

# DERRY CITY AND STRABANE DISTRICT COUNCIL

## LOCAL DEVELOPMENT PLAN (LDP) 2032



### EVIDENCE BASE EVB 4

#### Settlement Hierarchy and Strategic Settlement Evaluation (Updated May 2017)

This Document is one in a series, which builds up to form the 'evidence base' that informs the preparation of the Local Development Plan (LDP).

It comprises initial Workshop Paper(s) on this Planning topic that were presented to Council Members during 2016 / 2017, which have been subject to Member discussion and input, before further discussion at the Planning Committee (LDP) and in turn feeding into the LDP Preferred Options Paper (POP) and then the Plan Strategy (PS) and eventually the Local Policies Plan (LPP) which together form the LDP.

The afore-mentioned evidence base will be continually updated, to additionally include the latest information, input from public engagement, statutory consultees, stakeholder groups, Sustainability Appraisal and from other Departments within the Council, including Community Planning.

The Evidence Base is published as a 'supporting document' in accordance with Article 10(a) and 15(a) of the Planning (LDP) Regulations (NI) 2015



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- 3) **Settlement Evaluation** sets out the methodology for settlement appraisals and their strategic evaluation in relation to their current characteristics / role and their future strategic role for the District.
- 4) **Current Settlement Hierarchies** as set out in the Derry Area Plan 2011 and the Strabane Area Plan 2001.
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**Paper 1: Settlement Hierarchy and Strategic Settlement Evaluation**

**Purpose of Paper:** To assist Members to consider a new settlement hierarchy and spatial strategy for the Derry City and Strabane District, utilising a strategic evaluation of all the existing settlements that were identified in the Derry Area Plan and Strabane Area Plan, together with any new settlements, as an important part of the new Local Development Plan (LDP 2032).

**Content:** The paper provides information on:

- (i) The legislative requirement for spatial planning and the regional policy context for determining the settlement hierarchy and the settlement appraisals;
- (ii) A strategic evaluation of settlements in the context of the Evaluation Framework Table and the Hierarchy of Settlements and Related Infrastructure Wheel of the Regional Development Strategy 2035;
- (iii) An overview of the existing settlement hierarchies provided under the Derry Area Plan and Strabane Area Plan;
- (iv) A proposed settlement hierarchy and spatial strategy for Derry City and Strabane District, utilising the settlement evaluation.

**Conclusion:** Members should note the contents of this paper and consider the proposed new settlement hierarchy and provide input / feedback on how this aspect should contribute to our LDP.

## **1.0 Introduction to Workshop 10, Paper 1 - Settlement Hierarchy and Strategic Settlement Evaluation**

- 1.1 This Paper is one in a series, building up the ‘evidence base’ that will inform the preparation of the Local Development Plan (LDP).
- 1.2 The discussion and input from Council Members at Workshop 10 will then feed into a forthcoming ‘Options’ Paper on these matters to the Planning Committee (LDP) - for decision, which will in turn feed into the LDP Preferred Options Paper (POP).
- 1.3 The afore-mentioned evidence base will be continually updated, to additionally include the input from public engagement, statutory consultees, stakeholder groups, Sustainability Appraisal and from other Departments within the Council, including Community Planning.

## 2.0 Legislation and Regional Policy Framework

### Planning Act (Northern Ireland) 2011

- 2.1 **Part 2 of the Planning Act (Northern Ireland) 2011** (the 2011 Act) provides for the preparation of a Local Development Plan (LDP) by a council for its district, which will (when adopted) replace current development plans produced by the Department of the Environment.  
See <http://www.legislation.gov.uk/nia/2011/25/contents>
- 2.2 **Section 6 (4) of the 2011 Act** provides for the plan-led system. It states that where, in making any determination (i.e. a decision on a planning application), regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This plan-led system commenced on transfer of planning powers to Councils in April 2015 and therefore, the local development plan is now the primary consideration in the determination of planning applications for the development or use of land.
- 2.3 The objective of the planning system is to secure the orderly and consistent development of land, whilst furthering sustainable development and improving well-being. This means the planning system should positively and proactively facilitate development that contributes to a more socially, economically and environmentally sustainable Northern Ireland. Planning authorities should therefore simultaneously pursue social and economic priorities alongside the careful management of our built and natural environments, for the overall benefit of our society.

### The Planning (Local Development Plan) Regulations (NI) 2015

- 2.4 The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (the LDP Regulations) set out the sequence of LDP preparation, from the creation of the Timetable through to the adoption of the LDP by a council. See <http://www.legislation.gov.uk/nisr/2015/62/contents/made>. The LDP should fulfil the following functions:
- provide a 15-year plan framework to support the economic and social needs of a council's district in line with regional strategies and policies, while providing for the delivery of sustainable development;
  - facilitate sustainable growth by co-ordinating public and private investment to encourage development where it can be of most benefit to the well-being of the community;
  - allocate sufficient land to meet society's needs;

- provide an opportunity for all stakeholders, including the public, to have a say about where and how development within their local area takes place;
- provide a plan-led framework for rational and consistent decision-making by the public, private and community sectors and those affected by development proposals; and
- deliver the spatial aspects of a council's current community plan.

### **Regional Planning Policy: Regional Development Strategy (RDS) 2035**

2.5 The regional policy context is provided by the Regional Development Strategy (RDS) 2035 which presents regional guidance (RG) under three sustainable development themes - economy, society and environment.

See [http://www.planningni.gov.uk/index/policy/regional\\_dev\\_2035.htm](http://www.planningni.gov.uk/index/policy/regional_dev_2035.htm)

2.6 Spatial Framework Guidance in the RDS 2035 is aimed at achieving sustainable development, promotes economic development opportunities and population growth in the hubs and clusters. The key issues which influenced the Spatial Framework within the RDS are the:

- Importance of Belfast City, at the heart of a Metropolitan area, as the major driver for regional economic growth; its population has declined but it remains the regional focus for administration, commerce, specialised services and cultural amenities;
- Significant role which Derry has to play as the principal city of an expanding North West region
- Importance of Main Hubs and Clusters well placed to benefit from and add value to regional economic growth; and that critical mass to attract growth can be created by the identification of clusters.
- Need to build on the approach to urban renaissance of developing compact urban form by further integrating key land uses with transportation measures. The focus should be on the use of land within existing urban footprints, particularly within the hubs;
- New emphasis on how to reduce dependence on the car and change travel behaviour; and
- Importance in all aspects of forward planning to address the consequences of climate change; this means an even greater focus on where people live and work and how transport and energy needs are planned.

2.7 The RDS provides a 'Hierarchy of Settlements and Related Infrastructure Wheel' which outlines the levels of service provision that are likely to be appropriate at different spatial levels including villages, smaller towns, regional towns and cities (see Appendix 1). The model recognises the strong relationship between settlement size and the levels of service that can be supported.

2.8 The ‘Wheel’ illustrates the range of public and private services needed to ensure citizens have access to the necessary economic, social and cultural opportunities, as well as the infrastructure required by businesses to build a competitive dynamic and innovative economy. These services include transport and communication networks, education, health, social, environment, commercial and justice. The wheel provides a forward perspective, providing some understanding of the level of facilities and services anticipated at different spatial levels rather than necessarily reflecting the stock of services that are currently available in villages, towns, cities or regionally. The outer level of the wheel illustrates not only the infrastructure that would be appropriate for principal cities but also those of regional significance.

2.9 The wheel also recognises that:

- settlements often provide either a greater or lesser range of services than the core population may dictate. It is not appropriate therefore to consider ‘urban’ population alone in classifying service settlements within any district – the population of rural hinterlands can also support services in urban centres;
- service centres tend to be hierarchical, with a large number of centres providing a smaller range of services, and a smaller number of centres providing a wider range. Each class of settlement provides services lower down in the hierarchy; and
- access to services and facilities is important. Creating a critical mass to support a level of services raises challenges for service providers in meeting the needs of spatially dispersed populations.



*Figure 1 Example of hierarchy of settlements*

2.10 To assist the process of allocating housing land, the RDS also provides an evaluation framework which takes account of the varying characteristics of settlements based on a the following six tests:

1. **Resource Test** – an assessment of the existence of community assets and physical infrastructure such as water, waste and sewage, including spare capacity.
2. **Environmental Capacity Test** – an assessment of the environmental assets of each settlement and their potential to accommodate future outward growth without significant environmental degradation, the potential of flooding from rivers or surface water run-off.
3. **Transport Test** – consideration of existing infrastructure and the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.
4. **Economic Development Test** – consideration of the potential to facilitate an appropriate housing and jobs balance. Identify and detail possible major strategic development opportunities.
5. **Urban/Rural Character Test** – an assessment of potential to maintain a sense of place and to integrate new development in a way that does not detract from the character or identity of the settlement.
6. **Community Services Test** – details of existing community service role and function of each settlement, and potential for such roles/functions to be reinforced.

