy Notice is available at:

<https://www.derrystrabane.com/Footer/Privacy-Policy>

It contains the standards you can expect when we ask for, or hold, your personal information and an explanation of our Information Management Security Policy. All representations received will be published on our website and made available at our Local Planning Office, 98 Strand Road, Derry BT48 7NN, for public inspection and will be forwarded to the Department for Infrastructure (DfI) and hence to the Independent Examiner / PAC.

Why are we processing your personal information?

- To enable the preparation of the Council's Local Development Plan;
- To consult your opinion on the Local Development Plan through the public consultation process;
- To ensure compliance with applicable legislation;
- To update you and/or notify you about changes; and
- To answer your questions.

If you wish to find out more information on how your personal information is being processed, you can contact the Council's Data Protection Officer:

Data Protection Officer

47 Derry Road

Strabane

BT82 8DY

Telephone: **028 71 253 253**

Email: **data.protection@derrystrabane.com**

Section B: **Your Details**

Q1. Are you responding as an individual, as an organisation or as an agent acting on behalf of individual, group or organisation? (Required)

Please only tick one

- Individual (Please fill in Question 2, then proceed to Section C.)
- Organisation (Please fill in the remaining questions in the section, then proceed to Section D.)
- Agent (Please fill in the remaining questions in the section, then proceed to Section E.)

Q2. What is your name?

Title

First Name (Required)

Last Name (Required)

Email

Q3. Did you respond to the previous LDP Preferred Options Paper?

- Yes
- No
- Unsure

Section C: **Individuals**

Address (Required)

Town (Required)

Post code (Required)

On completion, please proceed to Section F

Section D: **Organisation**

If you have selected that you are responding as an organisation, there are a number of details that we are legally required to obtain from you. If you are responding on behalf of a group or organisation, please complete this section, then proceed to Section F.

Organisation / Group Name (Required)

Your Job Title / Position (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

On completion, please proceed to Section F

Section E: Agents

If you have selected that you are responding on behalf of another individual, organisation or group there are a number of details that we are legally required to obtain from you. Please provide details of the individual, organisation or group that you are representing.

Client Contact Details

Title / First Name (Required)

Last Name (Required)

Organisation / Group Address (if different from above)

TA Home Bargains

Address (Required)

Town (Required)

Postcode (Required)

Email address (Required)

On completion, please proceed to Section F

Agent Contact Details

Title / First Name (Required)

Last Name (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

Email address (Required)

On completion, please proceed to Section F

Q4. Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP? Please only select one

Agent

Client

Both

Section F: **Soundness**

The LDP draft Plan Strategy will be examined at Independent Examination (IE) in regard to its 'soundness'. Accordingly, your responses should be based on soundness and directed at specific strategic policies or proposals that you consider to be unsound, along with your reasons. The tests of soundness are set out below in Section J.

Those wishing to make representations seeking to change the draft Plan Strategy should clearly state why they consider the document to be unsound having regard to the soundness tests in Section J. It is very important that when you are submitting your representation that your response reflects the most appropriate soundness test(s) which you believe the draft Plan Strategy fails to meet. There will be no further opportunity to submit information once the consultation period has closed unless the Independent Examiner requests it.

Those who make a representation seeking to change the LDP draft Plan Strategy should also state below whether they wish to be heard orally at the Independent Examination (Please see www.pacni.gov.uk for further details on the IE procedures.)

Section G: **Type of Procedure**

Q5. Please indicate if you would like your representation to be dealt with by: (Required)

Please select one item only

- Written (Choose this procedure to have your representation considered in written form only)
- Oral Hearing (Choose this procedure to present your representation orally at the public hearing)

Unless you specifically request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only.

Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

Section H: **Is the draft Plan Strategy Sound?**

Your comments should be set out in full. This will assist the Independent Examiner to understand the issues you raise. You will only be able to submit further additional information if the Independent Examiner invites you to do so.

Sound

If you consider the Plan Strategy to be Sound and wish to support the LDP Plan Strategy, please set out your comments below.

