



Derry City & Strabane
District Council

Comhairle Chathair
Dhoire & Cheantar
an tSratha Báin

Derry Cittie & Stràbane
Deistrick Council

DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT PLAN STRATEGY

Evidence Base Paper EVB 2: Survey & Profile of District, December 2019

Update December 2021

derrystrabane.com/ldp

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1.0 Introduction to Paper

- 1.1 The purpose of this Evidence Base Paper is to outline the background information used to inform and complete the survey and profile for the Derry City & Strabane District. The Paper will firstly set out the legislative requirements for a survey of the District and its environs, together with the key policy and guidance on the matter. It will then detail and direct to the key aspects of that survey and the profile of the District in terms of physical characteristics / land uses, population, communications / transport, climate change and other social, economic and then environmental characteristics. The Paper will also summarise the key characteristics-of / relationships-with the adjoining Districts, such as they might affect the proper Planning of Derry City and Strabane District and the North West Region.

2.0 Legislative and Policy Context

2.1 Part 2, Article 3, of the Planning Act (Northern Ireland) 2011 refers to the need for a ‘Survey of District’ and states that ‘A Council must keep under review the matters which may be expected to affect the development of its district or the planning of that development.

2.2 Those matters include –

- A) *The principle physical, economic, social and environmental characteristics of the council’s district;*
- B) *The principle purposes for which land is used in the district;*
- C) *The size, composition and distribution of the population of the district*
- D) *The communications, transport system and traffic of the district;*
- E) *Any other considerations which may be expected to affect those matters;*
- F) *Such other matters as may be prescribed or as the department (in a particular case) may direct.*

2.3 The matters also include –

- a) *The potential impact of climate change*
- b) *Any changes which the council thinks may occur in relation to any other matter;*
- c) *The effect such changes are likely to have on the development of the council’s district or on the planning of such development.*

2.4 *A Council may also keep under review and examine the matters mentioned in subsections (2) and (3) in relation to any neighbouring district to the extent that those matters may be expected to affect the district of the council.’*

2.5 Regulation 12 of the Planning (Local Development Plan) Regulations (NI) 2015 deals with the form and content of a development plan document. However, it does not clarify or refer to the requirements for the survey of the District. Similarly, Para 5.3 of the Strategic Planning Policy Statement for NI (SPPS) provides strategic policy on the preparation of Local Development Plans (LDPs) but does not specifically refer to the District Survey, though it does reinforce the general requirement that LDPs are to be ‘evidence-based’.

- 2.6 Development Plan Practice Note No. 5 (DPPN 5) provides guidance relating to the POP stage of LDP preparation process and it explains that the first stages require ‘preparatory studies’ for ‘survey and information-gathering’. It states: *Whilst surveying and information-gathering will be an ongoing function of a council, it will be particularly important at the early stage of plan preparation. Information obtained at this stage will be used to establish the baseline of the social, economic and environmental characteristics of the plan area and enable a council to determine the issues which need to be addressed by the LDP. In doing so, this will help to inform and develop a council’s vision for the plan area which will steer the general direction for the aims and objectives for the LDP.* DPPN 5 also emphasizes that this baseline information is important for the Sustainability Appraisal (SA, incorporating SEA) Scoping Report (see section 7 and DPPN 4 on SA). Accordingly, a significant amount of Evidence Base / Survey / Baseline information was produced to accompany the LDP POP and its SA in 2017; see the following link for details.
[https://www.derrystrabane.com/Subsites/LDP/Preferred-Options-Paper-\(POP\)](https://www.derrystrabane.com/Subsites/LDP/Preferred-Options-Paper-(POP))
- 2.7 Development Plan Practice Note No. 7 (DPPN 7) gives guidance on the content of the LDP Plan Strategy. It identifies that the first stage of the dPS preparation is the Review and update of evidence base. Para 3.1 states ‘*Section 3 of the 2011 Act sets out the survey and information which a council must keep under review. Following the public consultation on the POP and after taking account of representations received, a council may wish to review and update the evidence base, if considered necessary.*’
- 2.8 Therefore, in accordance with the above-mentioned legislation, policy and guidance, this Evidence Base paper outlines the background information used to inform and complete the updated survey and profile for the Derry City & Strabane District, as is set out in the LDP draft Plan Strategy document itself (mainly Chapter 2) and the accompanying Evidence Base Papers. Specifically, the following sections will detail and direct to the key aspects of the survey and the profile of the District in terms of:
- physical / spatial characteristics / land uses;
 - population;
 - communications / transport / infrastructure;
 - climate change impacts;
 - other social, economic and environmental characteristics; and
 - key characteristics-of / relationships-with the adjoining Districts, such as they might affect the proper Planning of Derry City and Strabane District and the North West Region.

3.0 Survey and Profile of Derry City and Strabane District: Overall

3.1 As stated earlier, a significant amount of survey and research was completed and published at the LDP POP stage, to provide a baseline of the key characteristics of the District and its environs that relate to Planning strategy, policy and decisions. That survey and profile information has been included here, being updated where appropriate (though much information such as the 2011 Census has not yet been surpassed) and is presented throughout the LDP dPS document and also in the respective topic-based Evidence Base Papers that have now also been published.

3.2 The main survey and profile of the District is set out in Chapter 2 of the dPS and in this EVB Paper, but also in most of the other respective chapters and EVBs. Other topic-specific characteristics, survey and profile information is included in the respective Evidence Base papers that accompany this document. (These aspects will also be further reviewed, updated and further detailed in the papers with the LDP Local Policies Plan (LPP). In particular, information is provided in relation to:

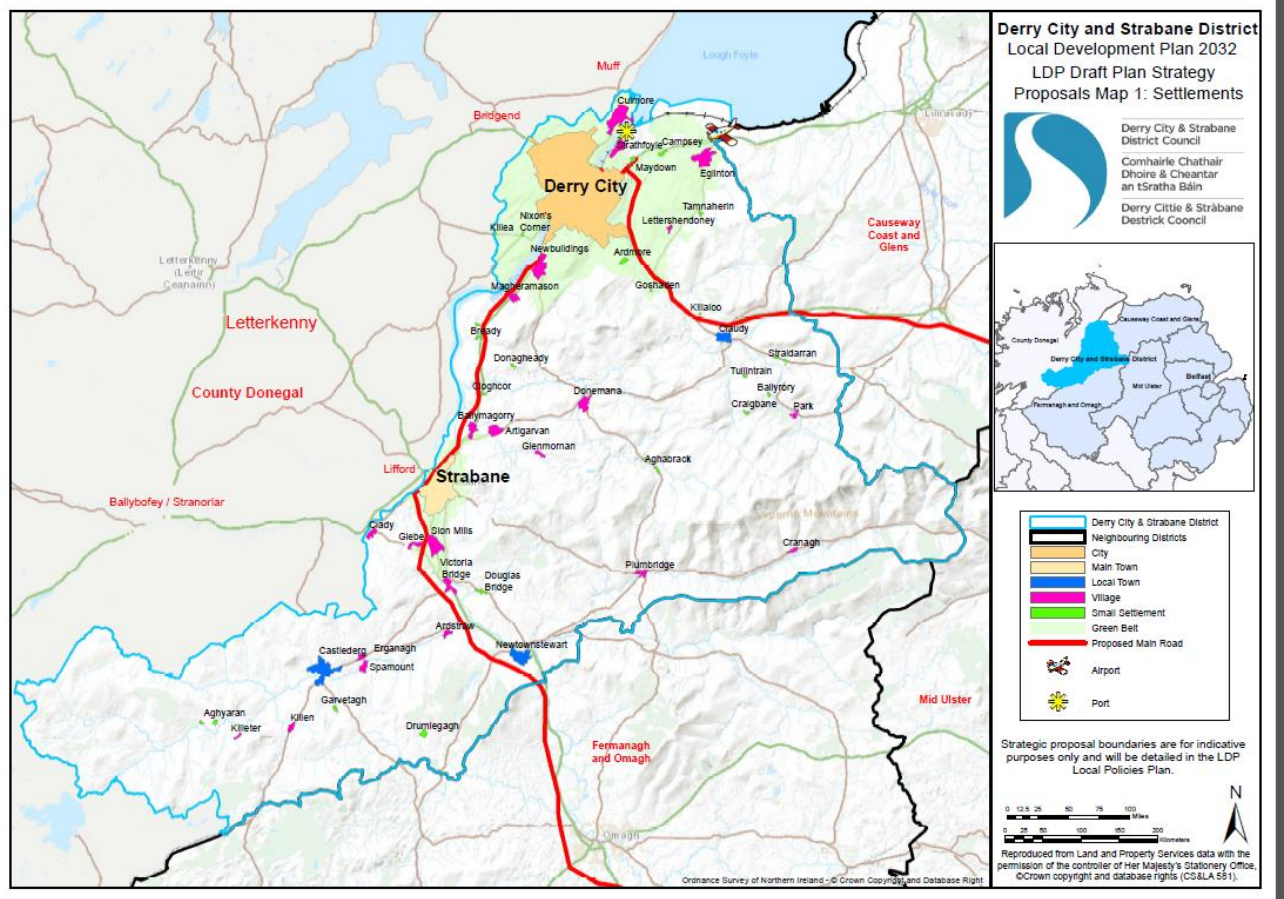
- strategic growth potential (including studies of population and District / regional economy growth potential) – Chapter 5 & EVB 5, EVB 2;
- the various settlements (including Place-making Study, a Sion Mills study and settlement appraisals) – Chapter 6 & EVB 6, Part F;
- infrastructure & communications – Chapter 19 & EVB 19, Chapter 20 & EVB 20;
- economic development land uses (including ED land monitor and office monitor) – Chapter 6 & EVB 6;
- retailing / town centres (including a substantial study on retail capacity and town centre health checks) – Chapter 10 & EVB 10 / Reports;
- transport networks (including a North West Transport Study with DfI and also a District Parking Study) – Chapter 11 & EVB 11 / Reports;
- tourism assets / accommodation (in conjunction with the Council's new Tourism Strategy) - Chapter 12 & EVB 12;
- minerals resources / quarries (incorporating DfE minerals returns) – Chapter 13 & EVB 13;
- housing (including Housing Monitor and Urban Capacity survey / studies) – Chapter 16 & EVB 16;
- open spaces / pitches (including an open space audit and Council Pitches Strategy) – Chapter 17 & EVB 17;

- natural environment assets / designations / landscapes (including a Landscape Architect-led review report of our Landscape Character Assessments) – Chapter 21 & EVB 21, EVB 6b & EVB 6c;
- historic environment assets / designations – Chapter 23 & EVB 23;
- renewable energy installations – Chapter 24 & EVB 24;
- flooding areas – Chapter 25 & EVB 25;
- climate change potential impacts are addressed in – Chapters 7 (General Development Principles / Policies), 21 (Natural Environment), 22 (Coastal Development), 24 (Renewable Energy), 25 (Flooding) & their EVBs; and
- a substantial, focussed study on the Place-making, Design and Movement characteristics of our main city and towns – Chapters 26 – 32 & EVB F / Reports.

4.0 Physical / Spatial / Land Use Characteristics

4.1 The DCSD area borders County Donegal (RoI) and has shared boundaries with Causeway Coast & Glens, Mid-Ulster and Fermanagh & Omagh Districts (see Figure 1, and dPS Appendix 1 for larger Map).

Figure 1: District Context



4.2 The RDS 2035 identifies Derry not only as the principal city of the North West but also as a regional and international gateway. Strabane is identified as a main hub and, due to its proximity, is clustered with Derry. Future development will require recognition of the complementary role of the two settlements in the North West cluster in order to provide the capacity to deliver quality services. (Derry-Letterkenny is also identified as a Linked Gateway in the RDS and the RoI National Spatial Strategy (NSS).

- 4.3 The DCSD has a population of approximately 150,000 people and a land area of approximately 1,245 square kilometres. It is estimated that 71% of the population live in ‘urban areas’ (NISRA urban-rural estimates for 2017) whereas 29% reside in the rural area. However, based on the 47 settlements in the District, 84% of the population live within designated settlements with 16% of the population living in the remaining rural areas. From the larger population centres such as Derry and Strabane, to the more rural and remote areas, there is a full spectrum of settlement types across the District.
- 4.4 The District contains many areas of significant environmental and landscape importance. Among the designations are the Sperrins Area of Outstanding Natural Beauty (AONB), Lough Foyle Special Protection Area, River Faughan and River Foyle Special Areas of Conservation and the special wetlands and wildlife found on the Ramsar sites of Lough Foyle and Fairywater Bogs. (See map at dPS Appendix 3.)
- 4.5 In addition to the ‘urban’ land uses within the various settlements (see survey information within the respective chapters / EVBs), the predominant land use of the District is, not surprisingly, agriculture and forestry, plus a number of rivers and small lakes, including Moorlough, Lough Ash, Enagh Loughs and Lake Catherine / Fanny. However, agriculture and forestry are considered to be a primary, fall-back use of land, which is not ‘development’ and falls outside of the Planning control system, as planning permission is not required to change farm types or to plant or to fell forestry.
- 4.6 The weblinks below give information / mapping of the District’s geology and soils, whilst the land uses are readily apparent from aerial images (though NI does not use the England/Wales system of Agricultural Land Classification (ALC, to identify the Best & Most Versatile (BMV) farmland). The websites of Geological Survey of NI (DE, geology / soils and DAERA (soil quality / agricultural land uses) provide further information on such land uses within the District. Further information on the District’s Landscape Character Assessment is given in Evidence Base Paper EVB 6b to accompany the LDP dPS.)

http://mapapps2.bgs.ac.uk/GSNI_Geoindex/home.html (click Map Layers, ortho-photography and zoom to the District)

https://secure.dccae.gov.ie/GSI_DOWNLOAD/Bedrock/Other/GSI_BedrockGeologyOfIreland_A4.pdf

- 4.7 Forestry / woodland is an important and extensive land use within this District (11,323 ha of woodland, 4th largest of NI Districts, 2018). In particular, there are approx. 5,000 hectares of Forest Service forests (mostly conifers) in the SW corner of the District, to the west of Aghyaran / Killeter and bounding County Donegal in RoI. There is also a significant private forest at Baronscourt near Newtownstewart. DAERA Forest Service promotes forestry and woodlands across NI, with three of its Forestry Planning Areas (FPAs) covering the Derry City and Strabane District, namely the West Tyrone FPA, Sperrins FPA and North West FPA. The LDP also seeks to achieve additional landscaping and tree-planting of small woodlands / hedgerows (paras 7.59 – 7.61). The following links provide useful information / maps on forestry across the District.

<https://www.daera-ni.gov.uk/news/scoping-new-forestry-plan-west-tyrone-and-east-fermanagheast-tyrone-forests-and-woodland>

<https://www.daera-ni.gov.uk/consultations/scoping-new-forestry-plan-forests-and-woodland-sperrin-closed>

<https://www.daera-ni.gov.uk/articles/woodland-register>

<https://ati.woodlandtrust.org.uk/back-on-the-map>

- 4.8 There are many more other valuable assets located throughout Derry and Strabane such as ancient woodlands and the Nature Reserves at Ness and Ervey Wood, Killeter Forest and Prehen Wood, as well as several excellent civic parks.
- 4.9 The Council area also has a rich and diverse built heritage which has evolved over hundreds of years. There are many elements of our historic environment, from the remains of remote ancient settlements and castles, ritual sites and tombs, and the many buildings of architectural importance in our District. Five Conservation Areas (CAs) have been designated, three in Derry city (Historic City, Clarendon Street and Magee), as well as in Sion Mills and Newtownstewart, together with approximately 675 listed buildings and other sites of significance.

5.0 Population and Society Characteristics

See:

[https://www.ninis2.nisra.gov.uk/public/AreaProfileReportViewer.aspx?tabchangeReportName=Local%20Government%20District%20\(2014\)?](https://www.ninis2.nisra.gov.uk/public/AreaProfileReportViewer.aspx?tabchangeReportName=Local%20Government%20District%20(2014)?)

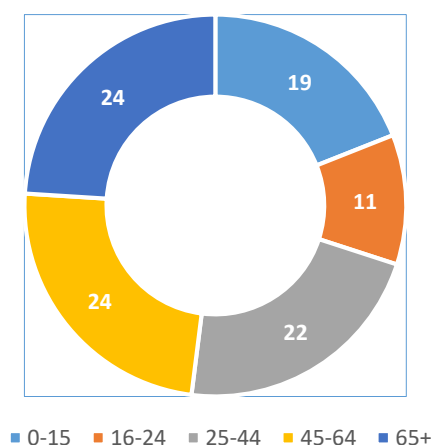
5.1 The 2018-based population projections produced by NISRA in 2020 show that the population of the District could be expected to increase from 151,109 in 2020 to around 150,400 in 2028 before falling back to 149,000 by 2032. The population profile is younger than that for Northern Ireland; however, trends indicate an increasingly ageing population and by 2032, over 65s are expected to represent more than 25% of the population. An ageing population will place additional demands on health and community services while a reduction in the under 16s would have implications for service provision such as schools, as well as on the amount and type of houses required, transport and other land uses.

Figure 1: Population of District by Age (2017, 2032 and 2041)

Age	%		
	2017	2032	2041
0-15	22	20	19
16-24	12	12	11
25-44	26	23	22
45-64	26	25	24
65+	15	21	24

Source: NISRA. Data may not sum to 100 due to rounding

Projected Population Age Profile, 2041

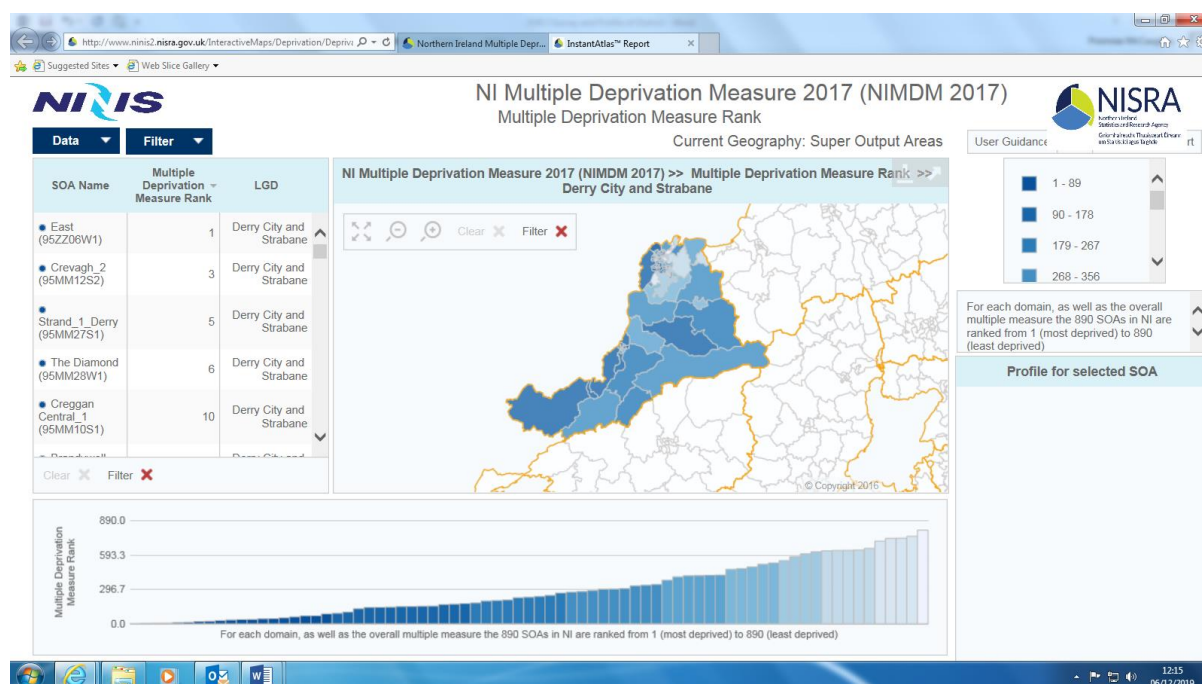


- 5.2 The corresponding household projections for 2016-2041 which take account of population growth, a reduced size of household and the changing age structure of the population, could lead to an increase of 8.0% in the number of households in DCSD between 2016 and 2041 (The NI figure is 14.7%.) In Derry and Strabane District, the average size of households is predicted to fall from 2.57 in 2017 (2.54 for NI) to 2.44 in 2032 (below the NI level of 2.46).
- 5.3 In terms of health, one in five people has a long-term health problem or a disability that limits their day-to-day activities and while life expectancy is increasing, it is still about a year lower than the Northern Ireland average.
- 5.4 The life expectancy of males and females within the Derry City and Strabane District Council (DCSDC) area has increased over the last number of years. The life expectancy for men stood at 78.1 years in the period 2016-18 and for women the corresponding rate was 81.3 years.
- 5.5 In general, the DCSDC council area ranks lower than NI across a range of health indicators but the direction of trends are similar. It is notable that many of these issues are more acute in our areas that would have a high deprivation ranking

Period	DCSDC Males	NI Males	DCSDC Females	NI Females
2013-15	77.3	78.3	81.7	82.3
2014-16	77.6	78.8	81.9	82.3
2015-17	77.7	78.5	81.4	82.3
2016-18	78.0	78.5	81.3	82.3
2017-19	77.8	78.7	81.4	82.4
2018-20	78.0	78.7	81.6	82.4

Updated Table; Source Life Expectancy in Northern Ireland 2018-2020

5.6 The Northern Ireland Multiple Deprivation Measure 2017 results show that 20 of the 100 most deprived Super Output Areas (SOAs) in Northern Ireland are located in our District. The Council area has the highest proportion of its SOAs whose population is living in households with equalised income below 60 per cent of the NI median (24 no. or 32% of its SOAs). It also has a similar proportion of its SOAs with the working age population who are employment-deprived. Deprivation is particularly prevalent in some parts of Derry City, parts of Strabane Town and certain parts of its surrounding countryside. Tables and maps of the District’s ‘deprivation’, at various geographical scales and broken down by the specific indicators, can be found at para 5.30 below and at: <https://www.nisra.gov.uk/statistics/deprivation/northern-ireland-multiple-deprivation-measure-2017-nimdm2017>



5.7 DCSD has been improving in terms of educational attainment, particularly the percentage of the population that have a third level qualification. The percentage of Year 12 pupils achieving 5 or more GCSE’s (A*-C) including English and Maths is 70% compared to the NI average of 70.6%. The percentage of pupils leaving school with 2 or more A-Levels is 57% compared with an NI average of 56.7% (Figures are 2017/18). At 37%, Derry City and Strabane District has the highest percentage of school leavers entitled to free school meals, compared to the 2017/18 NI average of 26%.

