

Chloe Duddy

From: [REDACTED]
Sent: 25 January 2020 15:29
To: Local Development Plan
Subject: LDP - Culmore Settlement Response
Attachments: LDP - Culmore Settlement - Mary Casey Response.docx

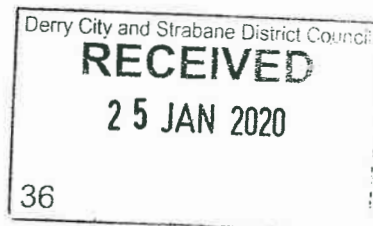
Dear Sir/Madam,

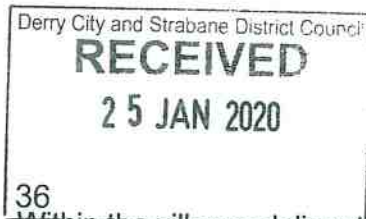
As a voluntary community worker and rate payer in Culmore for 30 years, since 1990, I attach my response to the Local Development Plan

Sincerely

Mary Casey

Founder Director, Culmore Tourism & Craft Collective (2016-Present) Founder Member, Culmore Women's Handcraft Group (2009-Present) Founder Member, Foyle West Villages Initiative (2007-2009) Founder Member, Culmore Area Youth Forum (2006-2008) Founder Member, Culmore Area Forum (2005-2011) Founder Member, Culmore Residents Association (12990-2005)





LDP –Mary Casey Response

Culmore is identified as a 'village' in Fig.3 of the LDP. ~~Within the villages delineation~~ the greatest growth is identified as being in Culmore and Eglinton and four Areas of Townscape Character (ATCs) identified in the Derry Area Plan 2011 as Victoria Park, Bond's Hill, Eglinton and Culmore. This is no surprise since NISRA identifies Culmore as the fastest growth settlement.

Under the section - Justification and Amplification Villages are described as - The fourth tier on the proposed hierarchy are 'Villages'. These settlements are described as 'often quite 'sustainable' and can be fairly self-sufficient, characterised by having a cluster of services such as a primary school, good local shop(s),pub(s), doctors, varied community facilities, play areas, etc. The type of services listed are those that normally service the immediate local population (several miles radius) and tend to be clustered around a well-defined core which offers a range of retail services. Culmore has not been provided for within this criteria.

It is heartening that the LDP system is described as aiming to move away from a narrow land use focus towards a 'place shaping' approach that incorporates a spatial analysis and visioning process and that the new style of LDP provides a unique opportunity for Council to genuinely shape the District for local communities and will enable them to adopt a joined up approach, incorporating linkages to other functions such as regeneration, local economic development and community planning since in 1996 our Culmore Residents Association submitted a proposal for an anaerobic digestion processing plant and was thwarted by delays in the planning process. In 2005 our Culmore Area Forum submitted agreed plans, including architect's drawings to Council for a shared Community Facility and since then nothing has been provided whilst house building continues and families completely lack service provision at community level.

The LDP states that SPSS provides a new set of overarching core planning principles to underpin delivery of the planning reforms set out in the Planning Act (Northern Ireland) 2011 and the core planning principles of the two-tier planning system are:

- Improving Health and Well-being;
- Creating and Enhancing Shared Space;

Under 3.7 the LDP clarifies that when the Council adopts its LDP Plan Strategy, existing policies contained within the existing suite of PPSs and the remaining provisions of 'A Planning Strategy for Rural Northern Ireland' will cease to have operational effect. Since this is the new plan I question if the Rural Needs Act 2016 stated in the document as being used as part of the LDP policy making process to ensure fair and equitable treatment of rural communities will actually and treat, as the document states – 'rural area in a fair or reasonable way' since Culmore has not been provided, as yet, with the LDP stated objective in the 'development of new community facilities at locations accessible to the communities they serve, through a variety of modes of efficient public transportation in accordance with the community plan'

The LDP objective is positive, i.e. – 'The rural communities to be sustained and vibrant, living in local towns, villages and small settlements, as well as the open countryside.' however delivery matters to families and Council has not delivered for Culmore.

The LDP states that Council will work with the Government to deliver on the Together: Building a United Community (T:BUC) strategy in order to address the barriers that prevent or inhibit the creation of shared spaces promoting and committing to the creation of shared inclusive spaces for all and importantly to continue to improve attitudes amongst young people and to build a community where they can play a full and active role in building good relations. Our Culmore Area Forum submission to Council and agreed plans

for a shared Community Facility in 2005 and completion of an Ilex Regeneration Company consultation on play facilities in 2009 has not resulted in any delivery on the ground, as yet, despite the population of under 17 year olds being circa 1700.

The LDP states an aim 'To provide for approximately 9,000 new, quality homes by 2032, in private and social housing, in a variety of formats designed to meet the needs of families, including single-parent families, small households, the elderly and disabled and single people, at sustainable locations accessible to community services, leisure and recreational facilities, for those people with and without a car' Why has this aim not delivered outcomes for Culmore with a population of over 3,500?

The LDP states that 'Planning permission will be granted for development proposals within Villages provided they are of a high standard and:

- are sensitive to and make a positive contribution to the character of the settlement;
- are in keeping with the size and character of the settlement;
- do not lead either individually or cumulatively to a loss of amenity'

When I was elected by villagers to represent them at the Public Inquiry on the Barley Field development in 2010 our argument in relation to the negative cumulative effect on the village without any provision of community services to meet the needs of families, including a shared community facility and a play park was ignored. Thankfully we did secure the off road turning bay for Culmore PS within the Barley Field Development but nothing in community facilities and nothing since.

Mary Casey