Not Applicable.

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

Section I: **Unsound**

In this section, we will be asking you to specify which part(s) of the draft Plan Strategy you consider to be unsound.

Note: If you wish to inform us that more than one part of the draft Plan Strategy is unsound each part should be listed separately, and Sections J and K filled out for each separate part of the draft Plan Strategy. (i.e. if you believe that multiple parts of the draft Plan Strategy are unsound, please fill out multiple copies of Sections J & K.).

Q6. If you consider that the LDP draft Plan Strategy is unsound and does not meet one or more of the tests of soundness below, you must indicate which test(s) you consider it does not meet, having regard to Development Plan Practice Note 6 available at:

https://www.planningni.gov.uk/index/news/dfi_planning_news/news_releases_2015_onwards/development_plan_practice_note_06_soundness__version_2__may_2017_.pdf

Please note that if you do not identify a test(s), your comments may not be considered by the Independent Examiner. Continued on next page.

Section J: **Tests of Soundness** (Required)

State which Chapter / Policy / Paragraph / Map that this Section refers to:

Chapter 10 Policy RP 2 & Policy RP 9

This should relate to only one section, paragraph or policy of the LDP draft Plan Strategy. If you wish to inform us that you consider more than one part of the LDP draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

Procedural tests

- P1. Has the plan been prepared in accordance with the Council's timetable and the Statement of Community Involvement?
- P2. Has the Council prepared its Preferred Options Paper and taken into account any representations made?
- P3. Has the plan been subject to Sustainability Appraisal including Strategic Environmental Assessment?
- P4. Did the Council comply with the regulations on the form and content of its plan and on the procedure for preparing the plan?

Consistency tests

- C1. Did the Council take account of the Regional Development Strategy?
- C2. Did the Council take account of its Community Plan?
- C3. Did the Council take account of policy and guidance issued by the Department
- X C4 Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to adjoining council's district?

Coherence and effectiveness tests

- CE1. The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, is it in conflict with the plans of neighbouring Councils.
- CE2. The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.
- CE3. There are clear mechanisms for implementation and monitoring.
- CE4. The plan is reasonably flexible to enable it to deal with changing circumstances.

Section K: **Which part(s) of the draft Plan Strategy are you commenting on?**

This should relate to only one section, paragraph or policy of the LDP draft Plan Strategy. If you wish to inform us that you consider more than one part of the LDP draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

Relevant Chapter number(s)

10

(and/ or) Relevant Policy number(s)

RP 2 & RP 9

(and/or) Relevant Paragraph number(s)

10.19-10.24

(and/or) District Proposals Map

Please give full details of why you consider this part of the LDP draft Plan Strategy to be unsound, having regard to the tests(s) you have identified above. Please be as clear and concise as possible.

See Attached Sheet

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

If you consider the LDP draft Plan Strategy to be unsound, please provide details of what changes(s) you consider necessary to make the LDP draft Plan Strategy sound.

See Attached Sheet

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

Section L: **Sustainability Appraisal**

If you wish to submit an 'expression of opinion' in relation to the Sustainability Appraisal (SA) of the LDP draft Plan Strategy (incorporating the Strategic Environmental Assessment (SEA)) please state them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the SA.

Not Applicable

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

Section M: **Draft Habitats Regulation Assessment (HRA or AA)**

If you have any comments or opinions in relation to the Draft Habitats Regulation Assessment (HRA) report of the LDP draft Plan Strategy, please submit them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the HRA.

Not Applicable

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

Section N: **Draft Equality Impact Assessment (EQIA)**

If you have any comments or opinions in relation to the Draft Equality Impact Assessment (EQIA) report of the LDP draft Plan Strategy, please submit them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the EQIA.

Not Applicable

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

Section O: **Draft Rural Needs Impact Assessment (RNIA)**

If you have any comments or opinions in relation to the Draft Rural Needs Impact Assessment (RNIA) report of the LDP draft Plan Strategy, please submit them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the RNIA.

Not Applicable

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.