Planning Implications of the District's Population Composition

- 5.8 Population change has implications for the provision of housing, employment opportunities and public services including health, education and infrastructure. It is therefore important to know the components of population change and the characteristics of the population when planning for future growth. Planning is also about meeting the needs of everyone – both the majorities and the minorities within the community.
- 5.9 Section 75 of the Northern Ireland Act 1998 requires a public authority, in carrying out its functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity. The principle of promoting equality of opportunity and good relations between people must be a key objective behind the Plan and will be an important theme of the Sustainability Assessment. In land use planning terms, this means ensuring everyone benefits from quality housing, employment, and access to public services and recreation facilities.
- 5.10 As part of the LDP preparation process, a Member workshop began the process of identifying issues and needs facing different groups within our area - over and above the general population, so that these can be considered at every stage of the plan-making process. If an aim of the plan is also to help build a cohesive society, then it must also be recognised that this can only be achieved by “sharing space” and “accessing opportunities”. Therefore, the workshop also examined the extent to which segregation occurs and the pattern of multiple deprivation. See also the tables and maps at Appendices 1 and 2.

Key Facts: Population

- former Derry District approx. 108,261
- former Strabane District almost 39,930
- Derry City and Strabane District – 148,191 (2011 Census)
- Derry City and Strabane District –151,109 (2020, NISRA-NINIS)
- a notably higher proportion of those under 16 years of age
- a lower proportion of those aged 65 and over

Super Output Areas (SOAs)

- There is a slightly younger age profile in the Super Output Areas (SOAs) to the north west of Derry City, Culmore and Shantallow, as well as within West 1, South 1 and East around Strabane Town

Planning Implications:

- 5.11 The DCSD has a population of 151, 109 and a land area of approximately 1,245 square kilometres, giving an average density of 122 persons / km². It is estimated that 71% of the population live in urban areas whereas 29% reside in the rural area. However, based on the 49 settlements in the District, 85% of the population live within designated settlements with the remaining 15% of the population living in the countryside. Outside the larger population centres such as Derry and Strabane, the dispersed pattern creates challenges for service provision especially in the more rural and remote areas of the District.
- 5.12 In relation to age, it is young and old people who tend to be most vulnerable. There tends to be more elderly people in the towns where there is a range of facilities including nursing homes, sheltered and other housing designed to meet their needs, together with better access to services. However, there are also many elderly people living in the countryside where access to services is more problematic, particularly in Strabane.
- 5.13 The population profile is younger than that for Northern Ireland; however, trends indicate a rising ageing population and by 2039, over 65s are expected to represent almost a quarter of the population. An ageing population will place additional demands on health and community services while fluctuations in the under 16s could have implications for service provision such as schools.

Local Government District (2014) information for Derry City And Strabane

Click on the blue tabs to obtain information on an area profile. Click on the light blue tabs to see results for other geographical levels.

NI LGD2014

Population 2019 Census 2011 Economic Age Friendly Making Life Better

Population Estimates for Derry City And Strabane Local Government District

The estimated population of **Derry City And Strabane** Local Government District at 30 June 2019 was **151,284**, of which **74,413 (49.2%)** were male and **76,871 (50.8%)** were female.

This was made up of:

- **32,811** children aged 0-15 years;
- **46,680** people aged 16-39 years;
- **48,879** people aged 40-64 years; and
- **22,914** people 65 years and older.



Between 2009 and 2019 the population of **Derry City And Strabane** Local Government District increased by **3,231** people or **2.2%**.

Table 1: Population Estimates by broad age bands, 2019

	Derry City And Strabane LGD	Northern Ireland
Total Population (2019)	151,284	1,893,667

Key Facts: The Elderly and Household Size

- The growing number of elderly, a key factor in declining average household size, is projected to decrease for Derry and Strabane.
- The Northern Ireland trend is that the proportion of people over 65 years of age is growing and is expected to reach 20% of the total population by 2027. Our District is likely to follow this trend.

Planning Implications:

- 5.14 Planning needs to ensure that housing for the elderly is sited where it is accessible to local services and transportation. These services include health and other community facilities together with recreation and shops. A rising elderly population will also increase demand for health and community services, the development of which will also need to be accommodated.

Key Facts: Children and Under 16s

- Approximately one fifth of the Derry and Strabane population is under the age of 16. The number of children under 16 is projected to fall during the LDP period.

Planning Implications:

- 5.15 This will have implications for provision of crèches, nurseries and schools. Perhaps the largest change will be in the rationalisation of second level education.

Key Facts: Young People

- Unemployment is a particular issue for young people aged 16-24

Planning Implications:

- 5.16 Many young people do not have independent use of a car. Therefore, safe and sustainable access to education / training and employment, as well as community and recreation facilities, including play parks and sports grounds, remains high on the agenda.

Key Facts: Marital Status

- In Derry and Strabane District the proportion of single people is higher than the regional average.

Planning Implications:

- 5.17 The role of Planning is to meet the needs of the population; in this case, the challenge is providing housing to meet the needs of single people. It is reasonable to assume that many single wage earners will not have the same purchasing power of a double income household. Single people also have different social needs to those who are married and have families. Young, single people are key to the economy of any town centres, providing a significant part of the market for pubs, clubs and restaurants. However, this can mask the feeling of social exclusion experienced by many single people, particularly the elderly, disabled and single parents. Single parents remain one of the most disadvantaged groups with almost half falling within low income groups and over half of lone parent families not having access to a car.

Key Facts: Gender

- The ‘usually resident’ population is broadly split on a 50/50 basis between men and women. Life expectancy continues to improve for both males and females.
- Females live around 4 years longer than males, a differential which is slightly lower than the N Ireland level.

Planning Implications:

- 5.18 There are key differences between the sexes in that women tend to take on the role of carer whether it is for children or ageing relatives which is discussed later. Women suffer inequalities in terms of wealth, employment and access to services. The gender pay gap (i.e. the difference between men’s and women’s earnings as a percentage of men’s earnings) based on median gross hourly earnings (excluding overtime) is on the whole decreasing. The gender gap is also reflected in access to a private car with 25% of men in the UK and 40% of women lacking a car in their household or not possessing a driving license.
- 5.19 Planning can have a role in addressing this inequality, not only by facilitating job creation, but by facilitating new employment opportunities at locations accessible by sustainable forms of transport other than just the private car. The same holds true for shops, recreation, and community services. Planning can also help by adopting a more flexible approach to innovation and a flexible approach to home working.

Key Facts: Health and Disability

- Approx. 6% of children in Northern Ireland were disabled compared to 14% of adults of working age and 44% of adults over State Pension age.
- Overall, the health of the area is improving. However, almost a quarter of people have a long term health problem or disability

Planning Implications:

- 5.20 Areas within towns tend to have more elderly people and people with a long-term illness e.g. Brandywell and Ebrington 1 in Derry and West 2 in Strabane. In general, where there are higher levels of long-term limiting illness, there are lower levels of people who described their health as being good or very good and vice versa. There are also areas with higher proportions of people providing unpaid care including Kilfennan 1, Culmore 1, Beechwood & Pennyburn 2 and Dunnamanagh, Clare, Glenderg and Slievekirk.
- 5.21 The link between health and wealth is well rehearsed as is the relationship between mobility and health. Therefore, as with other groups, Planning has a role in accommodating accessible housing, employment and services. Planning also has a role in helping to improve the health and well-being of people by avoiding development which would result in a deterioration in air or water quality; safeguarding and facilitating open space, sport and outdoor recreation; managing the adverse impacts of noise and nuisance by influencing the location, layout and design of new development. Planning also has a role in recognising and facilitating development to meet the needs of carers, by facilitating houses for those with special circumstances or extension of homes to include “granny annexes”.

Key Facts: Households with or without dependent children

- The proportion of households (including lone parent households) with dependent children has declined since 1981, although Derry and Strabane remains higher than the NI average.

Planning Implications:

- 5.22 The decline in households with dependent children is another reason why the average household size has declined. However, a significant proportion of households in Derry and Strabane are larger in size and this remains well above the Northern Ireland average. In part, this could be due to the inclusion of other dependents such as the elderly or infirm.

- 5.23 The role of Planning in relation to access and service provision has been rehearsed with regards to the elderly and children. It is worth emphasising that those acting as carers regularly face the same issues, particularly in households where the carer is on a low income and does not have access to a car. The Local Development Plan has a role in providing a range of houses types to meet the needs of different household sizes and to provide policy to facilitate those wishing to expand their houses to meet changing needs, providing it does not harm other interests of acknowledged importance.

Key Facts: Sexual Orientation

- There are no specific figures available on how many people may be Gay, Lesbian, Bi-sexual or Trans-gender or Trans-sexual (LGBT) in Derry-Strabane.

Planning Implications:

- 5.24 Whilst the Plan is unlikely to bring forward specific proposals and policies for the LGBT community, it is anticipated that many of the measures in the Local Development Plan, aimed at providing a range of house types, creating employment, and accessible services as well as improving safety and security, could benefit this group / groups.

Key Facts: Race and Ethnicity

- In Census 2011, 11.1% of Northern Ireland's population were born outside the region compared with 11.3% for the Derry and Strabane population.
- Racial ethnicity remains predominantly 'white' with 99% of the District described in this category. Other ethnic groups including Indian, Mixed, Chinese and Asian and comprise very small numbers (Census 2011).

Planning Implications:

- 5.25 As a consequence, it is unlikely that the Local Development Plan will have a particular impact on these groups; however, it is important to monitor changes over time as this may have implications particularly in relation to equality of access to homes and jobs.

- 5.26 An exception may be Irish Travellers who are a recognised minority ethnic group. Their needs can be distinctive in terms of providing sites or supported housing for travellers. The Housing Needs Assessment undertaken by the NIHE addresses this matter.

Key Facts: Religion and Political Opinion

- The 2011 Census states that 72% of the population of Derry and Strabane District was ‘Catholic’ while 25% were ‘Protestant / Other Christian’.

Planning Implications:

- 5.27 An examination of the religious composition by SOA usefully shows the significant differential by spatial extent - both in terms of urban and rural population. Some 17 of the 75 SOAs (23%) could be considered to be reasonably ‘balanced’ (between 40 and 60% of either ‘Catholic’ or ‘Protestant’). However, approximately 44 of the 75 SOAs (59%) are dominated (more than 70%) by one ‘religion’ or the other, with 39 being predominantly ‘Catholic’ in background and 5 SOAs being predominantly ‘Protestant’.
- 5.28 The designation of settlements and provision of development opportunities needs to be carefully considered against the needs and spatial distribution of people of different religion or political opinion to prevent prejudice of any religious or political group and thus meet the requirements of Section 75 of the Northern Ireland Act
- 5.29 The Local Development Plan can, and should, only go some way toward promoting community integration – with opportunities for development in more balanced areas. However, as this is a very sensitive issue in NI, it is important to be aware of the implications of LDP policies, zonings, etc. - so that the Plan operates in a fair and equitable manner.

Key Facts: Spatial Deprivation

- The Northern Ireland Multiple Deprivation Measure (NIMDM) 2017 identifies small area concentrations of ‘Multiple Deprivation’ across Northern Ireland.
- The District is heavily represented amongst the most deprived Super Output Areas (SOAs) in Northern Ireland – see below.

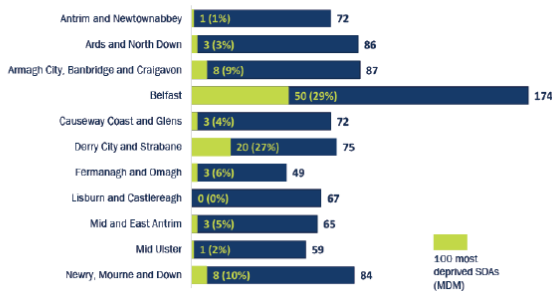
MDM Multiple Deprivation Measure

The Multiple Deprivation Measure (MDM) combines the 7 deprivation domains to rank areas based on multiple types of deprivation.

Where are the 100 most deprived SOAs according to the **Multiple Deprivation Measure**?

- 50 are in Belfast, accounting for 29% of its 174 SOAs; the highest proportion of all LGDs
- None of the 67 SOAs in Lisburn & Castlereagh are among the 100 most deprived SOAs
- 5 of the 100 most deprived SOAs are classified as rural
- East, located in Derry City & Strabane, is the most deprived SOA according to the MDM
- 5 of the 10 most deprived SOAs are in Belfast with the other 5 in Derry City & Strabane

Number of SOAs by LGD



**Multiple Deprivation Measure
10 most deprived SOAs**

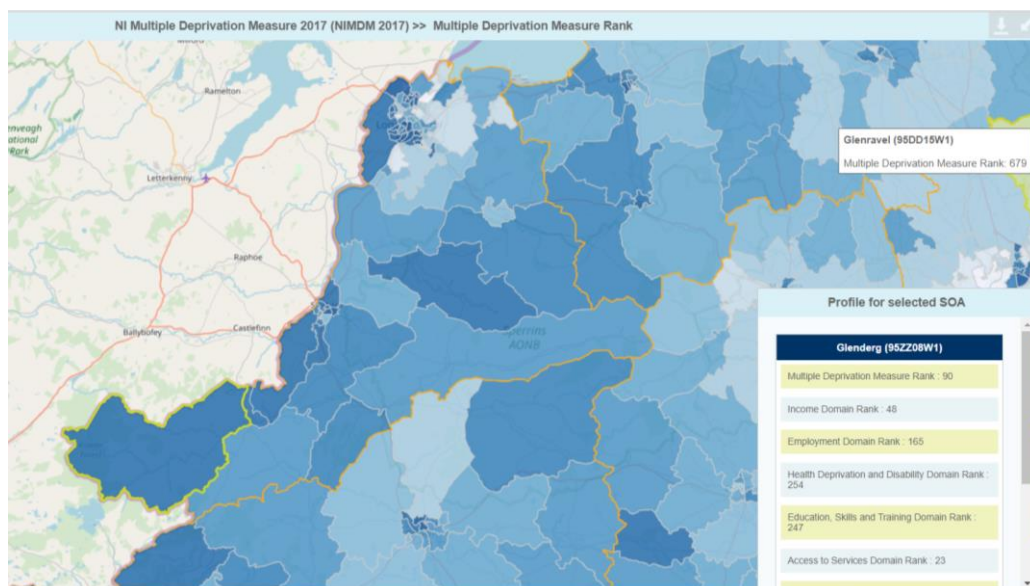
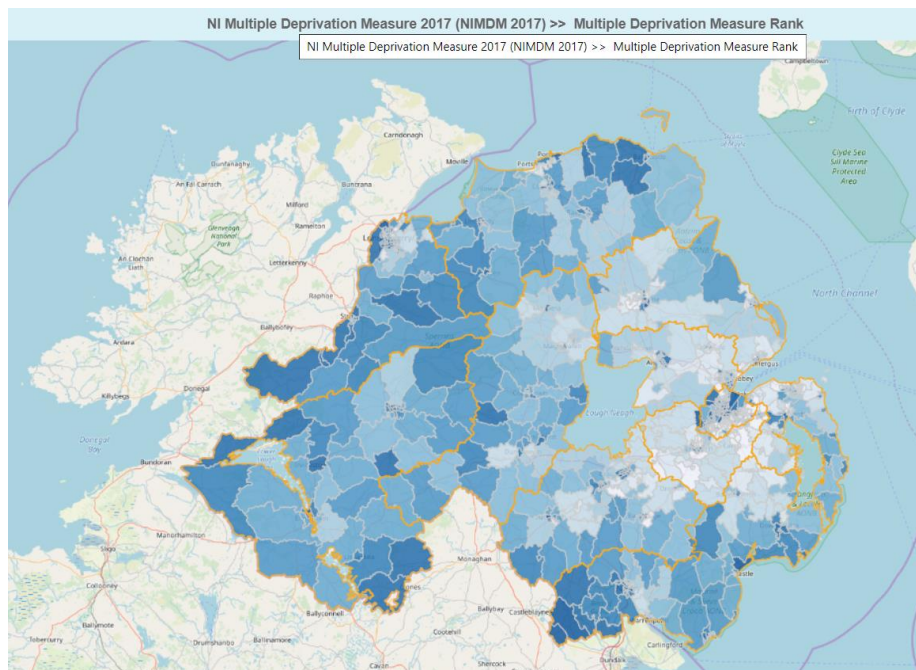
- 1 East, Derry City and Strabane
- 2 Water Works 2, Belfast
- 3 Crevagh 2, Derry City and Strabane
- 4 Ardoyne 2, Belfast
- 5 Strand 1, Derry City and Strabane
- 6 The Diamond, Derry City and Strabane
- 7 New Lodge 2, Belfast
- 8 Woodvale 1, Belfast
- 9 Ardoyne 3, Belfast
- 10 Creggan Central 1, Derry City and Strabane

Planning Implications:

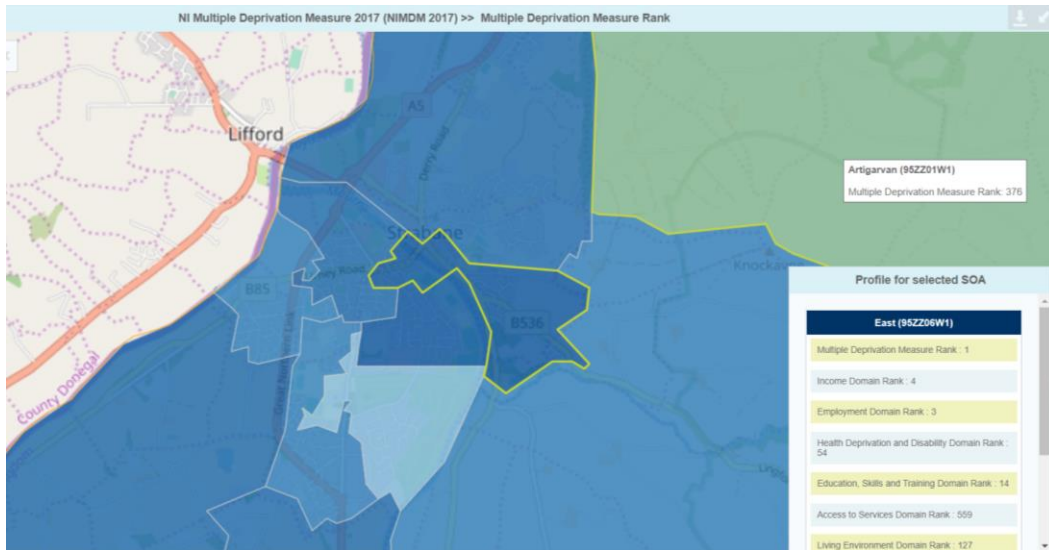
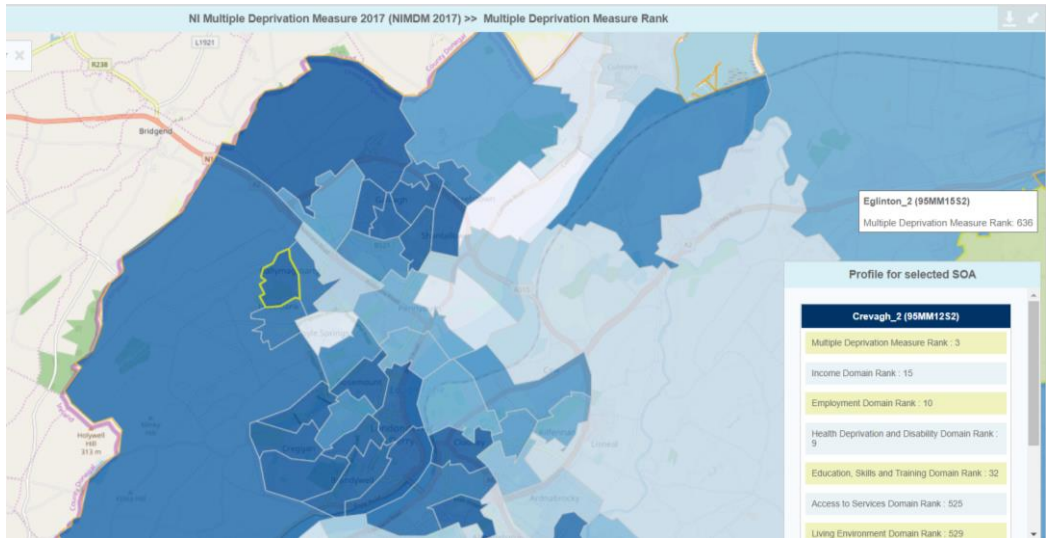
- 5.30 Within the District, quite a few areas and neighbourhoods are considered to be very deprived. Twenty of the District’s SOAs (27% of them) are in NI’s top 100 most-deprived SOAs, being second worst, just after Belfast. Five of the top 10 most deprived in NI are within the District, thus being within the top 1% most deprived in NI (No 1 in NI being East SOA from Strabane town and 4 others from Derry city), from a total of 890 SOAs (890th being the least deprived).
- 5.31 In terms of overall multiple deprivation, the 20 most deprived SOAs in Derry & Strabane all rank within the top 11% deprived SOAs for Northern Ireland. Of these 20 SOAs, 17 are all located within the development limits for Derry City and of the remaining 3, two are located within Strabane and the other is west of Castlederg. It very clearly shows a significant concentration of very deprived SOAs within the Derry City development limits with a less deprived surrounding hinterland. While the two most deprived SOAs in Strabane are located within the town itself (East and Ballycolman), the wider Strabane picture is one of significant rural deprivation.

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5.32 Given the extensive rural hinterland surrounding Strabane, it is not surprising that a significant number of its peripheral SOAs rank very highly in terms of deprivation with respect to ‘Proximity to Services’ (i.e. long distances to key services e.g. A & E hospital, GP premises, supermarket, leisure centre, etc.). Plumbridge (No 1 in NI), Glenderg, Clare, Dunamanagh and Slievekirk are all ranked within the ‘top’ 11% for NI. Similarly, in the ‘rural Derry’ area, Banagher and Claudy are also ranked within the top 100 SOAs in NI. Across the LGD, ‘Living Environment’, which includes an assessment of housing quality and housing access, reveals a particularly significant cluster of deprived SOAs within Derry city; 8 of these are ranked within the top 11% for NI.



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Key Facts: Unemployment

- Currently Derry is approximately 2.5% over the NI average and Strabane is approximately 2% above.
- Both Derry and Strabane have the highest rates of any NI LGD for those who have 'never worked' amongst the unemployed, with Derry having 23% and Strabane having 21%.
- Derry and Strabane Districts also have the highest claimant count rates. In April 2014, Derry had 8.3% and Strabane 7.4% compared to the NI average of approximately 5%.