This evaluation framework is particularly useful for the detailed stages of Settlement appraisal, but is also useful in informing the Stage 1 appraisals and settlement evaluation, discussed in Section 3.



2.11 The Spatial Framework Guidance in RDS 2035 has 5 key components, which are as follows:

- **The Metropolitan Area centred on Belfast**
- **Derry, principal city of the North West**
- **Hubs and Clusters of hubs**
- **The rural area**
- **Gateways and corridors**

2.12 Derry has been given a significant role, one of only two settlements with specific mention in the Spatial Framework, and is identified as the principal city of an expanding North West region. Strabane has been identified as a main hub in the RDS. For the rural area outside of the main and local hubs, the Spatial Framework Guidance is to sustain the rural communities living in smaller settlements (small towns, villages and small rural settlements) and the open countryside and to improve accessibility for rural communities. The RDS recognises that a strong network of smaller towns supported by villages helps to sustain and service the rural community.

2.13 The RDS identifies Derry as the core settlement in the North West region, which comprises the Derry City and Strabane District and parts of Donegal. As the principal city of the North West, it is a key cross-border and international gateway providing access by road, rail and sea to the North West Region.

2.14 Strabane is identified as a main hub in the region and it is seen to have locational advantages due to its close proximity to the border and its position on the A5 Dublin to Derry road.

2.15 In defining where each settlement sits in the hierarchy, account should be taken of a wide range of factors, including the RDS spatial framework, the population of individual settlements, an assessment of the role or function of settlements and services they possess or would be expected to provide.

### **Strategic Planning Policy Statement (SPPS)**

2.16 The local development plan provides the essential framework for planning decisions and the SPPS (which provides an overarching statement of the general planning principles underlying the planning system) will provide a robust planning policy framework within which a council will be able to both prepare the first round of local development plans and also manage development. See <http://www.planningni.gov.uk/index/policy/spps.htm>.

2.17 The SPPS outlines a number of core principles underpinning the reformed planning system in Northern Ireland. These are:

- improving health and well-being;
- creating and enhancing shared space;
- supporting the economy;
- supporting good design and positive place-making;
- preserving and improving the built and natural environment.

2.18 Furthering sustainable development is at the heart of the planning system, in the long-term public interest, and requires the integration and balancing of complex social, economic and environmental factors when plan-making and decision-taking. Planning authorities should deliver on all of these three pillars of sustainable development in formulating policies and plans.

### **PPS 21 Sustainable Development in the Countryside**

2.19 Planning Policy Statement 21 (PPS 21, 2010) regulates the planning of development in the countryside, outside of defined settlements; See [http://www.planningni.gov.uk/index/policy/planning\\_statements/common-policypps21.htm](http://www.planningni.gov.uk/index/policy/planning_statements/common-policypps21.htm) However, PPS 21 (Paras. 4.5 – 4.7) recognised that certain existing area plans such as Fermanagh and Cookstown have a few Dispersed Rural Communities (DRCs), usually in the remoter rural locations, based around a number of nodes of community facilities / houses. Such DRCs provide additional opportunities for sustainable development, relative to the wider rural areas; see Policy CTY2 and CTY5. DRCs do not normally have defined settlement limits as they are not considered to be nucleated ‘settlements’ but rather part of the countryside. PPS 21 contains a requirement that new development plans should consider DRCs. However, the SPPS does not make provision for councils to designate DRCs – as part of the settlement hierarchy or otherwise, so advice will be sought from DfI / PAC on the interpretation of this aspect. (Some of our existing hamlets such as Aghabrack or Aghyaran are multi-node and rurally-remote, strong communities so could be considered to have many of the characteristics of a DRC.)

### **Sustainable Development**

2.20 Sustainable development is based on balancing social, economic and environmental costs and benefits to ensure the best future for all. It is about looking at long-term and short-term costs and consequences, and considering the world wide as well as the local aspects of top decisions. The accepted definition of sustainable development is “Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.” (The Brundtland Report, 1987)

2.21 Since March 2007, Councils became legally obliged to act in a way that best contributes to supporting sustainable development, across all aspects of the Councils’ work. Section 5 of the Planning Act (Northern Ireland) 2011 copper-fastens this duty by requiring those who exercise any function in relation to

local development plans to do so with the objective of furthering sustainable development. Guidance is set out in the Government's NI Sustainability Strategy; See <https://www.daera-ni.gov.uk/publications/sustainable-development-documentation>

- 2.22 Furthermore, Sections 8(6) and 9(7) of the 2011 Act requires an **appraisal of sustainability** to be carried out for the Plan Strategy and Local Policies Plan, respectively. As the sustainability appraisal (SA) for each of these development plan documents will incorporate an assessment of environmental effects, it must also comply with the requirements of the European Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (SEA Directive).
- 2.23 The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation plans and programmes, including local development plans.
- 2.24 SA must be carried out from the outset and in parallel with the local development plan preparation process. In doing so, it will help ensure that decisions that are made will help contribute to the achievement of sustainable development. Whilst the requirement to carry out a SA and SEA are distinct, it is possible to satisfy both these requirements through a combined appraisal process. It should be an integral part of the plan making process and perform a key role in providing a sound evidence base for the plan which will play an important part in demonstrating if a development plan document is 'sound'.
- 2.25 In practical terms – in relation to the proposed settlement hierarchy, this means that any options, alternatives-considered and decisions-taken will need to be systematically assessed by the SES and the LDP Consultee Team to ensure that SA / SEA legislation is followed and, ultimately, whether the proposal is environmentally, economically and socially 'sustainable'.

### **Rural Proofing**

- 2.26 The Rural Needs Act (NI) 2016 was approved in May 2016 and will be fully commenced from 1<sup>st</sup> June 2017; it will place a duty on public authorities, including district councils, to have due regard to rural needs when developing, adopting, implementing or revising policies, strategies and plans and designing and delivering public services. It also requires public authorities to provide information to DAERA on how they have fulfilled this duty on an annual basis to be published in a monitoring report to be laid before the Assembly.
- 2.27 Rural proofing will be used as part of the LDP policy making process to ensure fair and equitable treatment of rural communities and that a policy does not indirectly have a detrimental impact on rural dwellers and rural communities. Equitable means policies in the LDP should treat rural areas in a fair or reasonable way. This does not mean that rural areas should have an equal level of resources as urban, but rather that policies demonstrate

proportionality to rural areas, taking into account their need and unique characteristics.

- 2.28 In addition to the formal requirements for rural proofing, Members have already made it clear to Planning officials that the LDP also needs to recognise that rural areas differ from urban areas due to their greater geographical isolation, population dispersal, longer distances from key services like health, education or leisure facilities and limited employment opportunities. Accordingly, such issues and impacts are an important consideration in deciding on the LDP's spatial strategy and settlement hierarchy.

### **Equality Impact Assessment**

- 2.29 Section 75 of the Northern Ireland Act 1998, Equality of Opportunity, places a statutory requirement on the Council to carry out their functions with due regard to the need to promote equality of opportunity and to promote good relations between persons of different religious belief, political opinion or racial group.
- 2.30 To ensure that the LDP is prepared in accordance with Section 75 statutory obligations, Council will have to undertake an Equality Impact Assessment (EQIA) to determine if there will be any potential impacts upon Section 75 groups as a result of the policies and proposals contained in the LDP. There will be a monitoring commitment as part of the EQIA to provide statistical evidence in terms of the LDP content and its potential impact on Section 75 groups. Therefore, such 'equality' issues and impacts are also an important consideration in deciding on the LDP's spatial strategy and settlement hierarchy.

### **Promoting Social Inclusion and Health Impacts**

- 2.31 The Anti-Poverty and Social Inclusion Strategy for Northern Ireland or 'Lifetime Opportunities', (APSI) is the government's anti-poverty and social inclusion strategy, published in November 2006. Derry City and Strabane District Council will identify people and areas in greatest need and seek to ensure that programmes and policies are more effectively targeted to address this disadvantage.
- 2.32 To ensure that the LDP is prepared in accordance with the APSI best practice / obligations, the Council's LDP Sustainability Appraisal will include a systematic assessment of these APSI impacts as part of the economic and social impacts of the proposals and policies. Similarly, it is good practice to take account of the principles of Health Impact Assessment (HIA) so this too will be assessed in the LDP's Sustainability appraisal. Therefore, such APSI and HIA issues and impacts are also an important consideration in deciding on the LDP's spatial strategy and settlement hierarchy.

