



Derry City & Strabane
District Council
Comhairle
Chathair Dhoire &
Cheantar an tSratha Báin
Derry Citty & Strábane
Deistric Cooicill



4th April 2017 Stakeholder Event – Housing Briefing Note

Housing Background:

The key considerations are:

The quantum of housing required for the District

The strategic allocation of the housing across the settlement hierarchy

Issues of density and quality / layouts / amount of land required – existing and proposed

Tenure, affordability and type of housing

Legislation and Policy for Housing in the LDP

Regional Development Strategy 2035 (RDS, launched 2012) including Housing Growth Indicators (HGIs) as a guide for those preparing development plans. A target of 60% of new housing to be located in appropriate 'brownfield' sites. Ensuring an adequate and available supply of quality housing to meet the needs of everyone and the use of a broad evaluation framework to assist judgements on the allocation of housing growth to settlements

Strategic Planning Policy Statement for Northern Ireland (SPPS) was published in September 2015. It set out the Department of the Environment's (now Dept for Infrastructure, DfI) regional planning policies for securing the orderly and consistent development of land under a reformed two-tier local planning system. It is a very important document, with key guidance / requirements for the Council in preparing its LDP in relation to Housing and urban / rural development. In preparing our Local Development Plan (LDP), the Council must deliver: Increased housing density without town cramming, Sustainable forms of development, Good design and Balanced Communities.

PPS 12: Housing in Settlements is one of the key mechanisms for the implementation of the RDS and is an important material planning consideration for those preparing development plans. The policy guidance in PPS 12 applies to all residential development proposals within cities, towns, villages and small settlements in Northern Ireland.

Planning Policy Statement, PPS 7 'Quality Residential Environments', sets out the Department's planning policies for achieving quality design in new residential. The policies apply to all residential development proposals with the exception of proposals for single dwellings in the countryside.

Supplementary planning guidance for residential development is provided by: 'Creating Places - Achieving Quality in Residential Development' (May, 2000). DCAN 8: Housing in Existing Urban Areas, 'Living Places: An Urban Stewardship and Design Guide for Northern Ireland' (September 2014) 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside' (May 2012)

Derry Area Plan 2011 (DAP), May 2000) 595 hectares were zoned for Housing in Derry City (of which 391 hectares currently remain).

The **Strabane Area Plan** 2001 zoned 205 hectares of land for housing (of which 111 hectares currently remain)

The new duty of **Community Planning** intends that the LDP will be the spatial reflection of the Community Plan and that the two should work in tandem towards the same vision for the District and its communities and set the long term social, economic and environmental objectives for an area. Due out in late Spring 2017, the Community Plan will set higher level objectives to provide adequate and appropriate housing for its people – which the LDP will then help to deliver, spatially.

Quantum of Housing

Processes for Allocating Housing Land. Housing allocations in Local Development Plans should be informed by: RDS Housing Growth Indicators (HGIs), use of the RDS housing evaluation framework, allowance for existing housing commitments, urban capacity studies, allowance for Windfall housing, then application of a sequential approach and identification of suitable sites for settlements of over 5,000 population. There may be circumstances where it is appropriate to apply the sequential approach below this threshold.

Population. In 2011, the populations of Derry and Strabane Districts were 108,261 and 39,930 respectively (148,191 in total). Based on 2014 population projections produced by NISRA, the population could increase from 149,416 in 2015 to around 151,169 by 2030.

Current levels of House Building and Housing Land Availability across Derry – Strabane Between 1999 and 2013 approximately 79% of the houses built in all the settlements in **Derry District** were built in Derry City. Approximately 92% of Derry District's remaining potential (planning permissions and zonings) is in Derry City. Within the villages, greatest growth has occurred in Culmore and Eglinton, while the largest remaining potential exists in Newbuildings and Claudy. Some of the small settlements have seen disproportionate growth e.g. in Straidarran, whilst the highest remaining potentials are in Ardmore and Killaloo. See Table 2 and 3.

Approx. 49% of the **houses built in the settlements in Strabane District** were built in Strabane Town. 16.8% of Strabane District's remaining potential is in Strabane. Of the local towns, most growth has occurred in Castledearg, followed by Sion Mills and then Newtownstewart, while high remaining potential exists in Castledearg and Newtownstewart. Within the villages, notable growth has occurred in Artigarvan and Erganagh, while significant potential remains in Victoria Bridge and Ballymagorry. Significant growth has taken place in the hamlets of Bready, Glenmornan and Donagheady. The level of development in Bready and Glenmornan exceeds the development in the other 9 hamlets, whilst the hamlets with the highest remaining potential are Bready and Cranagh.