Planning Implications:

- 5.33 In 2021, the claimant count for Derry City and Strabane District was 6,465 people, a rate of 6.8, as a percentage of the resident working age population (Labour Market Statistics, February 2021). In August 2019, there was a much improved situation, with a new-District total of 4,505 claimants (4.7%), though this was still above the NI level of 2.5%.
- 5.34 Deprivation and economic activity are inextricably linked. Against a picture of rising unemployment in NI (4.14% 2001 & 5% 2011 Census), both Derry and Strabane have historically sat significantly higher than the NI average.
- 5.35 Analysing employment by type reveals that across the new Council area, Derry and Strabane lag behind the NI average in terms of the percentage of employee jobs in both manufacturing and construction. However more people are employed than the NI average in the service sector. Thus the role of any future Local Development Plan should not be underestimated - in helping to address deprivation through the provision of a generous and sustainable supply of economic development land.
- 5.36 Education also has an important role in promoting economic well-being. Better education improves access to employment opportunities. It should be emphasised that the lack of qualifications in residents of an area does not necessarily reflect the lack of educational achievement of people who are reared there, rather it may reflect the situation that the best qualified persons do not stay / return to live in the area.

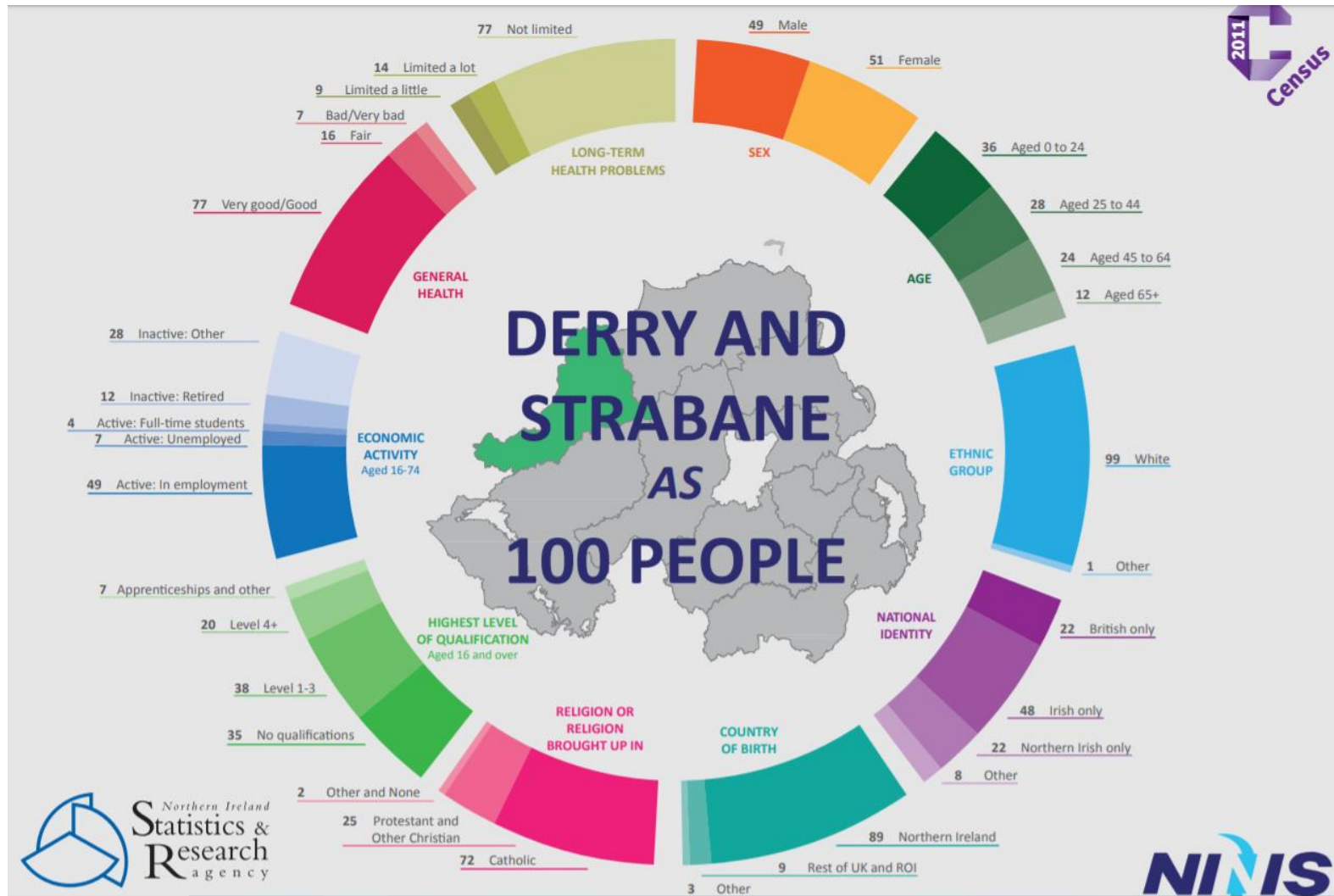
Key Facts: East-West and Urban-Rural Differences

- Nearly 21% of people are in relative poverty and this percentage is highest in the rural west at 25%.
- In the rural west, 15% of income is derived from self-employment, with nearly 25% of males self-employed compared to a 14% NI average. Male unemployment is higher at 8%.
- Households in the urban west are more dependent on income subsidy with 35% receiving a benefit, compared to 19% in the rural east.
- The rural west also receives the highest level of non-income related benefit at 76%, compared to 69% in the urban east.

Planning Implications:

- 5.37 The Family Resources Survey Urban-Rural Report 2018-19 (DfC, 2020) - reveals interesting information about relative weekly incomes in rural / urban / NI levels, as well as incomes breakdown and housing costs. However, DCSD covers urban and rural areas, so it is not locally useful.

- 5.38 For a Local Development Plan however, such statistics suggest that there is a need for quality employment to lower the need for benefits and also a need to facilitate a culture of independence and entrepreneurship – so households may generate their own income and possibly provide their own homes.
- 5.39 From the analysis, a Local Development Plan can assist in building inclusive and cohesive communities, addressing everyone’s needs by providing equality of opportunity, facilitating employment and wealth creation, providing accessible services, increasing transportation options and promoting shared space. Decisions must be made based on targeting deprivation and being aware of the consequences for Catholic and Protestant communities in particular.
- 5.40 It is clear that Derry needs to significantly develop to fulfil its role as the principal city of the North West and as a regional and international gateway. Similarly, Strabane needs considerable relevant development to fulfil its role as a main hub (Regional Development Strategy, 2035). While the clear focus needs to be on Derry City and Strabane Town, it is important that the needs of those people living in the extensive rural hinterland are also considered. For these populations to be sustained, they will also require their share of housing, employment and service opportunities.



Source: NISRA / NINIS, November 2019

Size, Composition and Distribution of the Population of the District.

	Components of change (mid-year to mid-year)																
	2016 -2017	2017 -2018	2018 -2019	2019 -2020	2020 -2021	2021 -2022	2022 -2023	2023 -2024	2024 -2025	2025 -2026	2026 -2027	2027 -2028	2028 -2029	2029 -2030	2030 -2031	2031 -2032	2032 -2033
Population at start	150,142	150,206	150,302	150,380	150,438	150,469	150,496	150,489	150,468	150,406	150,310	150,177	150,006	149,792	149,576	149,330	149,050
Births	1,941	1,995	1,968	1,939	1,914	1,895	1,876	1,855	1,833	1,812	1,791	1,773	1,756	1,741	1,730	1,720	1,712
Deaths	1,161	1,170	1,177	1,179	1,184	1,195	1,211	1,220	1,231	1,250	1,260	1,277	1,289	1,297	1,327	1,335	1,343
Natural change	780	825	791	760	730	700	665	635	602	562	531	496	467	444	403	385	369
Net migration	-716	-729	-713	-702	-699	-673	-672	-656	-664	-658	-664	-667	-681	-660	-649	-665	-669
Total change	64	96	78	58	31	27	-7	-21	-62	-96	-133	-171	-214	-216	-246	-280	-300
Population at end	150,206	150,302	150,380	150,438	150,469	150,496	150,489	150,468	150,406	150,310	150,177	150,006	149,792	149,576	149,330	149,050	148,750

Figure 3 Population projections for Derry City & Strabane District 2016-2032 (NISRA, 2019)

	Components of change (mid-year to mid-year)																
	2016 -2017	2017 -2018	2018 -2019	2019 -2020	2020 -2021	2021 -2022	2022 -2023	2023 -2024	2024 -2025	2025 -2026	2026 -2027	2027 -2028	2028 -2029	2029 -2030	2030 -2031	2031 -2032	2032 -2033
Population at start	1,862,137	1,870,737	1,879,567	1,888,062	1,896,270	1,904,201	1,911,895	1,919,333	1,926,474	1,933,291	1,939,724	1,945,744	1,951,336	1,956,584	1,961,529	1,966,161	1,970,528
Births	23,528	23,736	23,502	23,243	23,035	22,907	22,781	22,650	22,509	22,373	22,246	22,138	22,052	21,989	21,950	21,938	21,945
Deaths	15,401	15,412	15,536	15,660	15,794	15,931	16,087	16,252	16,420	16,624	16,823	17,044	17,259	17,494	17,746	17,989	18,242
Natural change	8,127	8,324	7,966	7,583	7,241	6,976	6,694	6,398	6,089	5,749	5,423	5,094	4,793	4,495	4,204	3,949	3,703
Net migration	473	506	529	625	690	718	744	743	728	684	597	498	455	450	428	418	438
Total change	8,600	8,830	8,495	8,208	7,931	7,694	7,438	7,141	6,817	6,433	6,020	5,592	5,248	4,945	4,632	4,367	4,141
Population at end	1,870,737	1,879,567	1,888,062	1,896,270	1,904,201	1,911,895	1,919,333	1,926,474	1,933,291	1,939,724	1,945,744	1,951,336	1,956,584	1,961,529	1,966,161	1,970,528	1,974,669

Figure 4 Population projections for Northern Ireland 2016-2032 (NISRA, 2019)

Further Historical Population projections for Derry City & Strabane District can be found [here](#)

Derry City and Strabane District Council Urban/ Rural Figures

	Persons	0-15 years	16-39 years	40-64 years	65+ years
Rural	43,703	9,932	13,827	14,144	5,797
Urban	104,490	23,464	35,556	32,662	12,812
DCSDC	148,193	33,396	49,383	46,806	18,609
	Persons	0-15 years	16-39 years	40-64 years	65+ years
Rural	29%	30%	28%	30%	31%
Urban	71%	70%	72%	70%	69%
DCSDC	100%	100%	100%	100%	100%
	Persons	0-15 years	16-39 years	40-64 years	65+ years
Derry urban	91,239	20,370	31,289	28,532	11,051
Derry rural	17,024	4,157	5,341	5,602	1,923
Strabane urban	13,251	3,094	4,267	4,130	1,761
Strabane rural	26,679	5,775	8,486	8,542	3,874
DCSDC	148,193	33,396	49,383	46,806	18,609
	Persons	0-15 years	16-39 years	40-64 years	65+ years
Derry urban	62%	61%	63%	61%	59%
Derry rural	11%	12%	11%	12%	10%
Strabane urban	9%	9%	9%	9%	9%
Strabane rural	18%	17%	17%	18%	21%
DCSDC	100%	100%	100%	100%	100%

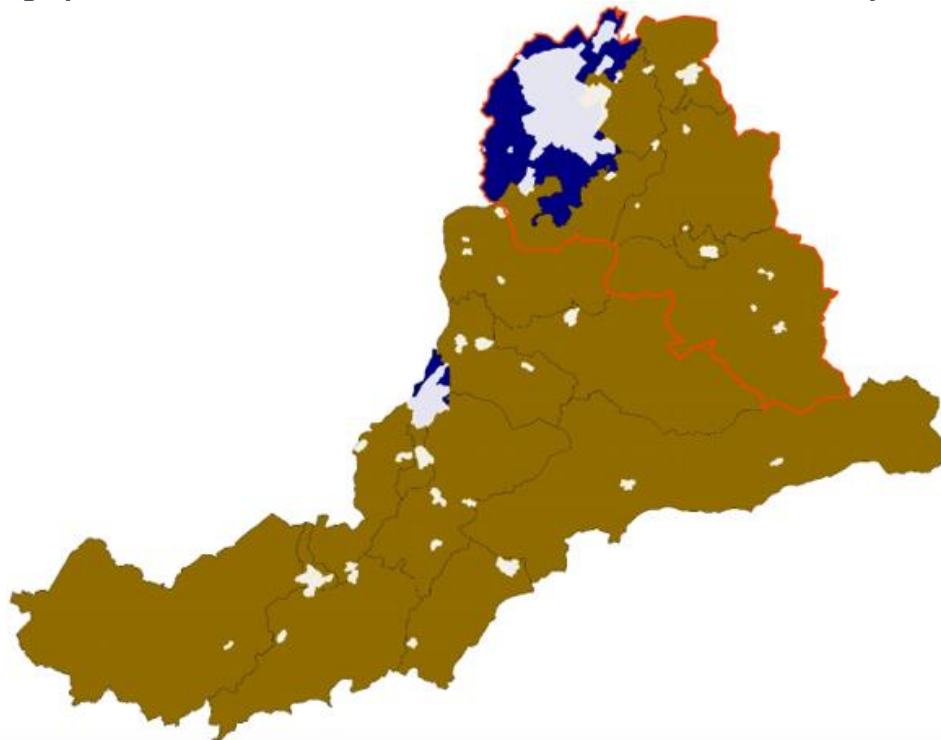
Figure 5: Source: NISRA, Mid-Year Population estimates 2011

	Persons	0-15 years	16-39 years	40-64 years	65+ years
Rural	44,343	9,557	13,121	14,796	6,873
Urban	106,114	23,256	34,023	33,760	15,071
DCSDC	150,457	32,813	47,144	48,556	21,944
	Persons	0-15 years	16-39 years	40-64 years	65+ years
Rural	29%	29%	28%	30%	31%
Urban	71%	71%	72%	70%	69%
DCSDC	100%	100%	100%	100%	100%
	Persons	0-15 years	16-39 years	40-64 years	65+ years
Derry urban	92,781	20,315	29,994	29,469	13,000
Derry rural	17,389	4,000	5,050	5,926	2,415
Strabane urban	13,333	2,941	4,029	4,291	2,071
Strabane rural	26,954	5,557	8,071	8,870	4,458
DCSDC	150,457	32,813	47,144	48,556	21,944
	Persons	0-15 years	16-39 years	40-64 years	65+ years
Derry urban	62%	62%	64%	61%	59%
Derry rural	12%	12%	11%	12%	11%
Strabane urban	9%	9%	9%	9%	9%
Strabane rural	18%	17%	17%	18%	20%
DCSDC	100%	100%	100%	100%	100%

Figure 6: Source: NISRA, Mid-Year Population estimates 2017

- 5.41 Figure 3 Population projections for Derry City and Strabane District 2016-2032 (NISRA 2019) states that the District has a total population of approximately 150,206 in 2016-2017 increasing up to 150,380 in 2018-2019. The population is projected to increase up to 150,496 in 2021-2022 but then population growth will decrease gradually to 148,750 in 2032-2033.
- 5.42 The total growth for Northern Ireland will begin to gradually slow in 2019-2020. There is still a net increase in population however; it is expected to fall to approximately 4,141 in 2032-2033 compared to the population growth of 8,830 in 2017-2018.
- 5.43 Derry City & Strabane District has a total population of around 150,000 over a land area of approximately 1,245 Square kilometres. NISRA mid-year population estimates 2017 states that approximately 71% of the total population live in Urban areas, this is Derry City and Strabane Main Town. The remaining 29% of the population is classified as rural. The table below shows the settlements and SOAs that are considered 'Urban' and 'Rural'.
- 5.44 The population projections in figure 3 compared to figure 4 show that there has been an increase in the 65+ age group. This can be attributed to an overall increase in the quality of living, access to healthcare and improvements to health and wellbeing throughout the City and District.
- 5.45 The table and map in figure 7 shows the classification of statistical geographies. They show which settlements are considered urban and which are considered rural. Age groups 40-64 are the largest group within the District.

Figure 7: Geographical Urban / Rural Locations Source: NISRA, 2017 Mid-Year Pop Estimates



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Population Estimates: Broad Age Bands (statistical geographies)									
SOA	SOA Code	SOA_URBAN_RURAL	Total	0-15 years	16-39 years	40-64 years	65+ years	16-64	
Altnagelvin_1	95MM01S1	URBAN	1,479	317	440	456	266		896
Altnagelvin_2	95MM01S2	URBAN	1,788	432	593	588	175		1,181
Altnagelvin_3	95MM01S3	URBAN	1,625	310	495	574	246		1,069
Ballynashallog_1	95MM02S1	URBAN	1,618	248	366	536	468		902
Ballynashallog_2	95MM02S2	URBAN	1,598	257	433	615	294		1,048
Banagher	95MM03W1	RURAL	3,582	848	1,098	1,180	456		2,278
Beechwood	95MM04W1	URBAN	2,160	412	616	723	409		1,339
Brandywell	95MM05W1	URBAN	2,356	495	716	776	369		1,492
Carn Hill_1	95MM06S1	URBAN	1,446	361	441	414	230		855
Carn Hill_2	95MM06S2	URBAN	1,246	294	382	323	246		705
Caw	95MM07W1	URBAN	2,743	510	838	888	508		1,726
Clondermot_1	95MM08S1	URBAN	1,286	281	409	399	197		808
Clondermot_2	95MM08S2	URBAN	1,691	288	461	561	381		1,022
Claudy_1	95MM09S1	RURAL	1,566	342	445	518	261		963
Claudy_2	95MM09S2	RURAL	1,979	467	536	681	296		1,217
Creggan Central_1	95MM10S1	URBAN	1,456	434	517	384	121		901
Creggan Central_2	95MM10S2	URBAN	1,258	259	432	423	144		855
Creggan South	95MM11W1	URBAN	2,805	819	874	857	255		1,731
Crevagh_1	95MM12S1	URBAN	1,928	467	617	626	219		1,243
Crevagh_2	95MM12S2	URBAN	1,209	347	441	340	82		781
Crevagh_3	95MM12S3	URBAN	2,624	715	962	832	116		1,794
Culmore_1	95MM13S1	URBAN	1,229	229	353	436	211		789
Culmore_2	95MM13S2	URBAN	1,364	388	454	367	153		821
Culmore_3	95MM13S3	URBAN	1,576	413	568	445	150		1,013
Culmore_4	95MM13S4	URBAN	2,634	667	769	868	330		1,637
Culmore_5	95MM13S5	URBAN	2,329	677	646	843	162		1,489
Ebrington_1	95MM14S1	URBAN	883	138	228	234	283		462
Ebrington_2	95MM14S2	URBAN	1,765	331	601	550	283		1,151
Eglinton_1	95MM15S1	RURAL	1,724	311	366	630	418		996
Eglinton_2	95MM15S2	RURAL	2,626	628	760	981	256		1,741
Enagh_1_Derry	95MM16S1	URBAN	2,553	683	940	723	206		1,663
Enagh_2_Derry	95MM16S2	RURAL	3,470	840	1,032	1,170	429		2,202
Foyle Springs_1	95MM17S1	URBAN	1,966	380	602	761	224		1,363
Foyle Springs_2	95MM17S2	URBAN	1,734	336	520	581	298		1,101
Holly Mount_1	95MM18S1	RURAL	2,442	564	813	766	299		1,579
Holly Mount_2	95MM18S2	URBAN	3,177	791	1,047	1,071	268		2,118
Kilfennan_1	95MM19S1	URBAN	1,491	240	381	509	361		890
Kilfennan_2	95MM19S2	URBAN	1,486	329	526	493	137		1,019
Lisnagelvin_1	95MM20S1	URBAN	1,552	274	377	561	339		938
Lisnagelvin_2	95MM20S2	URBAN	1,679	298	459	557	365		1,016
New Buildings_1	95MM21S1	URBAN	1,630	377	499	514	240		1,013
New Buildings_2	95MM21S2	URBAN	1,727	348	420	621	338		1,041
Pennyburn_1	95MM22S1	URBAN	1,220	224	333	378	286		711
Pennyburn_2	95MM22S2	URBAN	1,214	165	278	394	377		672
Rosemount	95MM23W1	URBAN	2,581	430	960	845	345		1,805
Shantallow East	95MM24W1	URBAN	2,515	612	776	719	408		1,495
Shantallow West_1	95MM25S1	URBAN	1,197	314	424	347	111		771
Shantallow West_2	95MM25S2	URBAN	1,388	443	509	296	140		805
Shantallow West_3	95MM25S3	URBAN	2,370	765	926	577	102		1,503
Shantallow West_4	95MM25S4	URBAN	2,129	559	723	698	149		1,421
Springtown_1	95MM26S1	URBAN	1,724	419	539	581	184		1,120
Springtown_2	95MM26S2	URBAN	1,301	201	361	506	233		867
Strand_1_Derry	95MM27S1	URBAN	1,878	215	764	614	285		1,378
Strand_2_Derry	95MM27S2	URBAN	2,110	173	1,222	427	289		1,649
The Diamond	95MM28W1	URBAN	2,298	362	792	821	322		1,613
Victoria_Derry	95MM29W1	URBAN	3,633	828	1,324	1,126	354		2,450
Westland	95MM30W1	URBAN	2,132	460	640	691	341		1,331
Artigarvan	95ZZ01W1	RURAL	2,913	593	894	987	440		1,881
Ballycolman	95ZZ02W1	URBAN	1,689	340	523	553	272		1,076
Castledearg	95ZZ03W1	RURAL	2,102	351	643	655	453		1,298
Clare	95ZZ04W1	RURAL	2,652	535	789	865	463		1,654
Dunnamanagh	95ZZ05W1	RURAL	2,195	462	654	748	332		1,402
East	95ZZ06W1	URBAN	1,663	326	498	535	304		1,033
Finn	95ZZ07W1	RURAL	2,936	683	920	951	382		1,871
Glenderg	95ZZ08W1	RURAL	2,723	616	834	841	432		1,675
Newtownstewart	95ZZ09W1	RURAL	2,241	428	677	743	393		1,420
North	95ZZ10W1	URBAN	3,432	819	1,028	1,128	457		2,156
Plumbridge	95ZZ11W1	RURAL	2,175	438	639	740	358		1,379
Sion Mills	95ZZ12W1	RURAL	2,283	449	670	760	404		1,430
Slievekirk	95ZZ13W1	RURAL	2,437	532	687	842	376		1,529
South_1	95ZZ14S1	URBAN	1,910	456	612	573	269		1,185
South_2	95ZZ14S2	URBAN	1,293	222	365	465	240		830
Victoria Bridge	95ZZ15W1	RURAL	2,297	470	664	738	425		1,402
West_1	95ZZ16S1	URBAN	2,014	550	671	621	173		1,292
West_2	95ZZ16S2	URBAN	1,332	228	332	416	356		748
			150,457	32,813	47,144	48,556	21,944		95,700

Source: NISRA, Mid-Year Population estimates

5.46 Figure 8 shows the estimate residential population within designated settlements sourced from NISRA 2011 census, compared to the 2018 pointer data of households. The table also shows the estimated total of the population and household numbers outside of settlements.