## **Community Plan for Derry City and Strabane District and Rural Development Programme**

- 2.33 Community Planning is a process whereby councils, statutory bodies and communities themselves work together to develop and implement a shared vision for their area.
- 2.34 The District's Community Plan (The Strategic Growth Plan) is expected in June 2017, with higher level strategic policies, as well as incorporating existing strategies/proposals for the District. Relevant themes in the Community Plan are 'Enterprise and Economy', 'Physical & Environmental Regeneration' and 'Infrastructure'. The draft Community Plan includes measures to promote 'sustainable communities'. It also seeks to complement / incorporate actions through other initiatives such as the Rural Development Programme e.g. current project regarding Village Renewal, to consider clustering of our District's 'villages'.
- 2.35 The LDP provides the opportunity for the Council to shape the district for local communities, enabling them to adopt a joined up approach, incorporating linkages to other functions such as regeneration, local economic development and community planning. The Local Government Act introduces a statutory link between the Community Plan (CP) and the LDP, in that the preparation of the LDP must 'take account of' the CP – which provides the higher-level strategic aspirations for economic development in the District. It is intended that the LDP will be the spatial reflection of the CP and that the two should work in tandem towards the same vision for the Council area and our communities and set the long term social, economic and environmental objectives for the District.

### 3.0 Methodology for Evaluation of Settlements

- 3.1 In order to decide on the settlement hierarchy, officials have undertaken a Stage 1 Settlement Appraisal of all existing settlements and certain prospective new settlements. Each existing settlement has been initially appraised – broadly assessing them against the ‘Hierarchy of Settlements and Related Infrastructure Wheel’ (see Appendix 1), as well as the six ‘evaluation framework’ tests (see Para 2.10) set out in the RDS. The settlement appraisals comprised of a mix of visual survey work and desk-top research. (Later on, more-detailed Stage 2 and Stage 3 settlement appraisals will be undertaken, to determine a) for Plan Strategy stage, the constraints and development potential, and b) for Local Policies Plan stage, the detailed settlement boundaries and land uses / sites to be defined within the LDP.)
- 3.2 The settlements have then been evaluated in a systematic manner, based upon the Settlement Appraisals. In summary, each settlement has been assessed, for the existing situation against what can be typically found / expected at a settlement in that tier, such as to provide the appropriate infrastructure and necessary services for ‘sustainable’ living by its population. These are good ‘indicators’ of the level of that settlement - their presence, or lack-of, is a good guide to the appropriate status of that settlement.
- 3.3 In practical terms, the settlement evaluation consists of 5 main elements, culminating in a recommendation of the appropriate tier for that settlement within the new settlement hierarchy, as follows:

- Start by considering its current classification and description within the existing Area Plan;
- The current population, from 2011 Census;
- Consider the highest level of services / infrastructure it currently has – either for a ‘small settlement’, a ‘village’, ‘local town’, ‘main town’ or a ‘city’;
- The presence of a Waste Water Treatment Works (WWTW) and its capacity is considered, as to whether that settlement can be sustainably serviced, without environmental pollution, and making the most of the existing resources and not necessitating further investment in public infrastructure;
- An indicator of the settlement’s vigour and growth over the current Plan period, is the increase in population / number of new houses built in the settlement over the 15 year period of the RDS / Housing Monitor. This is likely to indicate whether a change of status should be considered;

- Similar to the other settlement appraisals, the potential new settlements have been assessed on the expected / required characteristics for the ‘small settlement’ tier i.e. the number of houses / population, WWTW, employment, a village shop, community facilities (church, hall, sports pitch, etc), street lights / speed limit / settlement name signage, also whether it is a widely identified and long-established community; features are usually grouped together but could be in 2 or more ‘nodes’ that are clustered and located close-together. Also whether it services a remote rural area.

This methodology been applied to the evaluation of the existing and potential settlements, with the results being summarized at Appendix 6. The evaluation of the individual settlements and their proposed position in the new Settlement Hierarchy is further explained / considered in Section 5 of this Paper.

### **Likely Level of Growth in Settlements**

- 3.4 It should be cautioned that the new LDP anticipates a modest but ambitious level of growth. Members have already been made aware in previous papers (re. population projections, HGI’s and existing land supply) that there is generally an adequate quantum of development land within most existing settlement limits to meet the housing and employment needs over the LDP period. Whilst it is expected that the LDP will direct the majority of the growth towards the higher level settlements, most settlements across the settlement hierarchy will not see very much overall expansion if any, rather re-designation possibly. Therefore, whether any given settlement is in a certain category or other, it is not expected to be critical – in terms of any ‘windfall’ of additional lands included.
- 3.5 Ongoing investigations will comprehensively identify where additional housing (or employment, recreation, etc.) is required and the appropriate levels of housing allocations for these settlements - at which time public consultation and Sustainability Appraisal will occur when preparing the Plan Strategy and Local Policies Plan.
- 3.6 It should be clarified that ‘cities’ and ‘towns’ normally have defined land use zonings / designations to direct growth / development – including a City/Town Centre, Housing, Economic Development land, Recreation / Open Space zonings, etc.. Villages or small settlements do not normally have land uses zoned but are flexible to accommodate various uses of an appropriate scale within their settlement limits.

### **Sewage Infrastructure Consideration**

- 3.7 The Public Utilities Paper presented at the Councillor Workshop on the 12th December 2016, provided information from NI Water on the headroom capacity of each settlement. This information showed that the majority of settlements have reasonable capacity based on existing properties or planning proposals. However, it was noted that several settlements had limited capacity which may affect future growth (see Appendix 6).
- 3.8 Council still awaits clarification in respect of Carnareagh, Craigbane, Killaloo, Tullintrain, Aghabrack, Aghyaran, Altishane and Cloughcor. Further liaison will be necessary throughout the plan process with NI Water on whether individual settlements can accommodate additional housing. The absence of adequate sewage capacity is also a matter which will be addressed through the Sustainability Appraisal which will inform the LDP decision-making process.

### **Transportation and other Considerations**

- 3.9 All existing settlements can be accessed by a public road network that services the respective needs of that settlement, as well as there being varying provision of public transport, pedestrian access, greenways, etc for our all our all settlements. Comments from TransportNI have not yet been input regarding the settlement hierarchy or specific settlements, but it is not expected to be a significant determinant in deciding this strategic settlement hierarchy.
- 3.10 Over the ‘plan period’ a number of key transportation projects are anticipated, particularly the A5 from Newbuildings towards Omagh and the A6 from Derry towards Dungiven. In the event of such roads being delivered, this would have an impact on those settlements along the existing road network and the new roads. Any subsequent LDP review would take account of such changed circumstances and their impact on those settlements at that time.
- 3.11 Other considerations, including potential flooding issues, could emerge to affect the settlement hierarchy; however, no such other issues have been identified at this stage but, should they emerge from consultee responses or public consultations, they will be input to the consideration at the appropriate LDP stage.