In terms of **rural dwelling** applications, from 2007 - 2014, Derry district has been averaging 54 applications each year (includes new dwellings and replacements). With an average approval rate of 96%, this equates to **an average of 52 approvals per year**. Over this time period, applications have ranged from highs of 109 in 2007/8 to the current position of 18 in 2013/14. Strabane district's rural applications have decreased from 193 in 2007/8 to a current level of 29 in 2013/14 – an average of 112 per year. With a similar approval rate of 96%, this equates to an average of **107 approvals per year** in Strabane District.

3.9 **Housing Growth Indicators (HGIs)** provide an estimate of future housing need in Northern Ireland. The table shows that this District is estimated by DRD to need approximately 5,000 new dwellings between 2012-2025. The following table shows how this figure compares to the previous HGI and the figures for the new LDP period, pro rata period 2015-2030 which is 5,769.

	Derry City & Strabane District Council HGI figure	Per Annum
Previous HGI 2008-2025	17,600 (13,700 for Derry and 3,900 for Strabane Districts)	1,035 units
Revised HGI 2012-2025	5,000	385
Pro-rata LDP Period 2015-2030	5,769	385

Type and Tenure of Housing: The LDP needs to ensure that there is an adequate range of sites at suitable locations to provide a mix of house types and tenures to meet our future population needs. The Housing Executive (NIHE) will provide a regular Housing Needs Assessment (HNA) in relation to identified areas of the housing market to assist with the preparation of the LDP. There are 440 registered HMO (Houses in Multiple Occupation) in the council area, all in compliance with the HMO regulations.

Projected new-build social housing need is 1,976 units over the five year period 2015-20. The areas of greatest need are the Westbank of Derry City, Waterside, Strabane Town and Eglinton. Of all applicants in housing stress at March 2016, 60% were made up of singles, elderly and small adult households. Within the 12 months prior to 31st March 2016 there were 182 new social housing units completed in the DCSDC area, 141 of which were in the Westbank. At March 2016 there were 492 social housing units under construction across the DCSDCA 425 of which were in the Westbank.

Housing Types ,Housing Tenure, Owner Occupied Sector. Private house building, Private Rented Sector (PRS). Affordable Housing, Social Housing Sector, Social Housing Need, Intermediate Housing Demand, Supported Housing, Specialised Housing Need, Travellers

The Settlement Hierarchy

5.1 The allocation of housing growth to specific locations in a district is a matter for decision through the development plan 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.

	Derry District	Population (Census 2011)*	Strabane District	Population (Census 2011)
City	Derry	83,163 (-489)		
Main Town			Strabane	13,172 (-208)
Total		83,163 (-489)		13,172 (-208)
Local Towns	(0)		(3)	
			Castleberg	2976 (+237)
			Sion Mills	1907 (-166)
			Newtownstewart	1551 (+84)
Total		0		6434 (+155)
Villages	(7)		(13)	
	Claudy	1340 (+17)	Ardstraw	221 (-1)
	Culmore	3465 (+528)	Artigarvan	730 (+133)
	Eglinton	3679 (+529)	Ballymagorry	608 (+41)
	Lettershendoney	510 (+9)	Clady	538 (+115)
	Newbuildings	2611 (+115)	Donemana	586 (-2)
	Park	520 (+208)	Erganagh	498 (+132)
	Strathfoyle	2419 (+841)	Glebe	734 (+65)
			Killen	269 (+38)
			Killeter	92 (-55)
			Magheramason	476 (+83)
			Plumbridge	234 (-33)
			Spamount	246 (-63)
			Victoria Bridge	393 (-75)
Total		14,544 (+2,247)		5625 (+528)
Rural Remainder	Small Settlements (13)		Hamlets (11)	
	Ardmore	433	Aghabrack	
	Ballyrory	68	Aghyaran	
	Campsey	157	Altishane	
	Carnanreagh		Bready	231
	Craigbane		Cloghcor	
	Goshaden	80	Cranagh	62
	Killaloo	92	Donagheady	123
	Killea	176	Douglas Bridge	129
	Maydown	496	Drumlegagh	92
	Nixon's Corner	242	Garvetagh	
	Straidarran	410	Glenmornan	142
	Tamnaherin	251		
	Tullintrain			

*Figures in brackets are the difference between 2001 and 2011 figures

District population % per Settlement Hierarchy

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%
Total	147,700	100%

Housing Policy

Planning Policy Statement 7 'Quality Residential Environments' and PPS12 'Housing in Settlements'. Much of the strategic policy is now included in the new SPPS (and the RDS) as well as quite detailed operational policy for each subject area that is similar to that in the PPSs.