Settlement code	Settlement Name	Usually resident population (2011)	Occupied Households (2011) ¹	Domestic properties (2018) ²
N11000236	Ardmore	433	149	165
N11000615	Ardstraw	221	82	87
N11000616	Artigarvan	730	291	310
N11000617	Ballymagorry	608	242	274
N11000237	Ballyrory	68	25	31
N11000618	Bready	231	73	79
N11000238	Campsey	157	54	56
N11000619	Castlederg	2,898	1,210	1,367
N11000620	Clady	538	214	242
N11000240	Claudy	1,340	504	531
N11000622	Cranagh	62	23	32
N11000242	Culmore	3,465	1,086	1,161
N11000243	Derry City	83,163	32,243	35,500
N11000623	Donaghedy	123	38	50
N11000624	Donemana	586	237	271
N11000625	Douglas Bridge	129	49	60
N11000626	Drumlegagh	92	30	33
N11000244	Eglinton	3,679	1,315	1,366
N11000627	Erganagh	498	188	206
N11000629	Glebe	734	264	273
N11000630	Glenmoran	142	58	63
N11000245	Goshaden	80	31	32
N11000246	Killaloo	92	29	31
N11000247	Killea	176	55	53
N11000631	Killen	269	103	115
N11000632	Killeter	92	40	46
N11000248	Lettershendoney	510	184	186
N11000633	Magheramason	476	190	215
N11000249	Maydown	492	174	182
N11000250	Newbuildings	2,586	962	1,109
N11000634	Newtownstewart	1,529	620	689
N11000251	Nixon's Corner	242	84	86
N11000252	Park	520	173	184
N11000635	Plumbridge	234	103	124
N11000636	Sion Mills	1,907	770	871
N11000637	Spamount	246	96	98
N11000638	Strabane	13,172	5,123	5,661
N11000253	Straidarran	410	156	169
N11000254	Strathfoyle	2,419	912	988
N11000255	Tamneherin	251	75	69
N11000639	Victoria Bridge	393	146	152
Total Settlements DCSDC		125,993	48,401	53,217
Total Non Settlements DCSDC		21,727	7,195	8,085
Total DCSDC		147,720	55,596	61,302

¹ Household spaces with usual residents; 2011 Census of Population
² 2018 POINTER file (Z:\Data\OSNI_LARGEscale\LPS LargeScale)

Figure 8: Population by settlement and occupied households. Source NISRA 2011 Census & 2018 Pointer

Qualifications of school leavers by 2014 District Council of pupil residence 2017/2018 ^{(1) (3)}							
DISTRICT COUNCIL	2+ A-levels A*-E ⁽²⁾		5+ GCSEs A*-C ⁽²⁾		5+ GCSEs A*-C ⁽²⁾ inc. GCSE English and maths		Total Leavers
	Number	%	Number	%	Number	%	Number
Antrim and Newtownabbey	881	56.3	1299	83.0	1091	69.7	1565
Ards and North Down	1033	60.9	1534	90.4	1286	75.8	1697
Armagh City, Banbridge and Craigavon	1241	49.0	2024	79.9	1702	67.2	2534
Belfast	1902	58.1	2752	84.1	2143	65.5	3273
Causeway Coast and Glens	862	49.1	1548	88.3	1238	70.6	1754
Derry City and Strabane	1073	57.0	1581	84.1	1317	70.0	1881
Fermanagh and Omagh	939	60.3	1360	87.3	1150	73.8	1558
Lisburn and Castlereagh	1010	65.0	1387	89.3	1212	78.0	1554
Mid and East Antrim	820	59.8	1187	86.5	1013	73.8	1372
Mid Ulster	1048	54.7	1647	85.9	1361	71.0	1917
Newry, Mourne and Down	1319	57.6	1917	83.7	1612	70.4	2290
Invalid/Missing/Unknown Postcodes	102	61.1	138	82.6	102	61.1	167
Total Leavers	12230	56.7	18374	85.2	15227	70.6	21562

Notes

1. Excludes special and independent schools
2. Includes equivalent qualifications
3. District Council of pupil residence is based on the residential postcode of each individual pupil

Figure 9: Source: <https://www.education-ni.gov.uk/publications/school-leavers-201718-statistical-bulletin>

5.47 DCSD has been improving in terms of educational attainment, particularly the percentage of the population that have a third level qualification. The percentage of Year 12 pupils achieving 5 or more GCSE's (A*-C) including English and Maths is 70% compared to the NI average of 70.6%. The percentage of pupils leaving school with 2 or more A-Levels is 57% compared with an NI average of 56.7%. (Figures are 2017/18). The percentage of school leavers who achieved at least 5 GCSE's grades A*-C in DCSDC was 76.4% in 2013-2014 and has now increased to 84.1% in 2017-2018.

5.48 The percentage of residents aged 16-64 with no qualifications was higher in DCSDC, 27.6%, compared with the NI average of 21.3%

Qualification level	DCSDC	NI
None	27.6%	21.3%
Level 1	13.3%	13.2%
Level 2	16.5%	17.0%
Apprenticeship	3.4%	4.1%
Level 3	13.8%	14.4%
Level 4	21.9%	25.8%
Other	3.3%	4.1%

Source: Census of Population, 2011

Figure 10: Highest Level of Qualifications of all usual residents aged 16-64

Derry City and Strabane District Council LDP Draft Plan Strategy – Survey & Profile of District

Household Projections and Average Household Size for Local Government Districts, 2016-2041																											
LGD2014	LGD2014 Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
N09000001	Antrim & Newtownabbey	55,155	55,520	55,743	55,982	56,250	56,553	56,863	57,186	57,547	57,904	58,212	58,491	58,792	59,046	59,241	59,420	59,615	59,781	59,960	60,124	60,272	60,417	60,526	60,655	60,781	60,873
N09000011	Ards & North Down	65,898	66,147	66,441	66,728	67,075	67,428	67,818	68,241	68,631	68,978	69,259	69,540	69,766	69,946	70,087	70,183	70,298	70,352	70,427	70,458	70,472	70,487	70,492	70,513	70,522	70,509
N09000002	Armagh City, Banbridge & Craigavon	79,248	79,973	80,712	81,444	82,216	83,008	83,858	84,743	85,625	86,505	87,330	88,183	89,003	89,792	90,502	91,213	91,908	92,571	93,242	93,898	94,531	95,157	95,782	96,421	97,034	97,633
N09000003	Belfast	143,496	143,558	143,593	143,689	143,921	144,166	144,524	144,896	145,409	145,891	146,356	146,830	147,322	147,758	148,157	148,557	148,997	149,399	149,845	150,221	150,573	150,936	151,248	151,539	151,838	152,108
N09000004	Causeway Coast & Glens	55,232	55,492	55,777	55,996	56,224	56,456	56,679	56,940	57,238	57,465	57,638	57,827	58,006	58,165	58,292	58,442	58,550	58,635	58,715	58,765	58,792	58,810	58,822	58,831	58,842	58,813
N09000005	Derry City & Strabane	57,544	57,712	57,893	58,066	58,225	58,386	58,571	58,763	58,980	59,204	59,396	59,587	59,797	59,917	60,020	60,117	60,211	60,253	60,299	60,314	60,319	60,316	60,293	60,268	60,238	60,203
N09000006	Fermanagh & Omagh	42,856	43,123	43,354	43,601	43,820	44,041	44,295	44,565	44,839	45,112	45,369	45,610	45,851	46,056	46,244	46,403	46,578	46,743	46,881	46,995	47,089	47,155	47,225	47,275	47,320	47,371
N09000007	Lisburn & Castlereagh	55,289	55,786	56,345	56,938	57,508	58,089	58,696	59,345	60,000	60,645	61,253	61,868	62,449	62,985	63,490	64,001	64,508	64,995	65,469	65,923	66,374	66,803	67,236	67,671	68,098	68,511
N09000008	Mid & East Antrim	55,641	55,768	56,040	56,337	56,608	56,901	57,221	57,554	57,864	58,127	58,380	58,636	58,871	59,063	59,225	59,376	59,511	59,632	59,708	59,786	59,840	59,903	59,960	60,019	60,072	60,105
N09000009	Mid Ulster	50,148	50,583	51,069	51,525	52,000	52,504	53,015	53,546	54,067	54,599	55,136	55,632	56,105	56,572	57,014	57,436	57,864	58,288	58,684	59,079	59,444	59,802	60,155	60,505	60,850	61,201
N09000010	Newry, Mourne & Down	64,620	65,121	65,630	66,164	66,681	67,222	67,735	68,330	68,956	69,546	70,143	70,699	71,285	71,821	72,308	72,775	73,260	73,691	74,103	74,498	74,868	75,229	75,554	75,870	76,181	76,462
	Northern Ireland	725,127	728,783	732,597	736,470	740,528	744,754	749,275	754,109	759,156	763,976	768,472	772,903	777,247	781,121	784,580	787,923	791,300	794,340	797,333	800,061	802,574	805,015	807,293	809,567	811,776	813,789
Average Household Size																											
LGD2014	LGD2014 Name	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
N09000001	Antrim & Newtownabbey	2.50	2.50	2.50	2.50	2.49	2.49	2.48	2.47	2.46	2.45	2.44	2.43	2.42	2.42	2.41	2.40	2.40	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.36
N09000011	Ards & North Down	2.39	2.39	2.38	2.38	2.37	2.37	2.36	2.35	2.34	2.33	2.33	2.32	2.31	2.31	2.30	2.30	2.29	2.29	2.29	2.29	2.28	2.28	2.27	2.27	2.27	2.27
N09000002	Armagh City, Banbridge & Craigavon	2.63	2.63	2.63	2.63	2.63	2.63	2.62	2.62	2.61	2.60	2.60	2.59	2.58	2.58	2.58	2.57	2.57	2.56	2.56	2.56	2.56	2.55	2.55	2.55	2.55	2.55
N09000003	Belfast	2.33	2.33	2.33	2.34	2.34	2.34	2.34	2.34	2.34	2.33	2.33	2.33	2.32	2.32	2.31	2.31	2.31	2.30	2.30	2.30	2.29	2.29	2.29	2.29	2.28	2.28
N09000004	Causeway Coast & Glens	2.56	2.55	2.54	2.54	2.53	2.52	2.52	2.51	2.49	2.49	2.48	2.47	2.46	2.45	2.44	2.43	2.43	2.42	2.41	2.40	2.40	2.39	2.39	2.38	2.37	2.37
N09000005	Derry City & Strabane	2.58	2.57	2.57	2.56	2.55	2.55	2.54	2.53	2.52	2.51	2.50	2.49	2.48	2.47	2.46	2.45	2.44	2.44	2.43	2.42	2.42	2.41	2.41	2.40	2.39	2.39
N09000006	Fermanagh & Omagh	2.67	2.67	2.66	2.66	2.65	2.64	2.64	2.63	2.61	2.60	2.59	2.58	2.57	2.56	2.55	2.55	2.54	2.53	2.52	2.52	2.51	2.51	2.50	2.50	2.50	2.49
N09000007	Lisburn & Castlereagh	2.51	2.52	2.51	2.51	2.51	2.50	2.50	2.49	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43	2.42	2.42	2.41	2.41	2.41	2.41	2.41
N09000008	Mid & East Antrim	2.45	2.45	2.45	2.44	2.44	2.43	2.42	2.42	2.41	2.40	2.40	2.39	2.38	2.38	2.37	2.37	2.36	2.36	2.35	2.35	2.35	2.34	2.34	2.34	2.34	2.34
N09000009	Mid Ulster	2.88	2.88	2.88	2.88	2.87	2.87	2.86	2.85	2.85	2.84	2.83	2.82	2.81	2.81	2.80	2.80	2.79	2.78	2.78	2.77	2.77	2.77	2.76	2.76	2.76	2.76
N09000010	Newry, Mourne & Down	2.73	2.73	2.72	2.72	2.71	2.71	2.70	2.69	2.68	2.67	2.66	2.66	2.64	2.64	2.63	2.62	2.61	2.61	2.60	2.60	2.59	2.59	2.59	2.58	2.58	2.58
	Northern Ireland	2.54	2.54	2.53	2.53	2.53	2.52	2.52	2.51	2.51	2.50	2.49	2.48	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.44	2.43	2.43	2.43	2.42
NOTE : In general the precision of the household projections could be considered to be no better than to the nearest 100.																											

Figure 11: 2016-BASED HOUSEHOLD PROJECTIONS (NISRA, 2019)

5.49 Figure 11 shows the Household Projections and Average Household Size for Local Government Districts 2016-2041. Derry City and Strabane District Household projections follows the Northern Ireland trend of increasing numbers. However, Derry City & Strabane District Household projections begin to slow and decrease at 2036-2041.

6.0 Housing Characteristics

- 6.1 Between 1999 and 2015, approximately 80% of all the houses built across the former Derry District were developed in Derry City, where 595 hectares of land has been zoned for housing in the Derry Area Plan 2011, with an estimated 370 hectares remaining undeveloped. Within the villages, the greatest growth was in Culmore and Eglinton with disproportionate growth across some of the smaller settlements. In the former Strabane District Council area, approximately 49% of all the houses built across the settlements were developed in Strabane Town followed by Castlederg, Sion Mills and Newtownstewart. Within the villages, there has been notable build rates in Artigarvan and Erganagh, as well as significant growth in a number of the hamlets such as Bready, Glenmornan and Donagheady.
- 6.2 According to the 2011 Census, the majority of house types were detached dwellings, which accounted for 33% of housing stock across the District, followed by semi-detached at 31% and terraced dwellings at 28%, which is broadly reflective of house types across Northern Ireland.

Table 1: Houses by Type 2011

	Detached	Semi-Detached	Terraced	Flats	Other	Total
Derry City and Strabane	18,140 (33%)	17,210 (31%)	15,745 (28%)	4,439 (8%)	62	55,596 (100%)
NI	264,307 (37%)	200,577 (28%)	174,896 (25%)	62,386 (9%)	1,109	703,275 (100%)

Source: NISRA, Census 2011

- 6.3 In terms of tenure, 60% of dwellings were owner-occupied which is below the NI average. The percentage of social housing in the Council District is 21%, which is significantly above the NI average of 15%.

Table 2: Housing Tenure 2011

	Owner/Occupier	Social Housing	Private Rented and Other	Total Households
Derry City and Strabane	33,274(60%)	11,609 (21%)	10,713 (19%)	55,596 (100%)
NI	474,751 (68%)	104, 885 (15%)	123,639 (17%)	703,275 (100%)

Source: NISRA, Census 2011

6.4 'Housing need' for the District has consistently increased annually between 2014 and 2019, despite the approval and ongoing construction of a considerable number of social dwelling units recently. According to the NIHE figures for March 2019, there were 4,510 applicants on the waiting list for Derry City & Strabane with 3,401 in housing stress. There were 917 allocations over the year. In fact, the total number of applicants in housing stress has increased consistently every year since 2002 from a figure of 1,031 to 3,401 at March 2019, despite the ongoing construction of a considerable number of social housing units over the years.

Table 3: Social Housing Need for Derry City & Strabane District by Sett. Type, 2018 -2023

Settlement Type	Social Housing Need (Units)
	5 years (2018 -2023)
City (Derry)	2,473
Main Town (Strabane)	139
Other Settlements	132
Derry City & Strabane District Total	2,744

Source: NIHE Derry and Strabane, Housing Investment Plan, 2019-2023

6.5 Therefore, though the proportion of social housing stock in the District is considerably higher than for the rest of Northern Ireland, there is a current and ongoing need to ensure suitable small-unit housing, for individuals, families, for the ageing population and those with disability in particular.

6.6 Housing stock is defined as a count of properties which are valued as domestic or mixed for the purpose of rating. This refers to properties in the valuation list which are used for the purpose of a private¹ dwelling, (Department of Finance, Housing Stock statistics 2019). In 2019, the total number of housing stock available in Northern Ireland is estimated to be 798,971. In 2019, the Housing stock in the Derry City & Strabane District Council Area was estimated to be 62,462.

¹ Private refers to a self-contained dwelling and not the ownership or build type of the dwelling. Housing Stock includes both social sector and private sector dwellings in the Valuation List.

Number of Dwellings by Type in each of the 11 District Councils of Northern Ireland - April 2019					
District Council	Apartment	Detached	Semi-Detached	Terrace	Total Housing Stock
Antrim and Newtownabbey	6,563	20,227	16,219	17,177	60,186
Ards and North Down	8,022	26,562	20,424	17,955	72,963
Armagh City, Banbridge and Craigavon	4,277	36,251	21,033	23,946	85,507
Belfast	33,331	15,043	41,970	67,826	158,170
Causeway Coast and Glens	5,621	29,167	16,288	13,593	64,669
Derry City and Strabane	6,654	18,361	16,077	21,370	62,462
Fermanagh and Omagh	2,619	29,081	8,298	8,804	48,802
Lisburn and Castlereagh	5,777	22,976	18,473	13,604	60,830
Mid and East Antrim	6,009	23,818	13,296	16,927	60,050
Mid Ulster	2,113	29,338	12,368	10,866	54,685
Newry, Mourne and Down	4,694	33,723	17,128	15,102	70,647
Northern Ireland	85,680	284,547	201,574	227,170	798,971

Figure 12: Annual housing stock statistics June 2019

Property type	2014	2015	2016	2017	2018	2019
Apartment	6,079	6,115	6,210	6,288	6,508	6,654
Detached	17,748	17,800	17,875	17,988	18,180	18,361
Semi-detached	15,028	15,177	15,323	15,556	15,772	16,077
Terraced	20,845	20,927	21,063	21,211	21,277	21,370
Total	59,700	60,019	60,471	61,043	61,737	62,462

Source: NISRA, Land and Property Services

Figure 13: No. of domestic properties (housing stock) by property type in DCSDC between 2014-2019

6.7 Terraced Houses made up approximately 35% of the domestic properties in DCSDC between 2014 and 2019. Detached properties made up approximately 30% of the domestic properties in DCSDC between 2014 and 2019. Apartments, however, only made up approximately 10% of domestic properties in DCSDC between 2014 and 2019.

Region	Percentages					
	Owned outright	Owned with mortgage	Rented-Northern Ireland Housing Executive	Rented-Housing Association	Rented-privately	Rent free ³
DCSDC	33	27	17	7	15	2
NI	45	33	9	3	9	2

Source: NISRA, Continuous Household Survey

Figure 14: Household Tenure 2017-2018 in DCSDC

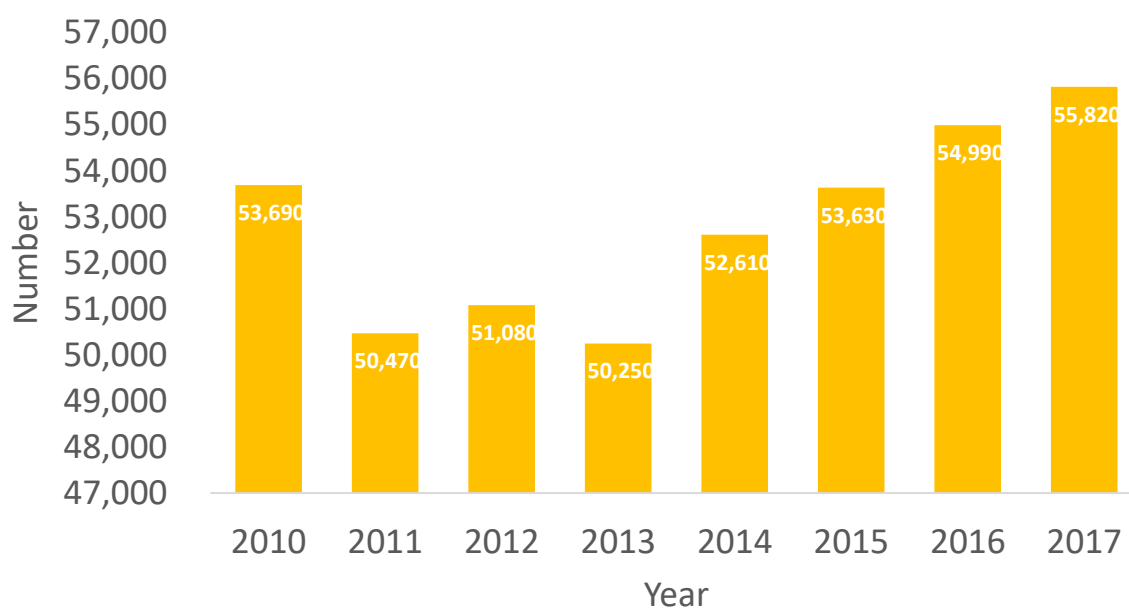
6.8 Figure 14 shows that DCSDC is below the Northern Ireland Average in terms of Household ownership. 33% own their own homes outright compared to the

45% average and 27% own with a mortgage compared to the NI average of 33%. DCSDC is above the NI average in terms of rented housing, 17% compared to the NI average of 9% in rented NIHE properties, 7% compared to 3% rented from housing associations, and 15% compared to the 9% for rented privately.

7.0 Employment / Economy Characteristics

- 7.1 The Regional Development Strategy (RDS) 2035 promotes strong, sustainable growth for the benefit of all parts of NI, strengthens Belfast as the regional economic driver and Derry as the principal city of the North West, with Strabane as a Main Hub.
- 7.2 In 2019, there were 60,500 employee jobs in DCSD. Of these, 27,773 were jobs carried out by males and 32,727 were jobs held by females. However, males have a higher tendency to work in full-time positions; of the 27,773 jobs held by males, 22,120 jobs (80%) were full-time and 5,653 were part-time. The split in job status for females was more even, with 17,289 jobs (53%) being held by a female in a full-time position and 15,438 (47%) being held by a female in a part-time position. (Therefore, of all full-time jobs, 56% were held by males and 44% were female. Of all part-time jobs, 27% were held by males whilst 73% were held by females).