#### 4.0 Existing Settlement Hierarchy in Current Area Plans

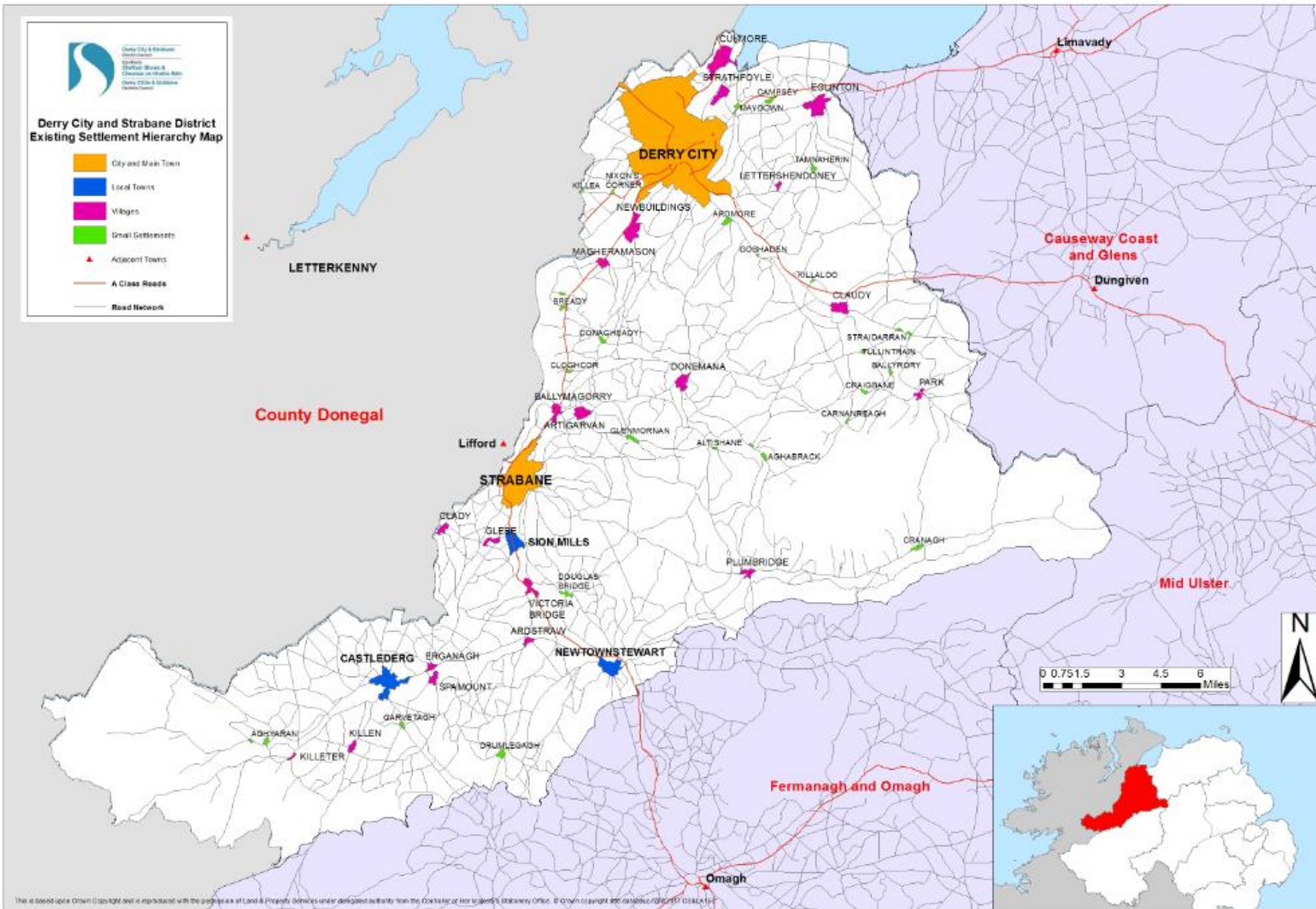
- 4.1 The Derry Area Plan 2011 (DAP) and Strabane Area Plan 2001 (SAP) were both prepared before the introduction of the RDS, but both remain as the extant development plan until they are replaced by the LDP. Each plan established a settlement hierarchy upon which future development or growth was to be based. The approach to settlement hierarchy varied in the two plans, with key differences relating to the number of tiers in the hierarchy, terminology in describing types of settlements and also the focus of spatial development in each individual district. See <http://www.derrystrabane.com/ldp>.
- 4.2 Derry Area Plan 2011 had a 3-tier hierarchy (See Appendix 2). Derry was identified as a ‘city’ and seen as the top tier in the hierarchy. As such, Derry was the key settlement and therefore the primary focus for development in the District. There were no ‘towns’ to compete or challenge the growth away from the city. The second tier was ‘villages’ and the DAP 2011 identified 7 villages based on their size and local importance as service centres. The third and last tier was the ‘small settlements’. Thirteen small settlements were identified, with less population than villages and not seen to possess the same range of services, yet still recognised as focal points in the rural areas.
- 4.3 Strabane Area Plan provided for a 4-tier hierarchy of settlements (See Appendix 3). Strabane was described as the ‘*District Town*’ at the top of the hierarchy. The second tier was the 3 ‘*Local Towns*’, which were seen as local service centres. The third tier was the 13 ‘*Villages*’, which were seen to be locally significant service centres for the surrounding rural area. The fourth and last tier was the 11 ‘*Hamlets*’, which were seen as small settlements with limited services but which were capable of small scale development.
- 4.4 Together, the new Derry City and Strabane District currently contains 49 settlements, as detailed in the settlement hierarchy in Appendices 2 and 3, and shown on the following map:



Derry City & Strabane District Council  
Strabane Branch & Causeway Coast  
Derry City & Strabane District Council

### Derry City and Strabane District Existing Settlement Hierarchy Map

- City and Main Town
- Local Towns
- Villages
- Small Settlements
- Adjacent Towns
- A Class Roads
- Road Network



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## 5.0 Strategic Spatial Strategy for our District

5.1 A key part of the LDP will be its spatial strategy, consisting of our settlement hierarchy, the main environmental areas, transport corridors and other main infrastructure features. This spatial strategy will determine where planned growth will be directed, balanced with the priority areas for environmental protection and enhancement (See Workshop 1 Paper 1 for further consideration.) The LDP's spatial strategy and the settlement hierarchy should take account of the guidance in the RDS and the SPPS, namely:

- Derry as the principal city of an expanding North West region.
- Strabane as a main hub,
- the rural communities to be sustained, living in small towns, villages and small rural settlements, as well as the open countryside

5.2 The LDP also needs to channel growth in a sustainable manner across the District; any decisions will be assessed against the Sustainability Appraisal – including their environmental, social and economic sustainability, including EQIA, APSI and HIA. It must also be assessed against the LDP Objective of 'sustainable rural development' – which requires vibrant rural communities.

5.3 The role of all settlements and potential new settlements have been evaluated and decisions need to be made as to the position / role of the various settlements within the new LDP Settlement Hierarchy and spatial strategy. The consideration on the various settlements and the options / proposals are summarised in Appendices 4 to 6, and explained further in the remainder of this chapter.

- **Overall Settlement Hierarchy**

5.4 The following Settlement Hierarchy is proposed, for discussion:

-A 5 tier hierarchy to reflect the mixture of types of settlements we have in the new Council District, as well as the proposed Spatial Strategy within the new LDP. The 5 tiers will be City, Main Town, Local Towns, Villages and Small Settlements. (see Appendix 4); Derry as the principal City of an expanding North West region, to be the prime focus of development, to achieve a 'critical mass' of size and limiting other nearby settlements that would compete / detract from it.

-Strabane as a Main Town, to also be a main focus of development (but at a lower scale than the city), to achieve a 'critical mass' of size and limiting other nearby settlements that would compete / detract from it.

-Recognising the importance of the rural areas of the District, it is proposed to identify 3 Local Towns to service the more peripheral rural areas. These are also 'rural service hubs' in line with the Council's Rural Development Programme.

-A wide number of Villages and Small Settlements, spread across the remainder of the District, noting their potential for ‘clustering’ – also in line with the thrust of the Council’s Community Plan and Rural Development Programme to help ensure a vibrant rural area.

-Alignment and evaluation of the previous Area Plan hierarchies may result in some re-classification of settlements;

-Most settlement’s classifications are to remain unchanged but others have had development and changes (positive and negative) over the past Plan period. This, coupled with their future strategic role in the LDP, can justify the re-classification of certain settlements;

-Spatial analysis and recent development locations have raised questions on the merits of certain settlements remaining or whether mergers would be justified and desirable;

-Certain potential new settlements have been considered – to align the standards across both former Districts, and to provide enhanced development opportunities in the remoter rural areas.

## Settlement Tier Evaluation

### City

5.5 **Derry** will continue to have a significant role and will be considered as the ‘City’ at the top tier of the new hierarchy. With a substantial population (c.83k), Derry already possesses much of the key characteristics of a city as set out in the RDS wheel such as having a University, Regional Hospital, Port, Airport, Cultural venues and signature Tourism projects. The city also has substantial higher-level retailing, which includes sizeable department store in the main shopping centres with a number of anchor tenants, as well outlying retail parks at District and Local Centres. Derry is also well located in proximity to key transport roads and has the capacity for further development to consolidate its acknowledged role in the RDS, as a linked Gateway city for the North West region.

### Main Town

5.6 **Strabane** is the next largest settlement in the District and when evaluated in the context of the RDS wheel, it performs strongly in terms of its role and function. Strabane has a significant population (c.13k), further education campus, bus centre, district court, police station, leisure and cultural facilities. Strabane also has a locally important retail parks which exerts a significant cross-border influence, sharing facilities with Lifford, Co Donegal. Taking this into account, Strabane will be considered as a ‘Main Town’ and will be the 2<sup>nd</sup> tier of the proposed hierarchy.