PPS12 policy have planning control principles:

Possible Housing Allocation Scenarios for the District

Scenario 1 – Status quo scenario where future housing growth is allocated based on the current % proportion of population in that tier.

Scenario 2 – An Urban Drive where future housing growth is directed towards the main settlements with a limited amount for the smaller settlements and the countryside.

Scenario 3 – Rural Bias where future housing growth is directed towards the smaller settlements and the countryside and greater urban growth is constrained.

Scenario 4 – Balanced & Sustainable approach in line with the Growth Strategy presented in Paper 1, having 'taken account' of the RDS and been subject to the accompanying Sustainability Appraisal which includes Strategic Environmental Assessment.

It is also essential for Members to give thought to the **existing housing commitments and current zonings we have from the DAP & SAP and question how we balance them with a much reduced HGI allocation**. We currently have an overall total urban commitment across the District of some **14,900 dwellings**. This incorporates specific sites benefitting from planning permission and zoned sites in the plan with indicative housing densities. Our recently allocated HGI figure for the period 2012-2025 is 5,000 houses. If we pro-rata this up at our current build rates to cover the LDP period 2015-2030, the HGI figure rises to 5,769.

The Housing Executive have assessed a total social housing need for our District for 2015-2030 of 5,930 units.

Our current commitment figure is significantly in excess of our allocated HGI figure. In essence we have zoned land to spare across the plan period. This raises the issue of the density of housing 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.

Possible LDP Options?

	Option 1	Option 2	Option 3
Strategic Housing Distribution	Dispersed – across the Settlement Hierarchy, including countryside	Concentrated – emphasis on urban, central, sustainably accessible locations	Balanced – Proportionate to the settlement tier and appropriate scale / densities
Housing Allocation Quantum	HGI 6K	Balanced 7 - 12K	12-14K

See Questions on Screen re. a) Key Planning Issues, b) LDP Proposals, c) LDP Policies and d) Possible Options

Prompts for Table to Discuss

- What would be your housing vision for this District?
- What is your opinion on the overall quantum of Housing land required for the district, including rural?
- What is your opinion on the strategic allocation of Housing (land) across the settlement hierarchy?
- Is the existing housing land located within the correct areas of the District i.e. ease of travel/public transport / end demand?
- How do we match delivery of housing with the demand / need for same?
- Should we consider new sites, and if so where and what type e.g. greenfield or brownfield sites?
- Do you consider that the current planning policies (in SPPS and PPS 7 and 12 and 22 Draft) are generally adequate – if not, how do you suggest we could improve them?

Table 1a - Population Projections 2008-2030

	2008	2010	2015	2020	2025	2030	2015 - 2030
Derry District	109,097	110,302	113,095	115,187	116,569	117,851	+4,756
Strabane District	39,614	40,149	41,328	42,377	43,258	44,126	+2,798
Derry & Strabane District	148,711	150,451	154,423	157,564	159,827	161,977	+7,554

Table 1b - Population Projections 2015-2039

	2015	2020	2025	2030	2035	2039	2015 - 2030
DCSDC	149,400	150,900	151,400	151,200	150,200	149,100	+1,800 (+1.2%)
Northern Ireland	1,851,200	1,903,700	1,946,600	1,980,000	2,005,000	2,021,300	+8.3%

Table 2: Derry District – Housing Completions and Remaining Potential

	Units completed 1999 - 2013	% of all Derry District Urban completions 1999 -2013	Remaining Potential Units	% of all Derry District Remaining Potential
Derry City	10,805	79.46%	10,129	91.55%
Villages	2,441	17.95%	866	7.84%
Small Settlements	353	2.59%	70	.61%
Total Urban	13,599	100%	11,065	100%
Countryside	507 (est.)	3.7%		

Table 3: Strabane District – Housing Completions and Remaining Potential

	Units completed 1999 - 2013	% of all Strabane District Urban completions 1999 -2013	Remaining Potential Units	% of all Strabane District Remaining Potential
Strabane District Town	1,982	49.40%	652	16.83%
Local Towns	857	21.36%	1,255	32.38%
Villages	1,008	25.13%	1,573	40.58%
Hamlets	164	4.11%	396	10.21%
Total Urban	4,011	100%	3,876	100%
Countryside	1,552 (est)	38.7%		