Figure 15: Number of Employee Jobs in DCSD, 2011 – 2017



Source: NISRA, Census of Employment, Business Registration Employment Survey

- 7.3 When compared to NI, a higher proportion of DCSD employee jobs are concentrated in those sectors with high public sector involvement. This is due to the presence of a major hospital, university campus and regional technical college in the Council District. As a result, nearly a third of employee jobs (32.9%) are in the ‘Human Health and Social Work’ industry (21.6%) and the ‘Education’ industry (11.3%). In NI, just over a quarter (26.9%) of employee jobs are in the same industries. As highlighted below in Table 1, there has been a

slight increase across the majority of the industries within the District, most notably within the manufacturing, construction, education and human health and social work industries. However contrary to this trend, the finance, real estate and public administration and defence categories have all decreased since 2011.

Table 1: Number of Employee Jobs by Industry Sector, 2011 – 2019

Industry	2011	2013	2015	2017	2019
Agriculture, Forestry And Fishing	*	60	50	90	60
Mining and Quarrying	*	*	70	60	59
Manufacturing	4,540	4,620	5,090	5,710	6,219
Electricity, Gas, Steam and Air Conditioning	30	*	100	170	177
Water Supply; Sewerage, Waste Management	410	410	420	510	484
Construction	2,200	1,900	2,240	2,640	2,795
Wholesale / Retail Trade ¹	9,620	9,290	9,280	9,530	9,693
Transportation and Storage	1,290	1,240	1,380	1,500	1,498
Accommodation and Food Service	2,940	3,080	3,410	3,480	3,839
Information and Communication	*	1,720	1,870	2,030	2,265
Financial and Insurance	1,240	1,200	1,150	1,140	1,447
Real Estate	730	480	500	450	1,088
Professional, Scientific and Technical	1,120	1,180	1,240	1,400	1,371
Administrative and Support Service	3,040	3,640	3,260	3,970	4,217
Public Administration and Defence	3,900	3,910	3,790	3,670	3,558
Education	*	5,640	6,040	5,830	6,320
Human Health and Social Work	9,800	9,890	11,600	11,310	12,562
Arts, Entertainment and Recreation	1,020	1,080	1,260	1,300	1,720
Other Service	800	830	880	1,040	1,128
Total	50,470	50,250	53,630	55,820	60,500

Source: NISRA, Census of Employment, Business Registration Employment Survey

1. Includes repair of motor vehicles * Data suppressed to avoid disclosure

7.4 In 2020, the gross weekly median pay for those working in DCSDC was £502.20 compared with a figure of £494.90 for those who live in the council area. Both of these were lower than the overall NI average (£529). Those working in DCSD

tend to earn more than those who live in DCSD. This is as a result of a greater tendency of workers to commute into the council area for higher earning employment. <https://www.nisra.gov.uk/system/files/statistics/NI-ASHE-Bulletin-2020.PDF>

Table 5: Gross Median Weekly Pay, DCSDC and NI, 2014 – 2020

Year	Working in DCSDC (£)	Resident in DCSDC (£)	NI (£)
2014	346.2	323.0	363.1
2015	356.1	329.9	381.9
2016	352.1	325.5	393.1
2017	373.6	344.6	407.4
2018	381.9	342.1	423.1
2019	488.70		535.0
2020	502.20	494.90	529.0

Source: NISRA, Annual Survey of Hours and Earnings

- 7.5 The economic profile of the District at 2019 is characterised by a low economic activity rate of 63.0% and an employment rate of 56.8% compared to the NI average of 72.3% and 69.0% respectively (all these figures are those aged 16-64). The unemployment rate (in 2017) of 4,820 claimants (5.0%) is a considerable improvement on past levels but is still above the Northern Ireland figure of 2.6%. The claimant count rate (Aug 2019) of 4,505 claimants (4.7%) was above the Northern Ireland figure of 2.5%.
- 7.6 There are high levels of deprivation across the District with 20 of the most deprived SOAs in NI and high long-term unemployed (March 2019 - DCSD figure 90.0%, NI figure 67.5%, UK figure 60.3%).

Employment

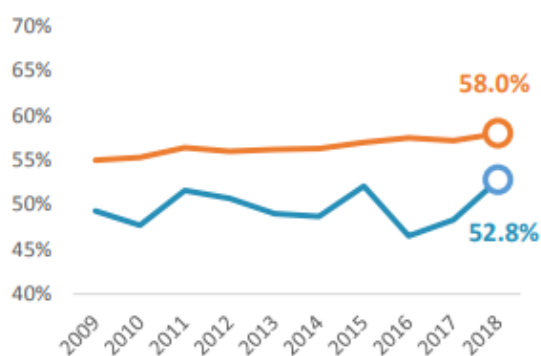
- 7.7 In 2018, the Labour Force Survey estimated that there were 60,000 people in employment within DCSDC. Of these 45,000 were in full time employment and 15,000 were in part time employment. This has led to an employment rate, for those aged 16 and over, of 52.8%. the employment rate for those of working-age, i.e. 16-64, stood at 61.6%.

Year	In employment (16+)			Employment rate	
	Full-time	Part-time	Total	16+	16-64
2009	40,000	15,000	56,000	49.3%	57.4%
2010	41,000	14,000	55,000	47.7%	55.0%
2011	42,000	15,000	58,000	51.6%	60.2%
2012	41,000	14,000	56,000	50.7%	61.2%
2013	42,000	14,000	56,000	49.0%	55.8%
2014	44,000	15,000	59,000	48.7%	56.6%
2015	43,000	17,000	61,000	52.1%	59.6%
2016	40,000	14,000	54,000	46.5%	54.8%
2017	40,000	13,000	54,000	48.3%	56.9%
2018	45,000	15,000	60,000	52.8%	61.6%

Source: NISRA, Labour Force Survey

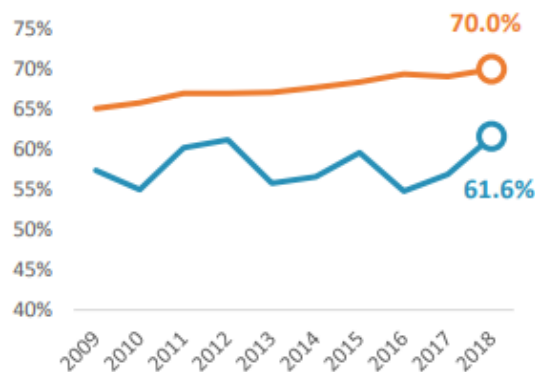
Figure 16: DCSDC Employment totals and rates, 2009-2018

Figure 1: DCSDC and NI 16+ employment rate



Source: NISRA, Labour Force Survey

Figure 2: DCSDC and NI 16-64 employment rate



Source: NISRA, Labour Force Survey

Figure 17: DCSDC Employment Rate

Year	Employee jobs						
	Male full-time	Male part-time	Male	Female full-time	Female part-time	Female	Total
2012	17,740	5,160	22,900	14,930	13,250	28,180	51,080
2013	17,730	5,170	22,900	14,620	12,730	27,350	50,250
2014	17,670	5,250	22,920	14,720	14,970	29,690	52,610
2015	18,910	5,220	24,130	15,390	14,110	29,500	53,630
2016	19,910	5,150	25,070	15,720	14,200	29,920	54,990
2017	20,210	5,530	25,750	15,510	14,560	30,070	55,820
2018	21,120	5,800	26,920	16,290	14,980	31,270	58,200

Source: NISRA, Census of Employment, Business Registration Employment Survey

Figure 18: Number of DCSDC employee jobs by gender and job status, 2012-2018

7.8 Both the 16+ and 16-64 employment rates for the Derry City & Strabane District have been consistently below the NI average since 2009. Employee jobs refer to the number of employee jobs within businesses that have either a VAT or PAYE registration. They mainly differ from overall employment figures in that they exclude most agricultural businesses and the self-employed.

Farm labour force		2011	2012	2013	2014	2015	2016	2017	2018
Farmers and partners									
	Full-time	1,241	1,216	1,245	1,249	1,276	1,236	1,266	1,287
	Part-time	799	784	760	793	817	870	903	896
Spouses		367	393	396	385	401	434	438	459
Other workers									
	Full-time	253	248	254	255	240	237	219	210
	Part-time	276	297	330	327	284	344	341	342
	Casual / Seasonal	365	377	331	330	323	306	313	316
Total		3,301	3,315	3,316	3,339	3,341	3,427	3,480	3,510

Source: Dept. AERA, Agricultural Census

Figure 19: DCSDC Farm Labour Force, 2011-2018

7.9 Across NI, the agricultural labour force has stabilized in the last number of years from a historic long-term downward trend in its size. It is believed that this stabilization in numbers is not necessarily due to an increase in demand for farm labour but more to difficulties in farming family members securing off-farm employment and to changes in Common Agricultural Policy support arrangements that link subsidies to come level of active farming.

7.10 The annual surveys of employee jobs do not record the number of self-employed workers. Therefore, the analysis presented below is taken from the Economic Briefing, NISRA 2017

Region	Number	% of those employed
DCSDC	7,000	12.5%
NI	126,000	15.0%

Source: NISRA, Labour Force Survey

Figure 20: Estimates of Self-employment, 2017

8.0 Environment Characteristics

8.1 As set out in para 3.2 above, the main built / historic environment and natural heritage aspects of the District's environment are covered in the respective chapters and EVB papers, particularly:

- natural environment assets / designations / landscapes (including a Landscape Architect-led review report of our Landscape Character Assessments) – Chapter 21 & EVB 21, EVB 6b & EVB 6c;
- historic environment assets / designations – Chapter 23 & EVB 23;

However, this chapter gives a flavour of some of the main 'environment' characteristics.

8.2 The District has a considerable wealth in built heritage and archaeological designations. These include the iconic Derry Walls - the largest monument in State Care in Northern Ireland. The monument means not only the city walls, but also the adjoining land and property and associated below-ground archaeology which forms its setting. Other notable scheduled monuments are the 14th Century Harry Avery's Castle (Newtownstewart) and the 15th Century Derg Castle (Castledearg). Other sites of importance include raths, burial chambers, lime kilns, etc. which are spread throughout the District. Overall, there are 857 sites on the current NI Sites and Monuments Record (NISMR) that are in this District as well as 18 Monuments in State Care and 10 Scheduled Monuments in State Care.

8.3 There are 675 Listed Buildings within the District and 5 Conservation Areas (CAs) located within the Council area, namely Sion Mills designated 1977, Newtownstewart (1993), Historic City (1977, Reviewed / extended 2006), Clarendon Street (1978, Reviewed / extended 2006) and Magee (2006).

8.4 There are four Areas of Townscape Character (ATCs) identified in the Derry Area Plan 2011. These are Victoria Park, Bond's Hill, Eglinton and Culmore. This designation was not available at the time of the Strabane Area Plan in 1991.

- 8.5 Our District's landscape provides a rich resource of productive agricultural land, settlements, sites for nature conservation and archaeological and historical features. It also provides for many recreational needs and has the potential to become an increasingly important tourist asset such as parts of the Sperrin Mountains, the exposed moorland summits of Loughermore Hills, the deep wooded valleys of the River Faughan system and the lower reaches of the scenic River Foyle, where it flows into Lough Foyle. Other notable sites include, Killeter Forest, Monegal Bog, Baronscourt, the lower Owenkillew River as it meets the Strule, the dramatic Glenelly River, and the upper stretches of the scenic River Foyle. The District has the longest valley (Glenelly Valley) and largest coniferous woodland (Killeter Forest) in Northern Ireland.
- 8.6 There are 3 rivers that enter Lough Foyle – Foyle, Faughan and Muff. The Foyle and Faughan rivers are particularly significant, because they support Atlantic salmon, brown trout and sea trout. Part of the Foyle estuary and the whole of the Faughan estuary fall within the SPA, ASSI and RAMSAR designations of Lough Foyle. These estuaries and tidal rivers provide essential spawning sites for the following priority species: shad, European smelt and lampreys. Also, the rivers provide an important habitat for otters, kingfishers and sand martins.
- 8.7 The River Foyle constitutes the focus of the Lower Foyle Catchment, as it flows from its confluence of rivers Mourne and Finn to Derry. Burn Dennet and Glenmornan rise in the Sperrins and flow west to the River Foyle. The River Finn rises in Co. Donegal and flows east to Strabane to join with the River Mourne. The River Mourne is a transitional river, constituting the middle section of the Foyle catchment, extending from its origins where the River Strule and River Derg meet near Ardstraw, to its confluence with the River Finn and the formation of the River Foyle at Strabane. The River Derg rises in the Killeter uplands and flows to its confluence with the Strule River near Ardstraw. The River Strule is the upper main spine of the Foyle catchment, originating in Omagh, flowing north to its confluence with the River Derg. It is fed by two major tributaries, the Owenkillew River located east of Newtown Stewart and the Fairy Water, north-west of Omagh. The Glenelly River originates in the Sperrin Mountains and flows to meet the Owenkillew River.
- 8.8 In addition to the designated sites and landscapes, the rest of the District's land, urban and rural, is also very important to protect and enhance, for its own beauty and bio-diversity.

8.9 There are 5 Conservation Areas within the Derry City & Strabane District Council Area as well as 675 Listed Buildings and other sites of historical significance.

Magee Conservation Area (Designated 2006)

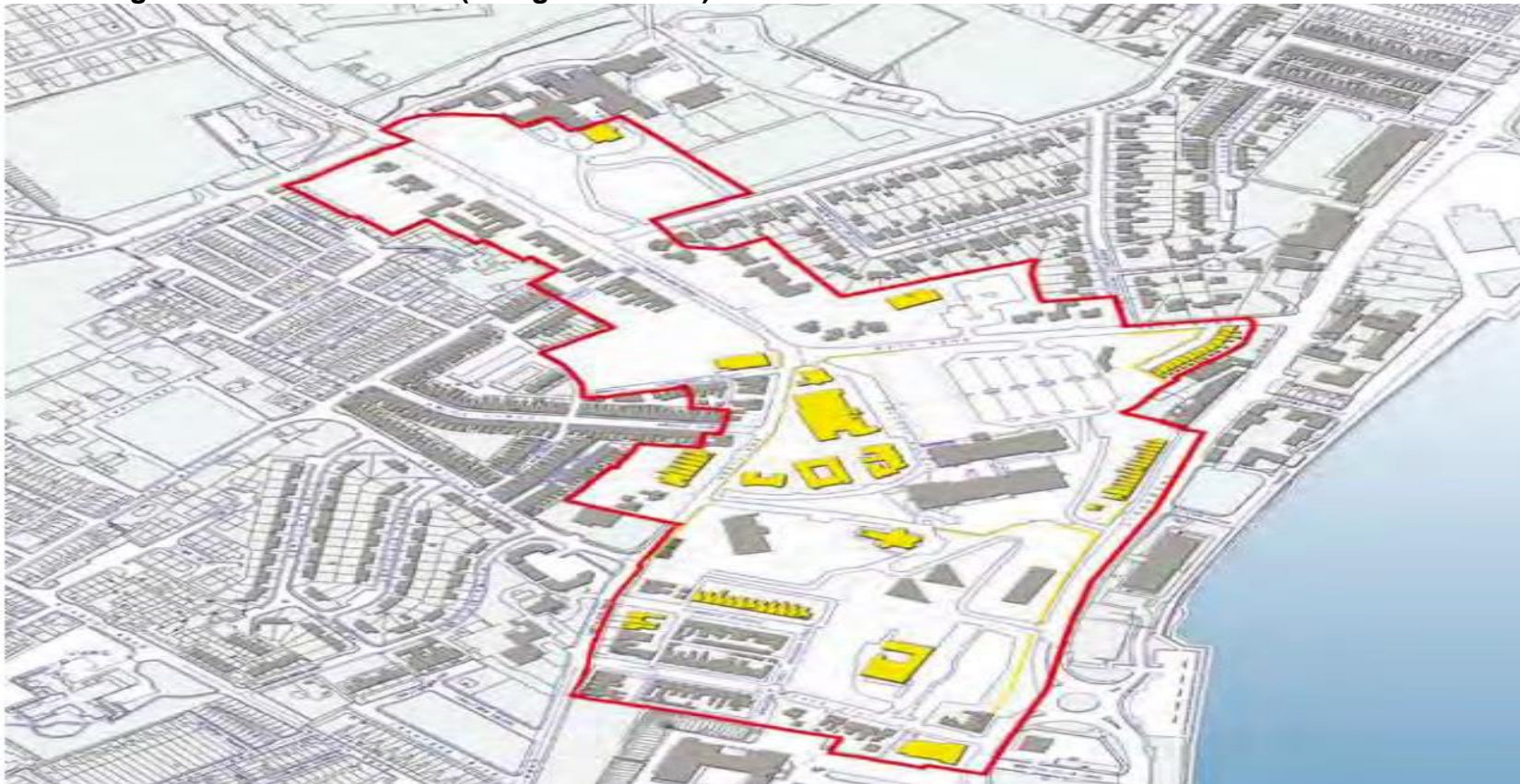


Figure 21: Magee Conservation Area. A Design Guide for the Magee Conservation Area 2010

Clarendon Street Conservation Area (Designated 1978/ reviewed and extended 2006)

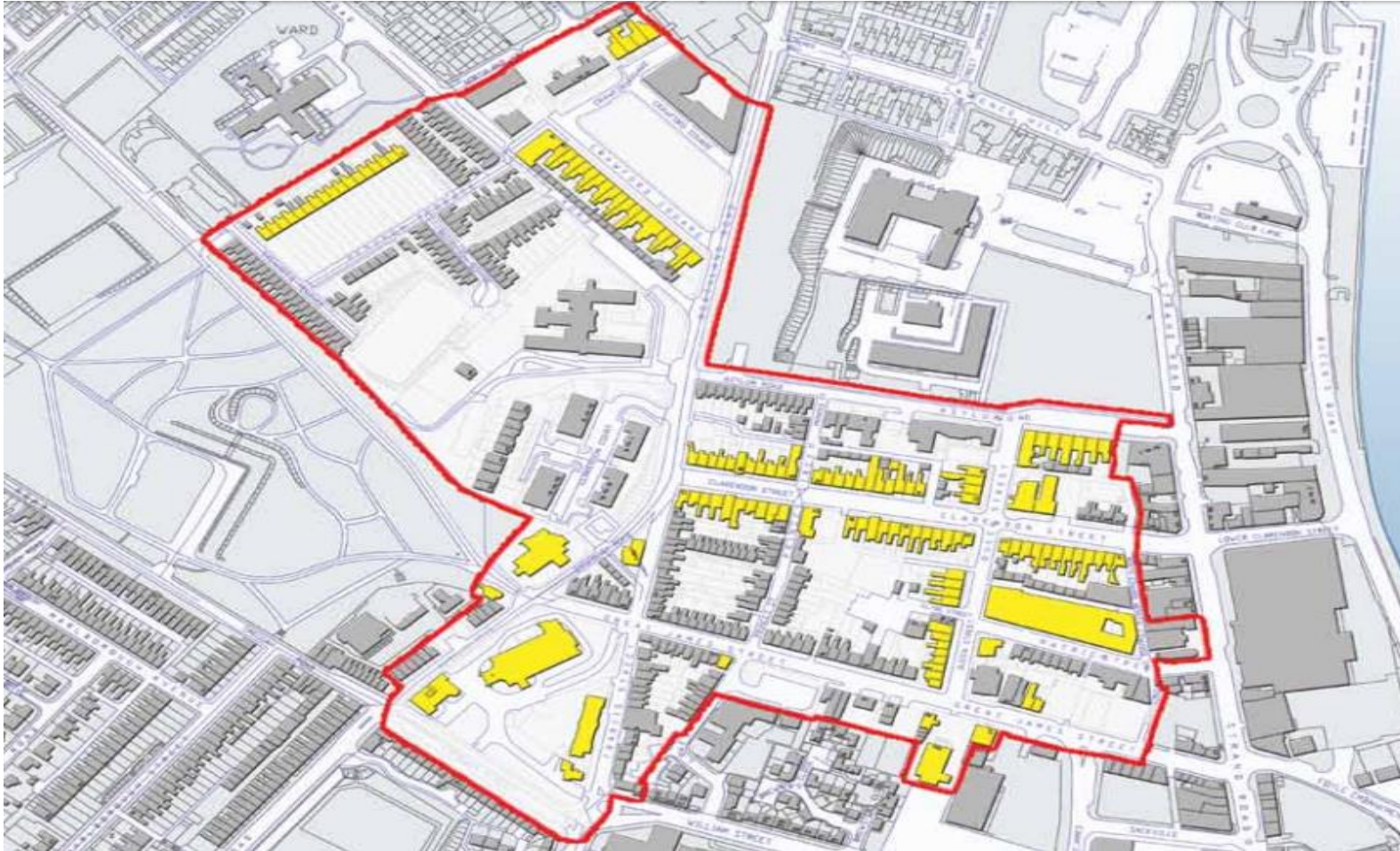


Figure 22: Clarendon Street Conservation Area. Design Guide for the Clarendon Street Conservation Area 2012

Historic City Conservation Area (Designated 1977/ Reviewed and Extended 2006)



Figure 23: Historic City Conservation Area. A Design Guide for the Historic City Conservation Area 2012

Newtownstewart Conservation Area (Designated 1993)