## Local Towns

- 5.7 The third proposed tier will be for ‘Local Towns’. This tier has been included to take into account the local importance of a number of settlements throughout the District. In aligning the previous plans, it was notable that some of the ‘Villages’ in the Derry Area Plan 2011 had larger populations than the ‘Local Towns’ designated in the Strabane Area Plan 2001. However, upon closer inspection it would appear that some of the ‘Villages’, in terms of role and function, could be characterised as dormitory settlements in close proximity to Derry and indeed Strabane. The ‘Local Towns’ in the SAP 2001 appeared to serve a wider rural area in terms of service provision.
- 5.8 Whilst being informed by the Broad Evaluation Framework, RDS Hierarchy Wheel and population size, significant weight has also been given to spatial location and importance of settlements in relation to the wider rural areas they serve. It is therefore proposed to identify 3 Local Towns to service the more peripheral rural areas: **Castledearg, Newtownstewart and Claudy**; these are also ‘rural service hubs’ in line with the Council’s Rural Development Programme. : **Castledearg, Newtownstewart and Claudy**.
- 5.9 A case could also be made for changing the status of Eglinton from a Village to a Local Town. Eglinton has a substantial population of 3,679 (2011 Census) which is in excess of the populations of Castledearg and Newtownstewart. However it is accepted that population size alone will not dictate the position of a settlement in the settlement hierarchy. Eglinton has a range of services including supermarket, cafes, offices, many individual retail units, a health centre, community hall and business park / employment land – all of which could indicate its suitability as a Local Town, based on size, population and services. However, Eglinton does still have the history and ‘feel’ of a village. Moreover, it is situated in close proximity, along the nearby A6, to Derry city and the employment areas of Campsey and Maydown / Strathfoyle – so could compete / detract from Derry city. Therefore, it is not really a self-contained ‘town’ and it does not service a particularly wide or remote rural area – so would not be particularly suitable to serve the strategic spatial role of a ‘rural service hub’ similar to Castledearg, Newtownstewart and Claudy. It is therefore recommended to retain Eglinton as a ‘village’.
- 5.10 A case can also be made for the re-classification of the current Local Town of Sion Mills to a Village. Sion Mills was a model village and has evolved from the original village plan associated with Herdman’s Mill. However, other than motor car sales businesses, the type and scale of facilities in Sion Mills are those normally found in a village. Whilst it does have a sizeable population, it no longer has any employment on its industrial zoning or any large shops and few secondary-level retail / services. Furthermore, its proximity to Strabane would suggest that it is not remote rural and does not function as self-sufficient Local Town in the same manner as Castledearg or even Newtownstewart or Claudy, which clearly service the surrounding rural areas. Therefore given its current character, role and historic evolution, along with

observations made in the context of its role and function, it is suggested that Sion Mills could be re-designated a ‘Village’.

## Villages

- 5.11 The fourth tier on the proposed hierarchy are ‘Villages’. These settlements are 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.
- 5.12 It is proposed that in most part, those settlements viewed as ‘Villages’ in the previous plans will remain as ‘Villages’. However it has considered that re-designation may be needed as a result of the evaluation process. Two themes emerged that informed possible re-designations: a) the spatial position, level of services and urban character of the following outlier-urban settlements: Culmore, Strathfoyle and Newbuildings, as well as Sion Mills; and b) the character and service provision of some settlements, which when evaluated are more in line of those of the fifth tier, ‘Small Settlements’.
- 5.13 In reference to the outlying ‘urban’ settlements, it was observed that, in spatial development sense, the distinction between the urban area of Derry and the settlements has somewhat diminished during the last plan period. Similarly, between Sion Mills and Strabane.
- 5.14 Culmore has a population of 3,465 and prior to the last plan was physically separated from the City by a ‘greenbelt’ established under the DAP 2011. However, during the Plan period, the re-development of the new Thornhill has resulted in the ‘greenbelt’ between city and settlement being reduced to approximately 500m. Furthermore, the remaining ‘greenbelt’ comprises a few open fields, which are enclosed by city limits on the south west, Foyle Golf Club and Ballyarnett Country Park on the north-west, Thornhill College on the north east and the Culmore Road on the south east.
- 5.15 In terms of character and service provision, Culmore has a character more akin to a suburban extension of a large urban area. The development pattern during the Plan period has been for large private housing developments with very limited local supporting services such as retail and retail services. Its limited facilities and proximity to Derry mean that it could not really be considered a self-sufficient village. This pattern of development has somewhat eroded any village character that may have existed previously. Therefore, whilst an argument could be made for incorporating Culmore into the development limits of Derry, it does still have a valued distinct identity and there remains an important ‘green wedge of land separating it from Derry, Therefore, it is recommended that Culmore should remain a Village.
- 5.16 Strathfoyle emerged as a settlement in the post-war era to support the development of the large industrial areas at Maydown and Lisahally to the

north of the city. The Stradreagh Hospital grounds lie to the south of the settlement and the port and Maydown industrial areas lie to the north. The development has an urban character and does not really conform to the description of a ‘village’. In a similar sense to Culmore, developments in recent years such as Oakgrove College and the Waterside Greenway have diminished the distinction between this settlement and the larger urban area of Derry. The view could be taken that these incremental physical linkages have led to a coalescence between the settlement and city. Therefore, taking the above into account, it is suggested that there two options available for Strathfoyle: that Strathfoyle could be incorporated into the development limits of Derry or that Strathfoyle could remain a Village (recommended).

- 5.17 There is also a case for including Newbuildings within the settlement limits of Derry based on spatial development of both Derry and Newbuildings. The DAP 2011 proposed a linear form of development long the A5 from the city towards Prehen. Therefore this has resulted in a ribbon of development along the eastern side of the A5 stretching out from Craigavon Bridge. However, the heavily treed roadsides and the City of Derry Golf Course remain as an important ‘green wedge’ between these settlements. Furthermore, Newbuildings has a long tradition and identity as a village and it has a level of service provision that is characteristic of a village, such as a supermarket, community hall, employment areas, primary schools, churches, pub and café. It is therefore proposed that Newbuilding should remain as a Village.
- 5.18 There have also been concerns about the impact of recent developments into the former Green Belt between Sion Mills and Strabane, including the Strabane Business Park and several small businesses. However, there still remains a visual gap of approx. 0.5 miles of open fields between the settlements, which keeps them distinct. Furthermore, there seems to be no local demand or strategic benefit from merging these settlements, so it is proposed that Sion Mills remains separate.
- 5.19 There were a number of settlements identified in the SAP as ‘Villages’ which when assessed against the RDS Hierarchy Wheel could possibly be re-classified to the ‘Small Settlement’ tier. For example Erganagh, Spamount and Glebe have had considerable housing growth but still have limited service provision and would appear to rely on the larger neighbouring settlements at Castlederg and Sion Mills for various service needs. It is suggested that these settlements could be either a Village or re-classified as a Small Settlement.
- 5.20 There are similarities with Lettershendoney in the DAP, which was classified as a ‘Village’. When assessed against the evaluation tools, there appears to limited services and the settlement would rely on the service provisions provided at nearby settlements such as Tamnaherin or Derry. However, a significant planning application is at an advanced stage, containing housing and a village shop. Therefore, it is suggested that Lettershendoney should remain as a Village.

## Small Settlements

- 5.21 The fifth settlement tier is ‘Small Settlements, with some known as ‘hamlets’ currently’. These are normally characterised by a concentration of buildings displaying an obvious sense of cohesion and with one or more community facility. There are currently 24 such ‘Small Settlements’ in the District.
- 5.22 As part of the preparation of the new LDP, it is appropriate to review the existing settlement pattern across the District, in order to consider whether to identify and designate any new Small Settlements. This will have the benefit of getting consistency of approach across the two former Districts / Area Plans. It will recognise developments over the previous Plan periods, as well as giving opportunities for sustainable development in the rural areas, especially the more remote rural locations. As highlighted in para 3.4, even if a new settlement is designated, it is expected that it would only be suitable to accommodate a small amount of appropriate-scale development. The evaluation criteria for such new Small Settlements is set out in the final bullet point of Para 3.3.
- 5.23 It appears that the Derry Area Plan has already identified several quite modest-scale ‘small settlements’, so very few potential settlements are likely to be identified for this part of the District. However, a number of initial candidate locations have emerged – from local planning knowledge, from Member suggestions, from the uncompleted West Tyrone Area Plan and also from the public via the recent public consultation through the IMPROVE project. (See <http://www.derrystrabane.com/Subsites/LDP/Planning-Topics> ). There will be further opportunity for other representations to be submitted, now and also at POP consultation stage in the LDP process. Planning officials have carried out an initial evaluation of some of these candidates, the results of which are summarised in Appendix 5.

## Open Countryside

- 5.24 The final tier of ‘settlement’ in our settlement hierarchy is the ‘open countryside’, outside of defined settlements (sometimes referred to as the ‘rural remainder’). Mostly comprising of individual dwellings or small groupings, houses here are currently managed through PPS 21: Sustainable Development in the Countryside. As stated in Para. 2.19, the SPPS does not make provision for DRCs to be identified in the countryside, so it is not proposed to include any new ones in this LDP; rather they are catered for at the bottom of the ‘Small Settlements’ tier, with multi-node development limits identified as appropriate. For other groupings in the countryside, the PPS21 / SPPS policies already make provision for some rural dwellings in such circumstances through Policies CTY2a and CTY8
- 5.25 New rural policy in the LDP (see separate ‘Policy Review’ paper) will determine the amount and type and location of new development to be permitted / encouraged / managed in the countryside. This policy needs to be borne in mind in relation to the vision for the countryside itself, as well as to



the impact it has on the amount of development for the settlements and indeed the overall ‘sustainability’ of this LDP.