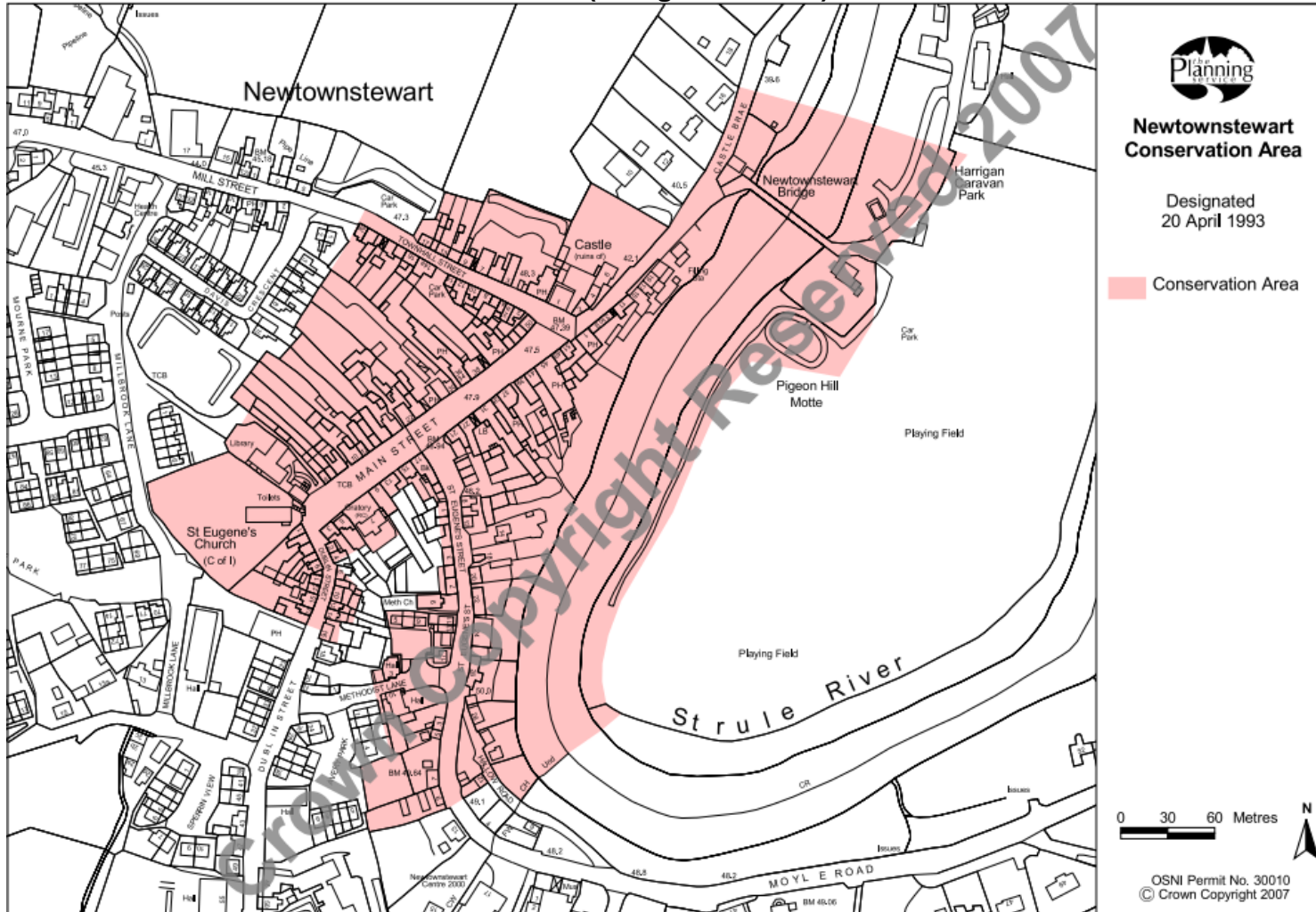


Figure 24: Newtownstewart Conservation Area 1993

Sion Mills Conservation Area (Designated 1977)

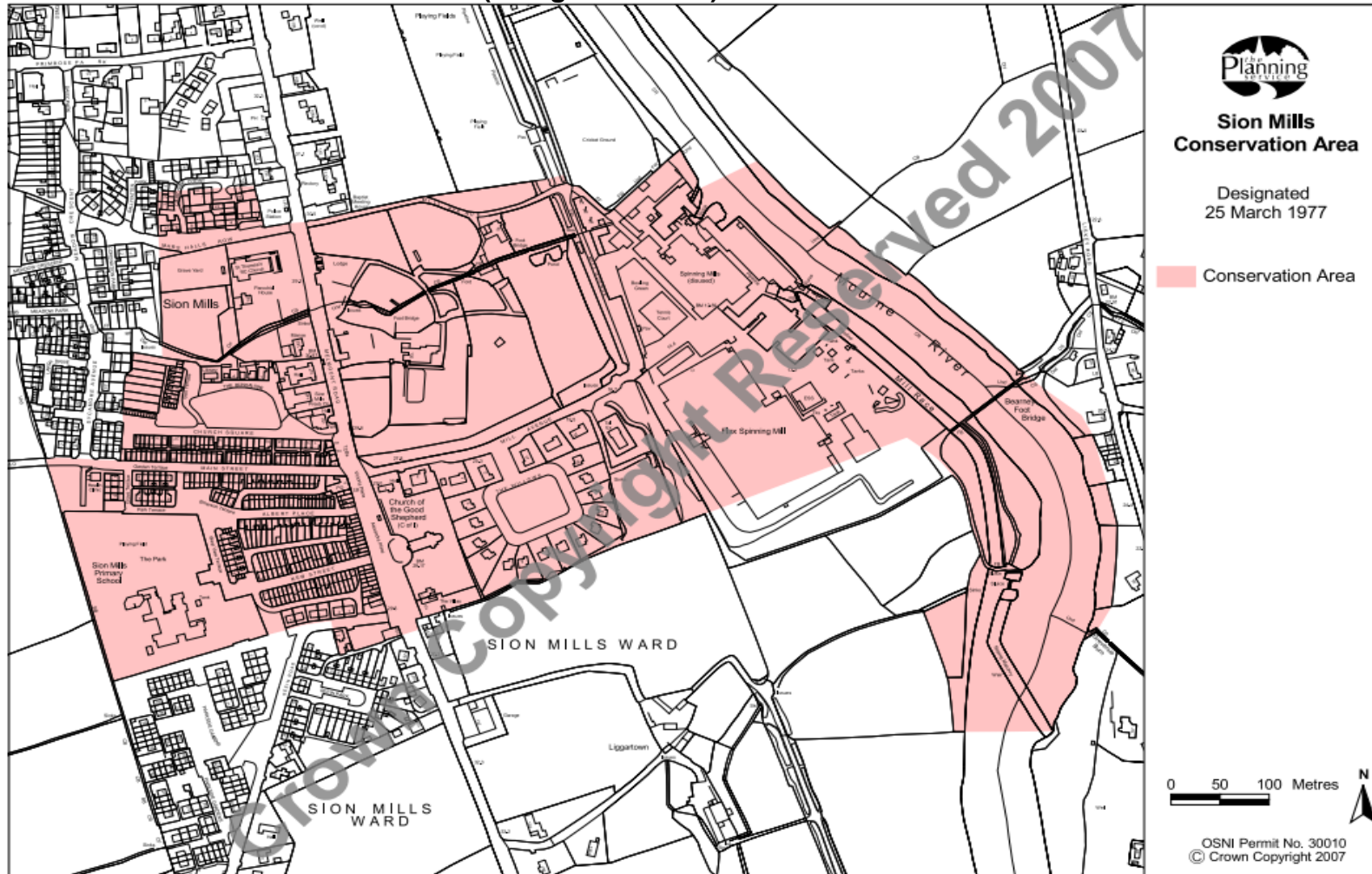


Figure 25: Sion Mills Conservation Area 1977

Environmental & Landscape Designations

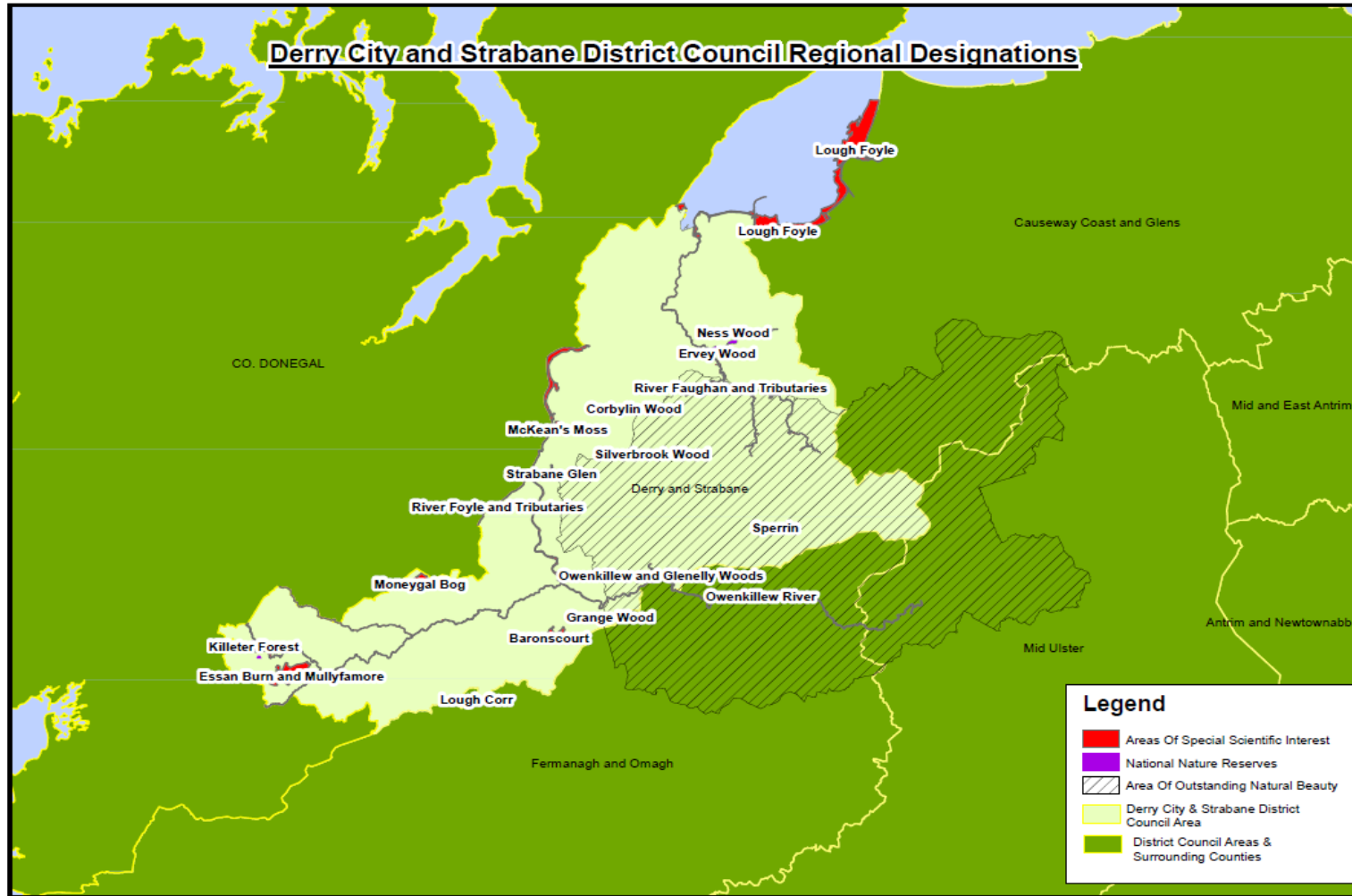


Figure 26: Sperrin Area of Outstanding Natural Beauty

9.0 Infrastructure

9.1 As set out in para 3.2 above, the aspects of the District's infrastructure are covered in the respective chapters and EVB papers, particularly:

- infrastructure & communications – Chapter 19 & EVB 19 (Utilities), Chapter 20 & EVB 20 (Waste);
- transport networks (including a North West Transport Study with DfI and also a District Parking Study) – Chapter 11 & EVB 11 / Reports;
- renewable energy installations – Chapter 24 & EVB 24;

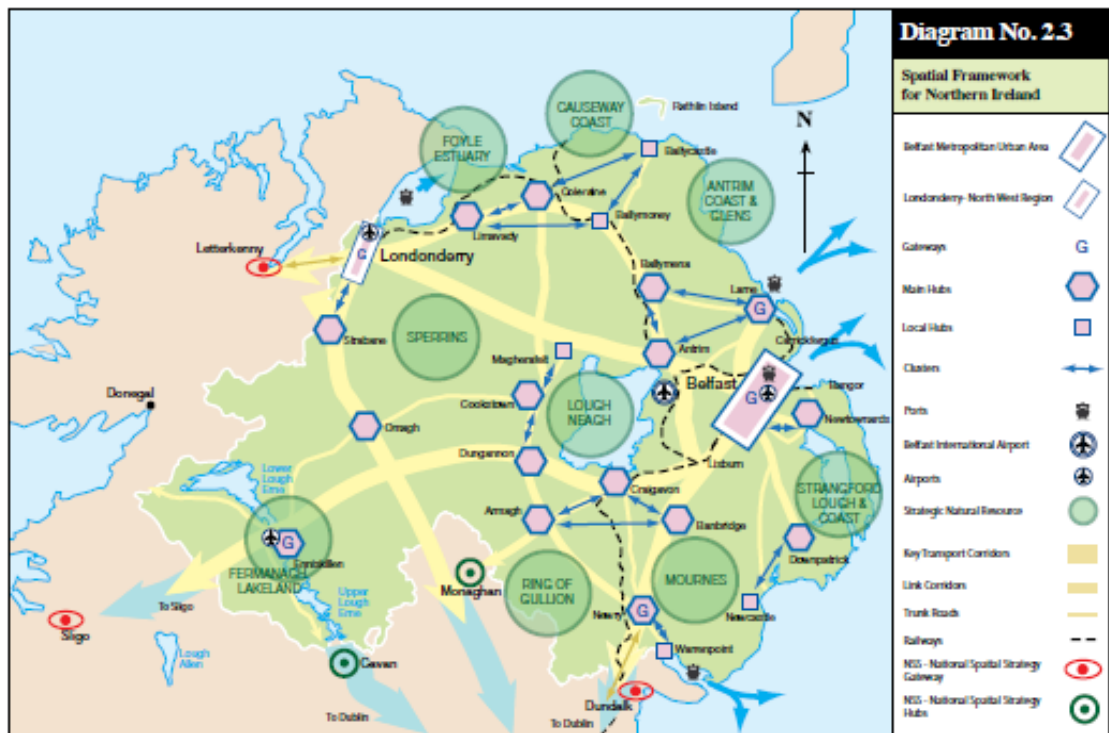
However, this chapter gives a flavour of some of the main 'infrastructure' characteristics.

9.2 The District has a wide variety of transportation services and links including the road network, pedestrian and cycle paths, the railway, the airport, the port and public and community transport. There are no motorways within the District, and of the 2,313km of road length within our District, 17.5km are dual carriageway and 92km are single-carriageway main roads.

9.2 Travelling on the road by car or bus is the most common form of transport within the District. Both Derry and Strabane sit on Key Transport Corridors, linking Derry to Belfast (A6) and Derry to Dublin (A5 and hence to N2). Derry is also linked to the North Coast by the A2 and to Donegal via the Buncrana Road (A2 and hence to N13) and the Letterkenny Road (A40), while Strabane is linked to Donegal at Lifford Bridge (A38 and hence to N14 or N15).

9.3 The Travel Survey for Northern Ireland Report 2015-2017 contends that the most common mode of transport was by private car accounting for 61% of the total. Only 5% of journeys were taken by all the public transport combined, while 28% of journeys were carried out on foot and 1% on bicycle. According to the Census NINIS statistics, of those people in employment within the District, the highest proportion drove to work at 56%, while 16.2% travelled as part of a car pool.

Figure 27: Spatial Framework for Northern Ireland



Source: *Regional Development Strategy 2035*

9.4 The most significant highway schemes for the Plan area include the proposed dualling of the A5 carriageway between Derry and Aughnacloy, via Omagh and Strabane, which would link in with Dublin-bound traffic via the N2 and a new dual carriageway which is to be provided between Drumahoe and Stradreagh as part of the proposed A6 dualling between Derry and Dungiven. The upgrade of the A2 at Buncrana Road in Derry is also a major transport infrastructure item. The railway network continues to be progressed, including the significant Multi-modal Transport Hub at the Waterside Station in the heart of Derry city. Similarly, the City of Derry Airport and the Foyle Port are key infrastructural assets for the District which continue to be developed and will be important for the District’s future growth.

9.5 The dispersed rural nature of the District not only impacts on connectivity by road but also on telecommunications and broadband provision. Rural deficiencies in both mobile infrastructure and broadband are pertinent issues for rural dwellers with implications for rural businesses; certain areas currently receive minimal or no broadband coverage but the situation is generally improving.

- 9.6 The provision of water supply and wastewater treatment within the District is the responsibility of NI Water. Whilst there is generally very good infrastructure across most settlements of the District, NIW has identified a number of our smaller settlements as having limitations of sewerage ‘headroom capacity’; ongoing upgrades of the WWTWs and the pipework will be required over the LDP period in order to accommodate existing and new developments whilst achieving the necessary water quality and environmental standards.
- 9.7 It is important for the domestic and business development of the District to continue to have a secure and un-interrupted supply of electricity and therefore the transmission and distribution networks will need to be monitored and developed over the LDP period to ensure that supply can meet the requirements of our projected growth. The availability of mains gas to Derry city and also in the Strabane town area is an important asset to support the domestic and business expansion in the District’s main settlements.

10.0 Characteristics of Adjoining Districts in Relation to DCSD Planning

Engagement and Consultation

- 10.1 As stated at the outset of this Paper, Part 2 (Article 3) of the Planning Act (Northern Ireland) 2011 refers to the need for a ‘Survey of District’ and states that ‘A Council must keep under review the matters which may be expected to affect the development of its district or the planning of that development’. It goes on to state that ‘A council may also keep under review and examine the matters mentioned in subsections (2) and (3) in relation to any neighbouring district to the extent that those matters may be expected to affect the district of the council.’ Also ‘In exercising a function under subsection (4) a council must consult with the council for the neighbouring district in question.’
- 10.2 In the Planning (Local Development Plan) Regulations (NI) 2015, it is an important requirement that the Council should firstly ‘engage with’ the ‘consultation bodies’ (which includes the ‘adjoining councils’ and then notify them of the consultation at each stage of the LDP preparation, then taking account of / consider their representations received.
- 10.3 It is also a requirement that the DCSDC LDP takes account of the Regional Development Strategy (RDS 2035), which should co-ordinate the development of the various districts of NI, and the NW Region.

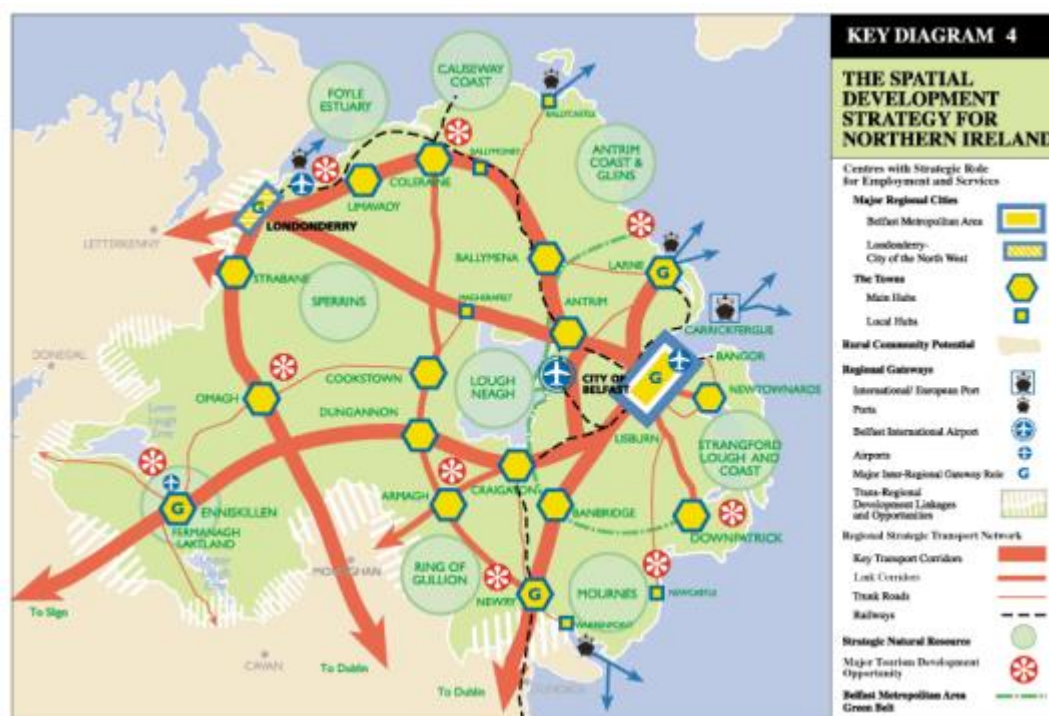


Figure 28: Spatial Development Strategy Map for Northern Ireland

- 10.4 Further to the above requirements, the ‘soundness’ tests to be assessed for the LDP Independent Examinations includes relevant ‘Consistency Tests’. Specifically, Test C1 is: *Did the council take account of the Regional Development Strategy?* and Test C4 is: *Has the plan had regard to other relevant plans, policies and strategies relating to the council’s district or to any adjoining council’s district?*
- 10.5 In practice, the Council has engaged and consulted appropriately over the past few years of the LDP’s preparation, treating each of the four ‘adjoining councils’ as key consultees, with LDP Planning officers meeting regularly, on a group basis and also with specific one-to-one LDP meetings. This is also in line with the commitments set out in the Council’s Statement of Community Involvement (SCI). Recently, the draft text of the sections in 2.39 to 2.59 of the LDP draft Plan Strategy (dPS) has been sent-to and agreed-by each of the respective adjoining councils. They will also be invited to the LDP dPS launch and be formally notified about the dPS and its consultation period. Indeed, any comments / representations on the dPS or the Evidence Base papers, including this one, will be considered by the Council and the IE as appropriate. (It is intended that these consultations will also meet the requirements of Article 3 (5) of the Planning Act (NI) 2011 (Survey of District).

Co-Operation and Competition

- 10.6 In operational terms, our District, its settlements and the people cannot operate solely in isolation within our Council area. The LDP will seek to enhance the role of Derry and Strabane as the key settlements of the North West, thus providing services for the wider region in addition to servicing our own District e.g. in retail, health, social / recreation, education, employment and housing. Similarly, there will be some facilities that will service our population but that are located outside of this District. The challenge of LDP preparation will therefore be one of mutual awareness and co-operation with our neighbours, in responsible, proper spatial planning - so as achieve efficient use of infrastructure, avoid duplication, back-to-back development and inappropriate competition between the districts and settlements. Nevertheless, it must be recognised that there will inevitably be some degree of ‘competition’ with our neighbouring districts, who will not necessarily accept that they have an ‘ancillary’ role as suggested in the RDS.

10.7 In light of the above-mentioned requirements and considerations, the following chapters of this EVB Paper consider in turn for each of the ‘adjoining councils’:

- how the RDS has been considered;
- how the two councils have engaged on each other’s LDP; and
- how each council's main *plans, policies and strategies* have been considered / had regard to (especially their Community Plan and their current / latest Planning documents).