### **Settlements and Adjoining Districts / County**

- 5.26 Derry City and Strabane District shares a significant border with County Donegal, as well as boundaries with 3 NI Council Districts. In particular, several of our ‘border settlements have close relationships with each other. This will be particularly challenging given the predicted changes resulting from Brexit. The LDP will therefore consider the role and function of those border settlements in Donegal, with their inter-relationships and potential for co-operation, thus to avoid ‘back-to-back’ Planning and un-coordinated developments. In particular, consideration will be given to the border settlements at Lifford, Bridgend, Muff and Killea. Discussion and co-operation with our colleagues in Donegal County Council will be crucial in this respect (as well as with Planners in the 3 NI Districts.)

## 6.0 Conclusion and Recommendations

6.1 Following a strategic evaluation of each settlement within Derry and Strabane, a new settlement hierarchy is proposed in Appendix 4. The evaluation confirms Derry as a City with Strabane assuming a supporting role as a Main Town based on their level of service provision, potential for employment, population size and other spatial guidance set out in the RDS. The proposed settlement hierarchy recommends the retention of most of the existing settlement classifications as well as the re-classification of a number of settlements which would result in a streamlined 5-tier approach which unites the two current hierarchies.

(a) Taking into account the level of service provision, the population, size and spatial guidance, it is recommended that the following settlements remain as villages, rather than being incorporated within the city limits of Derry:-

- Culmore
- Strathfoyle

(b) Taking into account the level of service provision, the population, size and spatial guidance, the following settlements are to be classified as **local towns**, being recognized as important 'rural service hubs':-

- Castledearg
- Newtonw Stewart
- Claudy
  
- Sion Mills could be re-classified as a **village**, or remain as a local town

(c) Taking into account the level of service provision, the population, size and spatial guidance provided by the RDS, the following 13 settlements are to be remain as **villages**:-

- Newbuildings
- Eglinton
- Park
- Donemana
- Ballymagorry
- Clady

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- Artigarvan
- Magheramason
- Ardstraw
- Victoria Bridge
- Plumbridge
- Killen
- Killeter
- Glebe \*
- Spamount \*
- Erganagh \*
- Lettershendoney\*

\* It is considered that the last 4 settlements could possibly be re-classified to small settlements based on service provision, size, population and spatial relationship with nearby settlements.

(d) Taking into account the level of service provision, the population, size and spatial guidance provided by the RDS, the following 28 settlements are to be **small settlements**:-

- Ardmore\*
- Ballyrory
- Campsey
- Carnanreagh+
- Craigbane
- Goshaden
- Killaloo
- Killea\*
- Maydown\*
- Nixon's Corner\*
- Straidarran\*
- Tamnaherin\*

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- Tullintrain+
- Aghabrack
- Aghyaran
- Altishane+
- Bready\*
- Cloughcor+
- Cranagh
- Donagheady\*
- Douglas Bridge
- Drumlegagh\*
- Garvetagh
- Glenmornan\*

\* Whilst the 10 settlements marked\*, have experienced considerable housing growth over the past 10 years, most still have a limited level of services, etc. so would not justify their upgrade to village status. This needs further consideration and consultation.

+ The four settlements marked+ are still very small, in terms of population and services, even relative to some of the candidate new settlements. Therefore, this aspect also needs further consideration and consultation.

6.2 The research findings contained in this paper together with Members views and advice from the relevant parties/consultees have informed the following options which have been taken forward and subjected to Sustainability Appraisal (SA) (which incorporates the Strategic Environmental Assessment (SEA)) as part of the Preferred Options Paper (POP) process.

	Option 1	Option 2	Option 3
<b>Overall Spatial Distribution</b>	Focus on Derry City as a Regional City, as well as Strabane	Proportionate Growth across all Settlements and	Balanced Growth – focus on Derry City as a Regional City, as well as

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	Town as a Main Hub as set out in RDS 2035	Countryside	Strabane Town as a Main Hub plus other opportunities in the rural settlements and countryside
<b>Specifics of Settlement Hierarchy</b>	Existing 49 Settlements retained	Rationalise Upper Tiers – Derry, Strabane, Local Towns. Re-designate some Villages and Small Settlements, including some new settlement designations	

Further feedback will be required to enable the LDP to be fully informed of future proposals which can subsequently be subjected to the Sustainability Appraisal (SA) which incorporates the Strategic Environmental Assessment (SEA).

**6 No. Appendices follow below:**

### Appendix 1- RDS Hierarchy of Settlements Wheel and Table (from RDS 2035)



Diagram	
The Hierarchy of Settlements Related to...	
Level 1	
Level 2	
Level 3	
Level 4	

<b>Infrastructure</b>	<b>Principal City</b>	<b>Regional Town</b>	<b>Smaller Towns</b>	<b>Villages</b>
<b>Skills</b>	University	Further Education; Special Schools	Library; post-Primary	Nursery; Primary School
<b>Health</b>	Acute Hospital, A& E, Maternity	A&E Hospital, Children's Home, Minor Injuries, Outpatients	Pharmacy, Health Centres, Social Services, Day Care Centres	Doctor, Ambulance, Outreach Services
<b>Social</b>	Museums/Galleries, Conference/Concert Arena	Leisure Centre(pool) Visitor Centre, Advice Centres, Arts & Culture Centre	Community Centre, Sports Facility, Welfare Services	Local Hall, Play Areas
<b>Environment</b>	Power Generation, AONB/ASSI	Water & Sewage Treatment Plants, Wastelandfill, Waste-recycle	Recycling, Renewables, Water & Sewers Supply	Access to clean water, sewage disposal
<b>Commercial</b>	Department Stores, Specialist Shops, Arts & Cultural Facilities	Shopping Centres, Retail Warehousing, Range of Restaurants	Supermarket, Restaurants, Mix of Retail Facilities	Shop, Pub, Post Office, Petrol Station
<b>Justice</b>	Police HQ, High Court, Prison Forensic Science	Police District, County Court, Probation Service	Police Station	Neighbourhood Watch
<b>Productive</b>	Tourism Signature Projects, Science Centre, Major Industrial parks, Strategic Development Zones	Industrial Park, Tourism Office	Enterprise Centre, Information Office	Workshop/ Business unit
<b>Networks</b>	Ports & Airports, Key Transport Nodes, Energy Generation Interconnector	Major Roads, Bus/Rail, Park N' Ride, Cycle Network	Link Corridors/Trunk Roads, Bus/Rail to larger centres	Local Roads, Broadband, Urban Street Lighting, Local Bus, Cycle

**Appendix 2** Current Settlement Hierarchy as defined by The Derry Area Plan 2011

<b>Derry District - 21 Settlements</b>	
City	<b>Derry</b>
Main Towns	(0)
Local Towns	(0)
Villages	(7 No.)
	<b>Claudy</b>
	<b>Culmore</b>
	<b>Eglinton</b>
	<b>Lettershendoney</b>
	<b>Newbuildings</b>
	<b>Park</b>
	<b>Strathfoyle</b>
Small Settlements	(13 No.)
	<b>Ardmore</b>
	<b>Ballyrory</b>
	<b>Campsey</b>
	<b>Carnanreagh</b>
	<b>Craigbane</b>
	<b>Goshaden</b>
	<b>Killaloo</b>
	<b>Killea</b>
	<b>Maydown</b>
	<b>Nixon's Corner</b>
	<b>Straidarran</b>
	<b>Tamnaherin</b>
	<b>Tullintrain</b>



**Appendix 3: Current Settlement Hierarchy as defined in The Strabane Area Plan 2001**

<b>Strabane District – 28 Settlements</b>	
City	(0)
Main Town	<b>Strabane</b>
Local Towns	(3 No.)
	<b>Castledearg</b>
	<b>Sion Mills</b>
	<b>Newtownstewart</b>
Villages	(13 No.)
	<b>Ardstraw</b>
	<b>Artigarvan</b>
	<b>Ballymagorry</b>
	<b>Clady</b>
	<b>Donemana</b>
	<b>Erganagh</b>
	<b>Glebe</b>
	<b>Killen</b>
	<b>Killeter</b>
	<b>Magheramason</b>
	<b>Plumbridge</b>
	<b>Spamount</b>
	<b>Victoria Bridge</b>
Hamlets	(11 No.)
	<b>Aghabrack</b>
	<b>Aghyaran</b>
	<b>Altishane</b>
	<b>Bready</b>
	<b>Cloghcor</b>
	<b>Cranagh</b>
	<b>Donagheady</b>
	<b>Douglas Bridge</b>
	<b>Drumlegagh</b>
	<b>Garvetagh</b>
	<b>Glenmornan</b>

#### Appendix 4 - Proposed Options for LDP Settlement Hierarchy across the Derry City and Strabane District

Summary of Proposed Settlement Hierarchy Changes	
Current	Proposed
1 City	1 City
1 Main Town	1 Main Town
3 Local Towns	3 Local Towns (Claudy in, Sion Mills Out)
20 Villages	20 Villages (Sion Mills in, Claudy Out)
24 Small Settlements / Hamlets	24 Small Settlements ?*
<b>Total: 49</b>	<b>Total: 49</b>
	*Potential to designate new Small Settlements, or even to de-designate some of the current ones?