10.8 To summarise the outcome of the ‘adjoining Councils’ engagement: Through the preparation of the DCSDC’s LDP draft Plan Strategy, a number of meetings / consultations have taken place with each of the afore-mentioned Councils, either through the Sperrin Forum or individually with each of the respective councils throughout the development of their LDPs (or County Development Plan) and our own LDP draft Plan Strategy. All relevant cross-cutting topics have been considered and there has been an agreement of commonality in relation to our approach to most of the topics and the resultant policies and designations. Most of the designations and policies proposed in the LDP are similar to the existing ones, new ones have been carefully considered and, since the level of growth that is proposed is quite modest, it is considered that the LDP will not conflict with the strategic intentions or Plans of our adjoining districts.

10.9 Moreover, the North West Strategic Growth Partnership is an important and ongoing spatial planning initiative between the two Councils that will ensure compatibility and co-operation. Significantly, a ‘Sperrins Statement of Common Ground’ (See Appendix 3) between all four Sperrins Councils has also agreed the commonality and principles of approaches for our respective LDPs. The LDP also takes account of the emerging Sperrins Partnership Project (formerly Sperrins Future Search) initiative among the four Councils, so that Planning policy can incorporate any relevant specific proposals, especially at LPP stage, particularly for tourism promotion or any common approach that emerges regarding the joint management of the Sperrin AONB.

11.0 Adjoining Councils: Causeway Coast and Glens Borough Council

RDS - The Regional Development Strategy (RDS 2035) offers a strategic and long-term perspective on the future development of Northern Ireland up to 2035. The RDS contains regional guidance to provide policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It sets the context in which to make policy and development decisions in order to achieve sustainable development throughout the region.

ESTF - Ensuring a Sustainable Transport Future – A New Approach to Regional Transportation complements the RDS and contains high level aims and strategic objectives. The LDP will be a fundamental tool in the implementation of the RDS and ESTF.

Sections 8 and 9 of the 2011 Act require the Council to ‘take account of’ the RDS and any policy or advice contained in guidance issued by the DfI.

The RDS seeks to strengthen economic and social cohesion by enhancing external linkages and internally by helping to foster patterns of development that will assist community cohesion. This means being outward looking by encouraging cross-border networks of economic co-operation and enterprise, developing a cohesive network of cross border and trans-regional infrastructure and extending co-operation in the protection and management of the environment. The border around Derry / Londonderry and Strabane is identified as having opportunity to develop cross border transportation and co-operation.

The RDS Spatial Development Strategy (SDS) provides a framework for future physical development across NI based on urban HUBS and CLUSTERS, key and link transport CORRIDORS and the main regional GATEWAYS of ports and airports. In accommodating growth, the SDS aims to give strategic focus to future development and achieve balanced growth within the Region by developing:

- The key and link transport corridors and associated trunk road links.
- A compact and dynamic metropolitan core centred on Belfast.
- A strong North-west regional centre based on Derry.
- A vibrant rural Northern Ireland with balanced development spread across a polycentric network of hubs and clusters based on the main towns that have a strategic role of employment and services for urban and rural communities.

Causeway Coast and Glens Borough Council is a STATUTORY CONSULTATION BODY IN DP REGS. Summary of engagement on LDPs:

2016 – Pre-POP stage, formal consultation letter issued

2016 – Consultation Response received

Date 2017 - DC&SDC received a formal consultation letter from CC&GBC regarding our LDP POP

Numerous, ongoing liaison between LDP Planning Officers of both Councils
Both Councils sit on the Sperrins Forum – Principal Planner and 2 no Members of Planning Cttee, with meetings 2017 - 2019, culminating in the agreement of a 'Statement of Common Ground - Planning in Sperrin AONB' in 2018. (See Appendix 3)

2016 - Formal meeting of LDP Planners with our 3 NI Adjoining Councils' LDP Planners

2018 - Formal Bi-lateral meeting of LDP Planners with CC&GBC LDP Planners

2019 – DC&SDC sent a draft text of our LDP dPS Chapter 2; agreed / no objection.

KEY DOCUMENTS / STRATEGIES AND TIMESCALES

Existing Area Plan(s)

Northern Area Plan 2016

The extant area plan for Causeway Coast and Glen Borough Council is the Northern Area Plan 2016 (NAP). NAP is comprised of two volumes: Plan Strategy and Framework and Ballymoney, Coleraine, Limavady and Moyle District Proposals. Volume 1 sets out the background to the preparation of the Plan, defines its Aim, Objectives and Plan Strategy, and, with reference to the Regional Policy Context, sets out the Strategic Plan Framework comprising allocations, policies, and designations relating to the Plan Area as a whole. Volume 2 translates the broad allocations, policies and designations in Volume 1 into site specific zonings, designations, and proposals for each Council area respectively.

Community Plan Documents

A Better Future Together – A Community Plan for Causeway Coast and Glens 2017-30 A Strategic Framework

This community plan concentrates on three strategic themes: A Sustainable Accessible Environment, A Thriving Economy and A Healthy Safe Community. The community plan identifies the essential issues affecting the Causeway Coast and Glens Borough Council District (CCGBC) and sets out desired outcomes. There are three strategic ‘Population Outcomes’:

1. All people of CCGBC will contribute to and benefit from a thriving economy built on a culture of growth, entrepreneurship, innovation and learning;
2. All people of CCGBC will value and benefit from a diverse, sustainable and accessible environment with an infrastructure that is fit for purpose and that enables connections and;
3. All people of CCGBC will contribute to and benefit from a healthy, connected and safe community that nurtures resilience, promotes respect and supports everyone to live well together.

In addition, there are twelve intermediate outcomes categorised under the above themes:

A Healthy Safe Community

1. All people of the Causeway Coast and Glens benefit from improved physical health and mental wellbeing
2. Our children and young people will have the very best start in life
3. All people of the Causeway Coast and Glens can live independently as far as possible and access support services when they need it
4. 4 The Causeway Coast and Glens area feels safe
5. The Causeway Coast and Glens area promotes and supports positive relationships

A Sustainable Accessible Environment

6. The Causeway Coast and Glens area is widely recognised and celebrated for its unique natural and built landscapes
7. The Causeway Coast and Glens area has physical structures and facilities that further growth, access and connections
8. The Causeway Coast and Glens has a sustainably managed natural and built environment

A Thriving Economy

9. The Causeway Coast and Glens area provides opportunities for all to contribute to and engage in a more prosperous and fair economy

10. The Causeway Coast and Glens area attracts and grows more profitable businesses
11. The Causeway Coast and Glens area drives entrepreneurship and fosters innovation
12. All people of the Causeway Coast and Glens will be knowledgeable and skilled

A Better Future Together Delivery Plan for Causeway Coast and Glens Community Plan 2017 - 2030

This document should be read in conjunction with the above strategic framework. The delivery plan sets down specific actions, targets and timescales needed to deliver the desired outcomes of the community plan. There are forty-four actions in total and for each there are also associated implementation milestones and outcome indicators.

Other Key Documents

Causeway Coast & Glens Retail and Commercial Leisure Capacity Assessment: Nexus Planning (Nexus) was commissioned by Causeway Coast and Glens Borough Council in November 2016 to undertake a Retail and Commercial Leisure Capacity Study for the Borough. The Study will form part of the evidence base upon which the emerging Causeway Coast and Glens Local Development Plan (up to 2030) will be established.

Sproule Consulting Business Survey Report: CCGBC commissioned Sproule Consulting to conduct business and general public surveys in each of the six main towns within the Borough. The purpose of the report is to provide empirical data to inform CCGBC's Local Development Plan for the Ballycastle area.

LDP Documents

CCGBC Statement of Community Involvement was published in November 2016

The CCGBC LDP Timetable was published in November 2016 and revised in December 2017. Figure 2 represents the most up to date version of the timetable:

Causeway Coast & Glens Borough Council Local Development Plan (LDP) – Revised Timetable (2019)		
Key LDP Stages	Accompanying Assessments*	Indicative dates**
STATEMENT OF COMMUNITY INVOLVEMENT (SCI) & LDP TIMETABLE		
Publish Draft SCI Non-statutory Public Consultation 8 weeks for comment	n/a	Winter 2016
Publish SCI & LDP Timetable	n/a	Winter 2016
PREFERRED OPTIONS PAPER (POP)		
Stakeholder Engagement Member Engagement Evidence Base gathering	Invite comments from Consultation Body (NIEA) on Draft SA (Inc SEA) Scoping Report	Autumn/Winter 2016 - Autumn/Winter 2017
Publish Preferred Options Paper Statutory Public Consultation 12 weeks for Representations	Publish POP, SA Scoping & Interim Reports, HRA and EQIA Screenings	Summer/Autumn 2018
PLAN STRATEGY (PS)		
Analyse POP Representations Consultee & Stakeholder Engagement Member Engagement Evidence Base update	Update SA Report (Inc SEA); Draft HRA, EQIA & Rural Needs Assessment Invite comment from Consultation Body (NIEA) on SA/SEA	Winter 2018 – Summer 2020
Publish Draft Plan Strategy Statutory Public Consultation 8 weeks for Representations 8 weeks for Counter-representations Focussed Changes ***	Publish SA Report (Inc SEA); Draft HRA, EQIA & Rural Needs Assessment	Autumn/Winter 2020
INDEPENDENT EXAMINATION		
IE of Draft Plan Strategy (Submission of Draft Plan Strategy for IE; IE Hearing; PAC Advisory Report to DfI; and DfI Binding Report to Council)	SA (inc SEA), HRA, EQIA & Rural Needs Assessment	Spring/Summer 2021 – Spring/Summer 2022
Council considers Binding Report/Direction from DfI – incorporate required changes to PS	May require further consultation with statutory consultees	Autumn/Winter 2022
Adopt Plan Strategy	Publish Adoption Statements, HRA, EQIA & Rural Needs Assessment and other relevant assessments	Spring/Summer 2023

LOCAL POLICIES PLAN (LPP)		
Consultee & Stakeholder Engagement Member Engagement Evidence Base update	Update SA Report (Inc SEA); Draft HRA, EQIA & Rural Needs Assessment Invite comment from Consultation Body (NIEA) on SA/SEA	Autumn/Winter 2023
Publish Draft Local Policies Plan Statutory Public Consultation 8 weeks for Representations 8 weeks for Counter-representations Focussed Changes ***	Publish SA Report (Inc SEA); Draft HRA, EQIA & Rural Needs Assessment	Spring/Summer 2024
INDEPENDENT EXAMINATION		
IE of Draft Local Policies Plan (Submission of Draft Local Policies Plan for IE; IE Hearing; PAC Advisory Report to DfI; and DfI Binding Report to Council)	SA (inc SEA), HRA, EQIA & Rural Needs Assessment	Autumn/Winter 2024 – Autumn/Winter 2025
Council considers Binding Report/Direction from DfI – incorporate required changes to LPP	May require further consultation with statutory bodies	Spring/Summer 2026
Adopt Local Policies Plan	Publish Adoption Statements, HRA, EQIA & Rural Needs Assessment and other relevant assessments	Autumn/Winter 2026
MONITOR/REVIEW OF LDP		
<ul style="list-style-type: none"> • Annual Monitor • 5 and 10 Year Reviews 	Monitor SA & other necessary assessments	On-going

Figure 2 CCGBC LDP Timetable (Revised November 2019)

CCGBC LDP 2030 Preferred Options Paper

The CCGBC POP was published in June 2018. The associated public consultation period ran for twelve weeks between 26th June and 21st September 2018. Views were sought from DCSDC as a statutory consultee in June 2018 and DCSDC responded in September 2018. Subsequently, an executive summary of representations received and a main report on representations were published in January 2019.

The draft plan strategy was published in the Autumn/Winter 2020 for an 8 week consultation period. It is envisaged that this will be adopted in Spring/Summer 2023

CO-OPERATION AND COMPETITION

Our District, its settlements and the people cannot operate solely in isolation within our Council area. The LDP will seek to enhance the role of Derry and Strabane as the key settlements of the North West, thus providing services for the wider region in addition to servicing our own District e.g. in retail, health, social / recreation, education, employment and housing. Similarly, there will be some facilities that will service our population but that are located outside of this District. The challenge of LDP preparation will therefore be one of mutual awareness, co-operation with our neighbours, in responsible, proper spatial planning - so as achieve efficient use of infrastructure, avoid duplication, back-to-back development and inappropriate competition between the districts and settlements. Nevertheless, it must be recognised that there will inevitably be some degree of 'competition' with our neighbouring districts, who will not necessarily accept that they have an 'ancillary' role as suggested in the RDS. Some main locational context considerations are set out below:

KEY FACTS OF COMMONALITY

Overall Relationship

Located immediately east of Derry City and Strabane, this district possesses some of the most magnificent landscapes on the island of Ireland – from the rich coastal environments of the north coast stretching from Lough Foyle and Magilligan to the Glens of Antrim, and Rathlin Island, and south as far as the Sperrin Mountains. The Giant's Causeway is NI's only World Heritage Site. The area has a range of top-class education facilities with several further and higher education institutions. The Ulster University has a campus at Coleraine. The district provides employment and recreational / tourism functions for our population and also hosts several prestigious events include international golf

tournaments, the North West 200 Motorcycle Race, the NI International Airshow and the SuperCup NI.

This district has a close relationship with Derry and Strabane, coming within a few miles of Derry, along the A2 (at the entrance to the Airport) and the Foyle Estuary, close to Campsie industrial areas and Eglinton. The new DARD HQ at nearby Ballykelly is set to employ 600 staff from 2017/2018, so will be an attractor of jobs, spending, housing, etc in our District. Further south, the rural areas of Claudy and Park have close associations with Feeney and other Limavady communities, especially along the major A6 Derry to Belfast transport corridor.

Causeway Coast and Glens Borough (CCGB) is situated to the east of Derry and to the north of parts of Strabane, with a long 'border' (approx. 43.0 km) extending from the Greysteel / Ballykelly areas to the east of Derry with the settlements of Feeny and Dungiven to the north of the Cranagh direction of Strabane. CCGB is connected to our District by the RDS Northern and North Western Economic Corridors, two of 5 Key Transport Corridors and 4 Link Corridors as defined in the Regional Strategic Transport Network set out in the Regional Transport Strategy.

Coleraine (pop. 24,500 approx.) has a RDS Main Hub role, located on the Northern Economic Corridor that connects it in a south-westerly direction, along the A2, to Derry with Limavady between. It also benefits from a rail connection to Derry and Belfast. Coleraine is situated close to the tourist destination the Giants Causeway and Causeway Coast World Heritage Site. It performs a strong district function with a wide range of services including an acute hospital and a university campus. The university and the tourism assets are the significant cross-district attractions between Coleraine and the DCSDC area. Coleraine also had a recent proposal for an Enterprise Zone. Along with the 'triangle' towns of Portrush, Portstewart and Castlerock, this area is just 1 hour from Derry and enjoys good road and railway connections.

Ballymoney with (pop. 10,500 approx.) is the administrative, commercial and educational centre for the rural hinterland. The town is straddled to the west by the River Bann and to the north by the River Bush and part of the Borough lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty and the Lower Bann Valley with numerous opportunities for outdoor recreation. Ballymoney benefits from being on the main link road to the northwest and on the Belfast to Londonderry railway line. Agriculture, manufacturing and the availability of commercial sites are important to the local economy. Ballymoney has limited influence on this District.

Ballycastle (pop. 5,500 approx.) is a small coastal town between the Giant's Causeway and Causeway Coast World Heritage Site and the Glens of Antrim. The town's historic built form, seafront and landscapes all need to be protected and enhanced. Outside of tourism/recreation Ballycastle has limited influence on this District.

Limavady (pop. 12,500) with thirteen areas of special environmental designation in its hinterland, tourism is increasingly important. Culture and Arts play an important part in the town's life, and its new Arts and Cultural Centre is both a physical and cultural regenerator for Limavady. Limavady connects to Derry via the A2 and is the closest existing hub to the DCSD. People in the DCSD who are resident in the more easterly part of the District, for example in Eglinton and Tamnaherin and their surrounding rural areas will often avail of the services and facilities of Limavady in addition to or occasionally in preference to those of Derry. Limavady is a RDS Main Hub benefiting from tourism interest in its environmentally rich rural hinterland. Additionally, the smaller town of Dungiven, along the A6 (bypass currently under construction), has many associations with the south east of our District.

The towns of Coleraine, Ballymoney, Ballycastle and Limavady have the potential to cluster. The cluster is reasonably well connected, with journey times between centres ranging from 20 minutes to just under an hour.

Ballymoney (pop approx. 10,500, a RDS Local Hub) and **Ballycastle** (pop approx. 5,500, a RDS Local Hub) are both some distance from our District so have limited relevance for our LDP.

Growth Strategy

CCGBC LDP has not published its draft plan strategy as yet and the POP does not provide indicative information regarding desired growth. The NAP provides for the provision of 17,700 dwellings in the period from 1998 to 2015, plus an extra pro-rata allocation for the additional year of the Plan period, giving 18,743 dwellings in total. This is to facilitate continued population growth across the four Districts. NAP advises that sufficient housing land to accommodate the RDS Housing Growth Indicators (HGI's) is identified within each District, with the distribution of housing land between and within settlements compatible with the principles and policies of the RDS.

The Strategic Growth Plan (SGP 2017-2032, Our Community Plan) for this District sets out the ambition of increasing the District's population by approximately 10,000 to around 160,000. This level of growth is based upon

approximately 15,000 new jobs and would require up to 10,000 new homes over the Plan period to 2032.

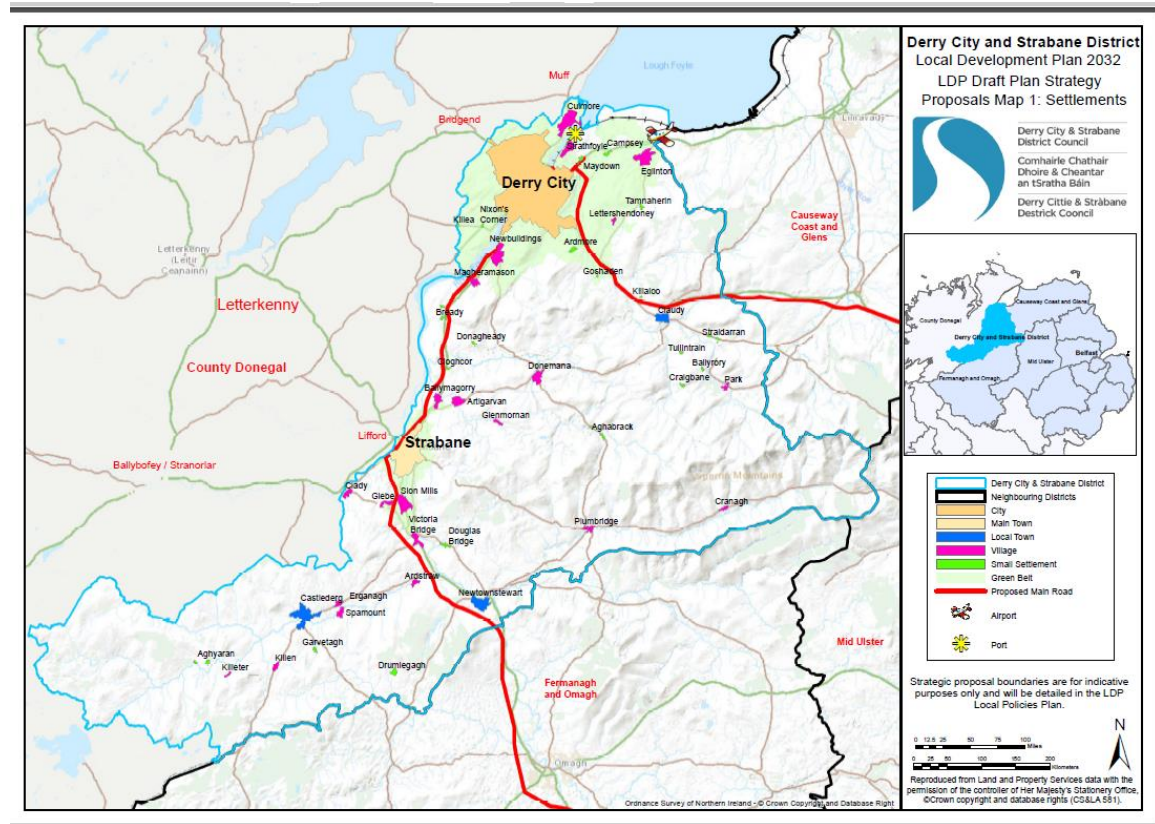
If the local economy were to reach its full potential growth ambition, with full implementation of the SGP as well as favourable wider economic climate, with inward migration, significant levels of inward investment and exponential jobs growth, it could be anticipated that the District's population could actually grow to 170,000, with 16 - 18,000 new jobs created. Up to 15,000 new homes would be required to meet that growth.

NISRA population growth projections are more modest suggesting that the District will grow to a peak of approximately 151k in 2022 and then fall back to 149k by 2032. The related 2016 Housing Growth Indicator (HGI) figures from DfI/RDS give an indicator of just 5,750 additional dwellings required. Similar modest projections are for job growth of just 4,000 extra jobs over the period. These figures represent projections rather than forecasts and as such do not take account of any planned policy changes (social or economic – such as the SGP) that could alter the levels of population.

DCSD Council's LDP Strategy is to accommodate sustainable 'Planned Growth' therefore the LDP Plan Strategy is to provide enough land to accommodate and facilitate the provision of approximately 9,000 dwellings and 15,000 jobs, with associated services and infrastructure for up to 160,000 people. Should it be the case in the future that the target levels are being achieved the Council will re-visit the LDP at the 5 and 10-year LDP Review stages to ensure that the further potential growth can be sustainably planned and accommodated.