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Settlement	LDP Proposed Option 1-Status Quo	LDP Proposed Option2-Spatial Plan
Derry	City	City
Strabane	Main Town	Main Town
Castledearg	Local Town	Local Town
Newtownstewart	Local Town	Local Town
Sion Mills	Local Town	<b>Village</b>
Ardstraw	Village	Village
Artigarvan	Village	Village
Ballymagorry	Village	Village
Clady	Village	Village
Claudy	Village	<b>Local Town</b>
Culmore	Village	<b>Village or part of Derry</b>
Donemana	Village	Village
Eglinton	Village	<b>Village or Local Town</b>
Erganagh	Village	<b>Village or Small Settlement</b>
Glebe	Village	<b>Village or Small Settlement</b>
Killen	Village	Village
Killeter	Village	Village
Lettershendoney	Village	<b>Village or Small Settlement</b>
Magheramason	Village	Village
Newbuildings	Village	Village
Park	Village	Village
Plumbridge	Village	Village
Spamount	Village	<b>Village or Small Settlement</b>
Strathfoyle	Village	<b>Village or part of Derry</b>
Victoria Bridge	Village	Village
Aghabrack	Small Settlement	Small Settlement
Aghyaran	Small Settlement	Small Settlement
Altishane	Small Settlement	Small Settlement?
Ardmore	Small Settlement	Small Settlement?

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Ballyrory	Small Settlement	Small Settlement
Bready	Small Settlement	Small Settlement
Campsey	Small Settlement	Small Settlement
Carnanreagh	Small Settlement	Small Settlement?
Cloghcor	Small Settlement	Small Settlement?
Cranagh	Small Settlement	Small Settlement
Craigbane	Small Settlement	Small Settlement
Donagheady	Small Settlement	Small Settlement
Douglas Bridge	Small Settlement	Small Settlement
Drumlegagh	Small Settlement	Small Settlement
Garvetagh	Small Settlement	Small Settlement
Goshaden	Small Settlement	Small Settlement
Glenmornan	Small Settlement	Small Settlement?
Killaloo	Small Settlement	Small Settlement
Killea	Small Settlement	Small Settlement
Maydown	Small Settlement	Small Settlement?
Nixon's Corner	Small Settlement	Small Settlement
Straidarran	Small Settlement	Small Settlement?
Tamnaherin	Small Settlement	Small Settlement
Tullintrain	Small Settlement	Small Settlement?

**Appendix 5: Stage 1 Evaluation of Potential New Settlements – Initial Candidates**

<b>Name of Possible Settlement</b>	<b>Approx. Houses</b>	<b>Approx. Population (based on approx. 2.5 per household)</b>	<b>Any Known Services</b>	<b>Recommendation</b>
Milltown, Burdennet	21	53	Sewage Works	Possible
Greenville	7	18	Possibly?	No
Taboe Glebe	6	15	No	No
Kilclean Road, Castleberg	9	23	No	No
Crew Bridge	12	30	Sewage Works, Church, Hall	Possible
Moneycannon, Donemana	13	33	Sewage Works	Possible
Camus Park, Sion Mills	33	83	Sewage Works (restriction on new connections – capacity limited)	Possible
Kildoag	10	25	Sewage Works (restriction on new connections – capacity limited)	Possible
Drumenny	26	65	Sewage Works, Cricket Ground, Clubhouse,	Possible
Letterbin, Baronscourt	32	80	Sewage Works (restriction on new connections – capacity limited)	Possible
Mulderg Cottages Claudy	15	38	Sewage Works (restriction on new connections – capacity limited)	Possible
Dregish - Envagh			Church, Football Pitch / Club, School, Pub/B&B	
Loughan, Donemana				
Towncastle, Strabane				
Holyhill, Strabane				
Pullyernan, Aghyaran				

## Appendix 6: Stage 1 Summary Settlement Evaluation Table

Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
DERRY	City	83,163 (-489)	Commensurate with key regional City: <ul style="list-style-type: none"> <li>• Retail / Commercial;</li> <li>• Museums;</li> <li>• A&amp;E Hospital;</li> <li>• University;</li> <li>• Port &amp; Airport;</li> <li>• Police &amp; Courts</li> </ul>	√ Yes- Reasonable Capacity Available	6,388	City
STRABANE	District Town	13,172 (-208)	Commensurate with Main Town: <ul style="list-style-type: none"> <li>• Retail / Commercial;</li> <li>• Further Education;</li> <li>• Industrial Park;</li> <li>• Police &amp; Courts</li> <li>• Leisure and Arts Centre</li> </ul>	√ Yes- Reasonable Capacity Available	1,987	Main Town
CASTLEDERG	Local Town	2,976 (-237)	Commensurate with Local Town: <ul style="list-style-type: none"> <li>• Retail / Commercial;</li> <li>• Secondary School</li> <li>• Recycling Centre</li> <li>• Industrial Park</li> <li>• Community &amp; Sports Facilities;</li> <li>• Pharmacy/Health Centre</li> </ul>	√ Yes- But at or Reaching Capacity	468	Local Town
NEWTOWNSTEWART	Local Town	1,551 (+84)	Commensurate with Local Town: <ul style="list-style-type: none"> <li>• Retail / Commercial;</li> <li>• Industrial Park</li> <li>• Recycling Centre</li> <li>• Community &amp; Sports Facilities;</li> <li>• Pharmacy/Health Centre</li> </ul>	√ Yes- Reasonable Capacity Available	113	Local Town
SION MILLS	Local Town	1,907 (-166)	<ul style="list-style-type: none"> <li>• Car Sales Garages</li> <li>• Modest shops</li> <li>• Limited secondary Retailing</li> <li>• Pharmacy</li> <li>• Local community facilities</li> </ul>	√ Yes- Reasonable Capacity Available	273	<b>Local Town or Village</b>
CLAUDY	Villages	1,340 (+17)	<ul style="list-style-type: none"> <li>• Supermarket/Mix of Retail;</li> <li>• Secondary School</li> <li>• Recycling/Transfer Station</li> <li>• Community &amp; Sports Facilities;</li> <li>• Pharmacy/Health Centre</li> </ul>	√ Yes- Reasonable Capacity Available	238	<b>Village/ or Local Town</b>
CULMORE	Village	3,465 (+528)	<ul style="list-style-type: none"> <li>• Primary School</li> <li>• Local Shops / pharmacy, take-aways;</li> <li>• Filling Station</li> </ul>	√ Yes- Reasonable Capacity Available	720	<b>Village or Amalgamate to be Part of Derry</b>
EGLINTON	Village	3,679 (+529)	<ul style="list-style-type: none"> <li>• Supermarket/Mix of secondary Retail;</li> <li>• Pharmacy/Health Centre</li> <li>• Civic Amenity Site;</li> <li>• Industrial Park;</li> <li>• Community Centre</li> </ul>	√ Yes- Reasonable Capacity Available	653	<b>Village or Local Town</b>

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Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
LETTERSSENDONEY	Village	510 (+9)	<ul style="list-style-type: none"> <li>PP pending for village shop</li> </ul>	√ Yes- Reasonable Capacity Available	38	<b>Village or Small Settlement</b>
NEWBUILDINGS	Village	2,611 (+115)	<ul style="list-style-type: none"> <li>Primary School</li> <li>Local Shops;</li> <li>Filling Station</li> <li>Industrial Estate</li> </ul>	√ Yes- Reasonable Capacity Available	346	Village
PARK	Village	520 (+208)	<ul style="list-style-type: none"> <li>Primary School</li> <li>Mix of Retail</li> <li>Civic Amenity Site</li> <li>Play Area</li> <li>Local Hall</li> </ul>	√ Yes- Reasonable Capacity Available	97	Village
STRATHFOYLE	Village	2,419 (+841)	<ul style="list-style-type: none"> <li>Mix of Retail</li> <li>Primary School</li> <li>Play Areas</li> <li>Post Office</li> </ul>	√ Yes- Reasonable Capacity Available	385	<b>Village or Amalgamated to be part of Derry</b>
DONEMANA	Village	586 (-2)	<ul style="list-style-type: none"> <li>Recycling Facility</li> <li>Medical Practice</li> <li>Shops/Pubs</li> </ul>	✗ No Insufficient Capacity	43	Village
GLEBE	Village	734 (+65)	<ul style="list-style-type: none"> <li>Shop</li> <li>Primary School</li> </ul>	√ Yes- Reasonable Capacity Available	95	Village
BALLYMAGORRY	Village	608 (+41)	<ul style="list-style-type: none"> <li>Post Office</li> <li>Petrol; Filling Station</li> <li>Pub/Restaurant</li> </ul>	√ Yes- Reasonable Capacity Available	119	Village
CLADY	Village	538 (+115)	<ul style="list-style-type: none"> <li>Primary School</li> <li>Shop</li> <li>Pub</li> </ul>	√ Yes- Reasonable Capacity Available	119	Village
ARTIGARVAN	Village	730 (+133)	<ul style="list-style-type: none"> <li>Shop</li> <li>Primary School</li> <li>Community Hall</li> <li>Creamery, Mill</li> <li>Agri supplies</li> </ul>	✗ No Insufficient Capacity	238	Village
MAGHERAMASON	Village	476 (+83)	<ul style="list-style-type: none"> <li>Filling Station</li> <li>Tyre business</li> <li>Small Shop</li> <li>Church hall</li> </ul>	√ Yes- Reasonable Capacity Available	72	Village
SPAMOUNT	Village	246 (-63)	<ul style="list-style-type: none"> <li>Primary School</li> <li>Former mill, business units</li> </ul>	√ Yes- Reasonable Capacity Available	10	<b>Village or Small Settlement</b>
ARDSTRAW	Village	221 (+1)	<ul style="list-style-type: none"> <li>Large Agri – Shop</li> <li>Motorcycles shop</li> <li>Church/Community Hall</li> </ul>	✗ No Insufficient Capacity	14	Village
VICTORIA BRIDGE	Village	393 (-75)	<ul style="list-style-type: none"> <li>Shop / Post Office</li> <li>Pub</li> <li>Primary School</li> <li>Workshop</li> </ul>	√ Yes- But at or Reaching Capacity	82	Village
PLUMBRIDGE	Village	267 (-33)	<ul style="list-style-type: none"> <li>Primary School</li> <li>Post Office / Shop</li> <li>Pub</li> </ul>	√ Yes- But at or Reaching Capacity	29	Village
ERGANAGH	Village	498 (+132)	<ul style="list-style-type: none"> <li>Shop / filling station</li> <li>Primary School</li> </ul>	√ Yes- Reasonable Capacity Available	142	<b>Village or Small Settlement</b>
KILLEN	Village	269 (+38)	<ul style="list-style-type: none"> <li>Primary School</li> <li>Pub</li> <li>Small Shop</li> <li>Hall</li> <li>Business units</li> </ul>	√ Yes- But at or Reaching Capacity	44	Village

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Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
KILLETER	Village	92 (-55)	<ul style="list-style-type: none"> <li>Post Office /Shop</li> <li>Enterprise Centre</li> <li>Mart</li> </ul>	√ Yes- But at or Reaching Capacity	2	Village
ARDMORE	Small Settlements	433	<ul style="list-style-type: none"> <li>Play Area</li> </ul>	√ Yes- Reasonable Capacity Available	61	Small Settlement?
BALLYRORY	Small Settlement	68	<ul style="list-style-type: none"> <li>Play Area</li> </ul>	√ Yes- But at or Reaching Capacity	-	Small Settlement
CAMPSEY	Small Settlement	157	<ul style="list-style-type: none"> <li>Play Park</li> </ul>	√ Yes- Reasonable Capacity Available	0	Small Settlement
CARNANREAGH	Small Settlement	15*	-	TBC	3	Small Settlement?
CRAIGBANE	Small Settlement	23**	<ul style="list-style-type: none"> <li>Church Hall</li> <li>Sports Centre nearby</li> </ul>	TBC	0	Small Settlement
GOSHADEN	Small Settlement	80	<ul style="list-style-type: none"> <li>Play Park</li> </ul>	√ Yes- But at or Reaching Capacity	-	Small Settlement
KILLALOO	Small Settlement	92	<ul style="list-style-type: none"> <li>Play Park</li> <li>Football Pitch</li> </ul>	TBC	1	Small Settlement
KILLEA	Small Settlement	176	In Rol part.. <ul style="list-style-type: none"> <li>Shop</li> <li>Pub</li> <li>Church Hall</li> </ul>	√ Yes- Reasonable Capacity Available	1	Small Settlement?
MAYDOWN	Small Settlement	496	<ul style="list-style-type: none"> <li>Play Park</li> <li>Primary School</li> </ul>	√ Yes- Reasonable Capacity Available	86	Small Settlement?
NIXON'S CORNER	Small Settlement	242	-	√ Yes- Reasonable Capacity Available	22	Small Settlement
STRAIDARRAN	Small Settlement	410	<ul style="list-style-type: none"> <li>Shop</li> </ul>	√ Yes- Reasonable Capacity Available	114	Small Settlement?
TAMNAHERIN	Small Settlement	251	<ul style="list-style-type: none"> <li>Playing Pitch</li> <li>Proposed Primary School</li> </ul>	√ Yes- But at or Reaching Capacity	10	Small Settlement?
TULLINTRAIN	Small Settlement	26**	<ul style="list-style-type: none"> <li>Hall</li> </ul>	TBC	2	Small Settlement?
AGHABRACK	Hamlets	33**	<ul style="list-style-type: none"> <li>Shop</li> <li>Business units</li> <li>Community Hall</li> </ul>	TBC	2	Small Settlement
AGHYARAN	Hamlet	23**	<ul style="list-style-type: none"> <li>Playing Fields</li> <li>Community Centre</li> <li>Post Office</li> <li>Primary School</li> </ul>	TBC	1	Small Settlement
ALTISHANE	Hamlet	18**	<ul style="list-style-type: none"> <li>Post Office</li> <li>School</li> </ul>	TBC	2	Small Settlement?
BREADY	Hamlet	231	<ul style="list-style-type: none"> <li>Heritage Centre</li> <li>Church Hall</li> <li>Primary School</li> </ul>	√ Yes- But at or Reaching Capacity	49	Small Settlement?
CLOGHCOR	Hamlet	13**	<ul style="list-style-type: none"> <li>Church</li> <li>Primary School</li> </ul>	TBC	0	Small Settlement?



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Settlement	Current Status	2011 * + Population	Level of Services	WWTW	Housing Units completed (Jan 1999-Aug 2014)	Proposed LDP Status (Possible changes in status are shown in bold or ?)
CRANAGH	Hamlet	62	<ul style="list-style-type: none"> <li>• Primary School</li> <li>• Pub</li> <li>• Heritage Centre – Outside Limits</li> </ul>	√ Yes- But at or Reaching Capacity	3	Small Settlement
DONAGHEADY	Hamlet	123	<ul style="list-style-type: none"> <li>• Church Hall</li> </ul>	√ Yes- Reasonable Capacity Available	34	Small Settlement
DOUGLAS BRIDGE	Hamlet	124	<ul style="list-style-type: none"> <li>• Community Centre</li> <li>• Pub</li> </ul>	√ Yes- Reasonable Capacity Available	17	Small Settlement
DRUMLEGAGH	Hamlet	92	<ul style="list-style-type: none"> <li>• Church</li> <li>• Large Agri- Shop</li> </ul>	✗ No Insufficient Capacity	18	Small Settlement
GARVETAGH	Hamlet	54**	<ul style="list-style-type: none"> <li>• Primary School</li> <li>• Church Hall</li> </ul>	√ Yes- But at or Reaching Capacity	0	Small Settlement
GLENMORNAN	Hamlet	142	<ul style="list-style-type: none"> <li>• Church</li> <li>• Primary School</li> <li>• Shop</li> <li>• Playing Fields</li> </ul>	√ Yes- Reasonable Capacity Available	36	Small Settlement?

\* Note: Figures shown in brackets in column 3 indicate the difference in Census population figures between 2001 and 2011 where these were available.

\*\* Census 2011 does not give populations of very small settlements; therefore, an approximate count has been made of the dwelling numbers, multiplied by average household size, to give approximate population.

+ The populations of all settlements is based upon the development limits (approximated to the nearest grid squares) of that settlement as set out in the current Area Plans, which were supplied as GIS Maps to NISRA from DOE.