Spatial Strategy / Settlements

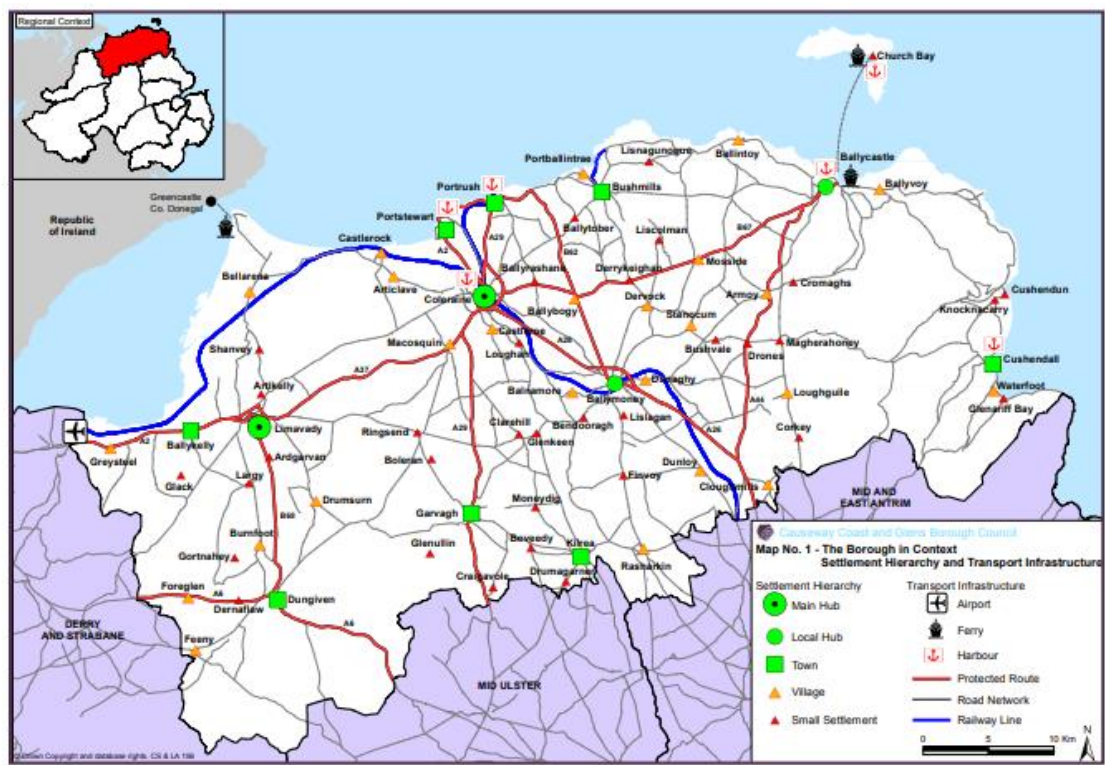
Figure 1: District Context



CCGBC has yet to publish its draft Plan Strategy for public consultation however the POP contains a spatial growth strategy within which the four main towns are the hubs, as per the RDS. Coleraine and Limavady are identified as main hubs with Ballycastle and Ballymoney as the local hubs. The POP advises that the LDP will use the existing settlement hierarchy from NAP 2016 (see below and also settlement hierarchy map) as a starting point.

Derry City and Strabane District Council LDP Draft Plan Strategy – Survey & Profile of District

Existing Settlement Hierarchy				
Hubs	Coleraine	Limavady	Ballycastle	Ballymoney
Towns	Ballykelly Garvagh	Bushmills Kilrea	Cushendall Portrush	Dungiven Portstewart
Villages	Arroy Ballyvoy	Articlave Balnamore	Ballybogy Bellarena	Ballintoy Burnfoot
	Castlerock	Castleroe	Cloughmills	Dervock
	Drumsum	Dunaghy	Dunloy	Feeny
	Foreglen	Greysteel	Loughguile	Macosquin
	Mosside	Portballintrae	Rasharkin	Stranocum
	Waterfoot			
Small Settlements	Ardgarvan	Artikelly	Ballyrashane	Ballytober
	Bendooragh	Boleran	Boveedy	Bushvale
	Church Bay	Clarehill	Corkey	Craigavole
	Cromaghs	Cushendun	Dernaflaw	Derrykeighan
	Drones	Drumagarner	Finvoy	Glack
	Glenariff (Bay)	Glenkeen	Glenullin	Gortnahey
	Knocknacarry	Largy	Liscolman	Lislagan
	Lisnagunogue	Loughan	Magherahoney	Moneydig
	Ringsend	Shanvey		



The Plan's Spatial Growth Strategy sets out the Council's intentions for the location and management of development to meet the needs of society, the economy and the environment in a sustainable manner. The Plan policies and proposals will be set within this spatial framework. The following options were put forward:

1. Option 1: Focus housing and economic growth in the hubs.
2. Option 2: Focus housing and economic growth proportionally, based on the existing population distribution throughout the Borough.
3. Option 3: Focus housing and economic growth in the hubs and sustain our rural communities.

The preferred option is Option 3. Reflecting the RDS, the Spatial Growth Strategy for the Borough, as outlined in Option 3, will focus the population and economic growth on the four identified hubs. This will help promote sustainable development, by ensuring there is a critical mass to support the efficient use of public services, facilities and infrastructure. It will also strengthen the role of the hubs and their town centres. Development would be provided for in the Borough's towns and villages, to a lesser extent, in recognition of their role in sustaining local communities. Very limited development is envisaged for small settlements.

In this District a 5-tier hierarchy is proposed to reflect the mixture of types of settlements in the District. The 5 tiers will be City, Main Town, Local Towns, Villages and Small Settlements (as per table 1 below).

Derry as the principal City of an expanding North West cross-border city 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;

Castledearg, Claudy and Newtownstewart as 3 Local Towns to service the rural areas of the District;

A wide number of Villages and Small Settlements, spread across the remainder of the District, to help ensure a vibrant rural area;

The LDP draft Plan Strategy is for more-balanced growth across the District, having a degree of focus on Derry city as well as Strabane to a lesser extent. It focuses growth on Derry City as a regional city as well as Strabane Town as a main hub, with a limited amount of development across the rest of the settlement hierarchy. Over time, this is intended to help grow Derry City to a critical mass, making it a strong, expanding and large city that can compete with other cities within Ireland and elsewhere. Similarly, the emphasis is on growing Strabane as a main town which has the strength to compete and attract businesses, jobs and provide services of a scale which serves its wider rural hinterland including cross border.

The full draft Plan Strategy settlement comprising 47 settlements including Derry City, Strabane Town, 3 Local Towns, 23 Villages and 19 Small Settlements is below:

Table 1: Settlement Hierarchy for DC&SDC, LDP 2032

City	
Derry	
Main Town	
Strabane	
Local Towns	
Castledearg, Claudy, Newtownstewart	
Villages	
Ardstraw	Killen
Artigarvan	Killeter
Ballymagorry	Lettershendoney

Clady	Magheramason
Cranagh	Newbuildings
Culmore	Park
Donemana	Plumbridge
Eglinton	Sion Mills
Erganagh	Spamount
Glebe	Strathfoyle
Glenmornan	Victoria Bridge
Killea (part – rest is in Rol)	
Small Settlements	
Aghabrack	Drumlegagh
Aghyaran	Garvetagh
Ardmore	Goshaden
Ballyrory	Killaloo
Bready	Maydown
Campsey	Nixon’s Corner
Cloghcor	Straidarran
Craigbane	Tamnaherin
Donagheady	Tullintrain
Douglas Bridge	

Beyond the five tiers of ‘settlement’ in the settlement hierarchy, outside of defined settlements, is the rural area. New rural policy in this LDP will provide opportunities for appropriate development in the countryside, so as to sustain vibrant rural areas and their communities. New small settlements were considered to align the standards across both former Districts and to provide enhanced development opportunities in the remoter rural areas however it was found that there is no justification for additional new settlements within the District, after a systematic evaluation of potential candidate settlements.

Retail – Competition / Complementarity

In line with the requirements of the SPPS, the CCGBC POP sets out a town centre first approach for retail development. NAP 2016 only identifies town centres and local centres. As NAP 2016 does not identify any primary retail cores in the town centres nor any village centres the following three options were put forward with option 3 being the preferred one:

- Option 1. Retain the existing hierarchy
- Option 2. Retain the existing hierarchy and identify new centres

- Option 3. Review existing hierarchy and identify new centres

Option three was chosen as the preferred option as it provided the opportunity to review the retail hierarchy comprehensively, taking into account any changes since it was originally prepared. It also provides an opportunity to include villages in the hierarchy.

The DCSD Council’s LDP draft Plan Strategy for retailing and town centres aims to adopt a town centre first approach which recognises the key role that Derry city centre plays as the primary location for retailing and other related uses within the region. This is intended to encourage and direct appropriate uses to the city centre, in order to maintain and grow its status as the regional centre for shopping and a range of other uses. The Strategy will also recognise the role that Strabane town centre plays as key centre with its own catchment.

Derry City Centre will be the focus for shopping along with a wide range of other services and facilities. This is to be supported elsewhere in the District by Strabane town centre, as well as a network of town, district, village and local centres. The draft Plan Strategy promotes a ‘city centre first’ approach in relation to shopping and other town centres uses ensuring Derry city centre builds upon its status as the regional centre making best use of the existing services provided by the city.

A network and hierarchy of centres is also identified. These provide a framework which will allow a sequential test to be applied to planning applications relating to main town centre uses, ensuring that they are directed to the most appropriate locations. Table 2 below outlines the network and hierarchy of centres:

City Centre
Derry, with Primary Retail Core (PRC)
Town Centres
Strabane, with Primary Retail Core (PRC), Castledearg, Newtownstewart and Claudy
District Centres
Lisnagelvin, Northside, Rath Mór, Springtown
Local Centres
Local Centres within Derry and Strabane: Small groups of shops and services, servicing day-to-day needs of immediate local area.

Village and Small Settlements

Small groups of shops and services, servicing day-to-day needs of these settlements.

Given the distance between the main hubs of Derry City and Coleraine, it is considered they represent different catchment areas. They have a broadly similar level and variety of retail provision and as such they are unlikely to compete with each other or draw significant numbers of shoppers/patrons from each other. One exception to this would be flagship retail chains such as Debenhams in Derry which provides a North West regional draw.

Economy / Employment

NAP 2016 identifies a number of economic development zonings in the hubs (with Aghanloo serving Limavady), and Bushmills and Cushendall to cater for the projected needs of the Borough. It also identifies existing sites across a wider range of settlements (for information purposes only). Much of this zoned land remains undeveloped. Further, there remains some undeveloped land within existing sites.

In terms of land allocation only, the Borough's existing economic development zonings, are sufficient as the land available exceeds that which is in current use. However, in terms of the NAP 2016 zonings, these relate primarily to the hubs. A number of the Borough's smaller towns that have existing local employment sites have no provision for expansion in the adopted plan.

Further examination of the range of activities on these sites indicates that parts are often occupied by a non-economic development or similar use. Some of these uses, for example retail, would be directed to town centres under other regional planning policies.

As a result of there being substantial remaining identified land and in line with CCCGBC's Economic Development Strategy, the POP puts forward the following three options with option 2 being the preferred one:

- Option 1: Review existing zonings.
- Option 2: Review existing zonings and provide policy to facilitate new economic development uses outside of zoned land.
- Option 3: Retain existing zonings and provide policy to facilitate compatible non-economic development uses on these zoned lands.

Option 2 was chosen as the preferred option as it provides greater flexibility in addressing economic development in the Borough and allows the continued suitability of existing zonings to be assessed, taking into consideration the nature of the local employment base in the Borough. It also allows for consideration to be given to the economic development needs of the smaller towns, and provides a policy framework for new economic uses that may come forward, provided these are not to the detriment of the ‘Town Centre First’ approach as set out in the SPPS.

In addition to the general economic development policy options, the CCGBC POP makes provision for The Atlantic Link Enterprise Campus, an Enterprise Zone (EZ) of some 16 hectares close to the university campus. Approx. 14 hectares of the EZ remains undeveloped and therefore the POP puts forward the following two options for its future growth:

- Option 1: Zone land and provide policy to facilitate the expansion of the Enterprise Zone.
- Option 2: Do not zone land but provide policy to facilitate the expansion of the Enterprise Zone.

Option 1 is the preferred option as the concept of the Enterprise Zone has not been formally recognised in planning terms. Option 1 would facilitate its growth and expansion by pro-actively identifying suitable lands. This option would also provide a high degree of certainty for investors, attracting new businesses to the area, while reducing the reliance on our tourism and agriculture sectors for employment.

DCSD Council’s draft strategy for Economic Development is to promote sustainable economic development in an environmentally sensitive manner and reinforcing Derry’s role as the hub of the North West City Region, strengthening cross-border links and opportunities and the creation of up to 15,000 jobs. It is intended to safeguard existing employment lands and continue to focus economic development opportunities in Derry, Strabane and the local towns, in their centres, in dedicated employment areas and through other opportunities.

The draft Plan Economic Strategy also recognises the important role of Higher Education Institutes (HEI’s) in education, upskilling, generating innovation and job creation. Small and Medium Enterprises (SMEs) also have their place in contributing to job creation.

The Economic Development Chapter of the draft Plan Strategy identifies employment opportunity areas and applies a sequential approach: Tier 1 Strategic Redevelopment Areas (SRAs); Tier 2 Special Economic Development Areas (SEDAs); Tier 3 General Economic Development Areas (GEDAs); New Economic Development Area (NEDA) and Tier 5 Economic Development in Countryside.

As with retail, it is considered that CCGB and DCSD largely represent different catchment areas for economic development/employment. Derry is the principal city in the northwest (per the RDS) and benefits from an in-district airport and relatively large commercial/industrial port (Coleraine's is quite limited by comparison); as such it is anticipated that its role and assets will assist in attracting inward investment to the DCSDC area.

One exception to this would be the education sector. Both Derry and Coleraine are university settlements in relatively close proximity for such a use. This District is seeking to grow its higher education provision and while both Derry and Coleraine universities are different campuses of the same Ulster University and each has specialisms / different courses, there may compete with each other, to some degree, in their efforts to attract more students and thus grow their overall provision including related employment opportunities.

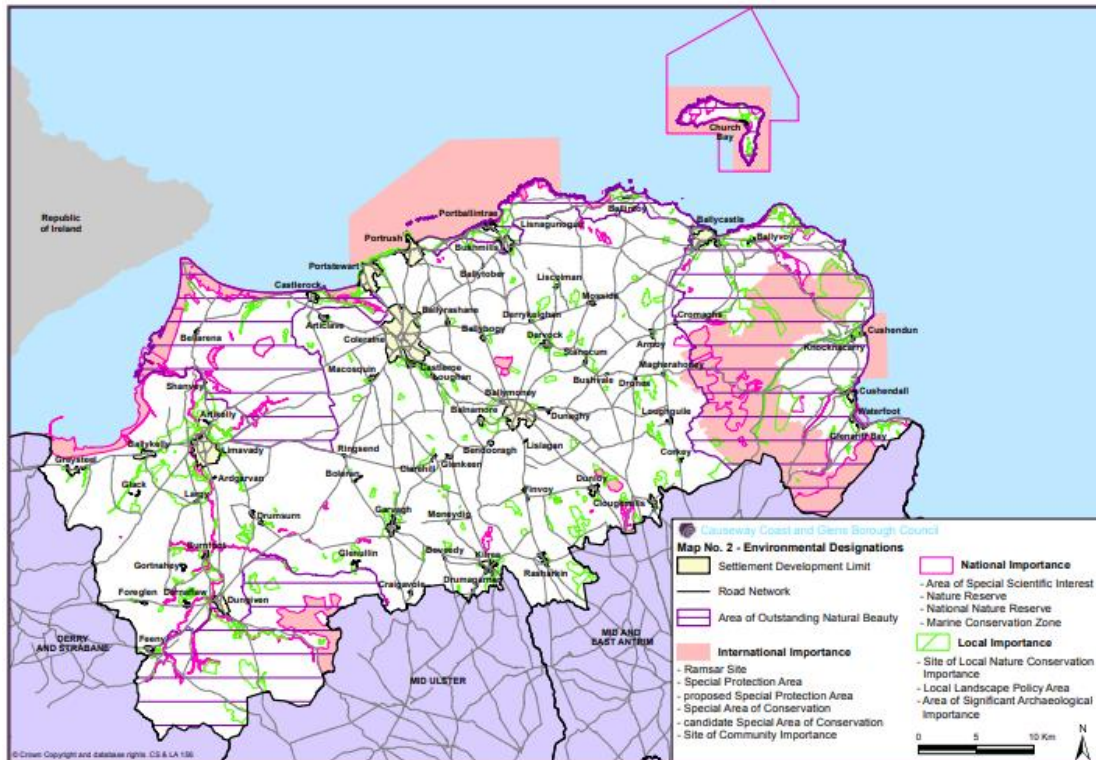
Landscape Character/Nature Conservation Designations

The Borough contains four of Northern Ireland's eight AONBs (in whole or part), namely: Binevenagh; Causeway Coast; Sperrin and the Antrim Coast and Glens. It has an extensive coastline of approximately 240 km with large parts of which are designated nature sites due to their productive and biologically diverse ecosystems – such as mudflats, sand dunes, reefs and cliffs.

Rathlin Island lies within the Borough and the Antrim Coast and Glens AONB. The island also has a number of Areas of Special Scientific Interest (ASSIs), and the sea around it is a Special Area of Conservation (SAC) and Special Protection Area (SPA).

The Borough also contains the Giant's Causeway and Causeway Coast World Heritage Site, designated for its geology.

The below map shows the environmental designations for the Borough.



Two options were put forward in respect of protection of sensitive landscapes and seascapes:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Retain the principle of the existing policy framework and designate our most sensitive areas as Special Countryside Areas (SCAs) and provide policy to protect these areas.

As the Borough benefits from a range of international, national and local environmental designations which make a variety of significant contributions to the area, it is considered that option 2 offers the best protection. Development proposals located outside of the SCA's will be considered under the prevailing strategic policy for development in the countryside as set out in the SPSS as well as any detailed operational policies in the LDP. However, within those areas designated as SCA's stricter policy will apply to protect these more sensitive landscapes.

Given the Borough contains 4 AONB designations (in whole or in part), the POP puts forward 3 options for their protection also:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Provide policy that applies to all 4 AONBs.

- Option 3: Provide policy based on the identified landscape quality of each AONB.

The preferred option is Option 3 as it is a policy based on the individual characteristics of each of our 4 AONB's and would seek to protect these areas from unnecessary and/or inappropriate development likely to affect the specific landscape character and environmental quality of each heritage asset. It also allows the Borough Council to take into account the approaches of neighbouring councils where an AONB lies beyond the Borough's boundary.

DCSD Council's draft Plan Strategy for the Natural Environment is to protect, conserve, enhance and restore the abundance, quality diversity and distinctiveness of the District's natural heritage and its associated landscape and seascape. In addition, it is intended to further sustainable development by ensuring that natural heritage and associated biodiversity is conserved and enhanced as an integral part of social, economic and environmental development. The Council will apply the precautionary principal when considering the impacts of a proposed development on national or international significant natural heritage assets or landscapes. To that end, the Council proposes the following designations:

- 3 x Special Countryside Areas (SCA) in relation to the Sperrin AONB;
- 11 X Areas of High Landscape Importance (AHLI) to cover key coastal, river valley and settlement settings in our District;
- Local Landscape Policy Areas (LLPA) (NB: To be finalised at LPP stage but policy is being introduced to set future plan strategy in relation to LLPA's being used to replace the existing AoLNCAI in the current DAP in addition to those LLPAs to be subsequently identified and included as part of settlement analysis in the forthcoming LPP).

River Catchments

The POP acknowledges that water is a key feature in many of the Borough's settlements and that the public's use, enjoyment and appreciation of rivers and their banks has increased greatly, for passive recreation, nature conservation and general public amenity. Water based recreation activities are already popular in the Rivers Bann and Roe, and fishing, often of national and international recognition, occurs along many rivers and tributaries. The use of the Borough's rivers for water-based recreation has also increased, for example with the provision of the Waterways Ireland platforms.

Under the environmental strategic objectives of the POP Objective (b) includes the need to protect river corridors and this is embedded within policy options for the natural environment however a strategy and proposals for riverside development will likely come forward in the PS and LPP documents respectively.

The NAP under Policy ENV 4 makes provision for development adjacent. It requires that such development meet the following criteria:

1. a biodiversity strip of at least 10 metres from the edge of the river is provided and accompanied with an appropriate landscaping management proposal;
2. public access and recreation provision is provided where appropriate;
3. there is no significant adverse impact on nature conservation;
4. the proposal will not compromise or impact on the natural flooding regime of the main river and complies with the requirements of PPS 15 (Revised): Planning and Flood Risk; and
5. any development would not prejudice future opportunities to provide a riverside walk.

Like the CCGB, DCSD natural environment policy includes provision for riverfront development. Policy NE 4 of the Natural Environment chapter deals with development adjacent to rivers. It advises proposals will be acceptable where they:

- will have no permanent adverse impacts on their landscape character and setting;
- will not involve a loss of significant views to and from the rivers and water bodies;
- will not prejudice existing or the potential for future public access; and is in conformity with other LDP policies.

The justification and amplification (J&A) of this policy clarifies that there exceptions to the policy relating to the riverside area within the City / Strabane Town where the need to find new uses for major areas of dereliction adjacent to the riverside area requires special consideration. In these instances, the Council will encourage regeneration along the riverside which would improve the environment and townscape of those areas currently marred by dereliction and under-use. This is reviewed more fully within the Economic Development Chapter, wherein a Tier 1 Strategic Redevelopment Area (SRA) is the riverfront.

Known as the Central Riverfront Regeneration Project, it is identified as a key redevelopment area.

Roads, Greenways etc.

The CCGB POP does not include proposals for new roads as the purpose of the POP is to set out policy options rather than specific proposals. It is likely that the CCGB Plan Strategy will provide detail on the Council's direction for roads infrastructure and the subsequent LPP will provide detailed proposals.

The POP does take account of new and future (including those currently under construction) roads infrastructure:

- A26 dualling from Glarryford to the A44 Drones Road junction, a provision of 8km of new dual carriageway that has assisted in reducing journey times between Belfast and Coleraine, and regional infrastructure such as the airports and ports ;
- A6 Dualling of the Dungiven to Derry-Londonderry route, a total of 30km with the Dungiven bypass section covering approximately 4.5 km;
- Ballykelly Bypass, which is included in the Investment Delivery Plan for Roads. This scheme relates to a 4km dual carriageway bypass.

The CCGB POP does not specifically provide for new greenways however it recognises that within tourism, recreation and transportation there is an opportunity to connect to new greenway initiatives. It is likely that this will be covered in further detail at draft plan strategy stage.

At this stage, the POP puts forward preferred options under the Open Space, Sport and Outdoor Recreation and Transportation policy sections which propose to provide policy to facilitate proposed green and blue infrastructure in the Borough and which propose to ensure active and sustainable modes of transport are accommodated in new development respectively.

The NAP does not make any provision for greenways. At the time of drafting this area plan, there would have been a lesser emphasis on such provision relative to current thinking where the need to address climate change has become a main objective within plan making.

While greenways are not explicitly provided for under NAP, one of the plan's objectives is to promote the integration of public transport, cycle and footpath networks and new development, in order to ease congestion, reduce

dependence on the private car, and encourage the use of more sustainable forms of travel, particularly walking and cycling.

The successful integration of transport and land use is fundamental to DCSD Council's objective of furthering sustainable development. Key economic, social and environmental objectives within the POP reflect the importance of a well-connected District, utilising efficient public transport and which facilitates our wider development and growth.

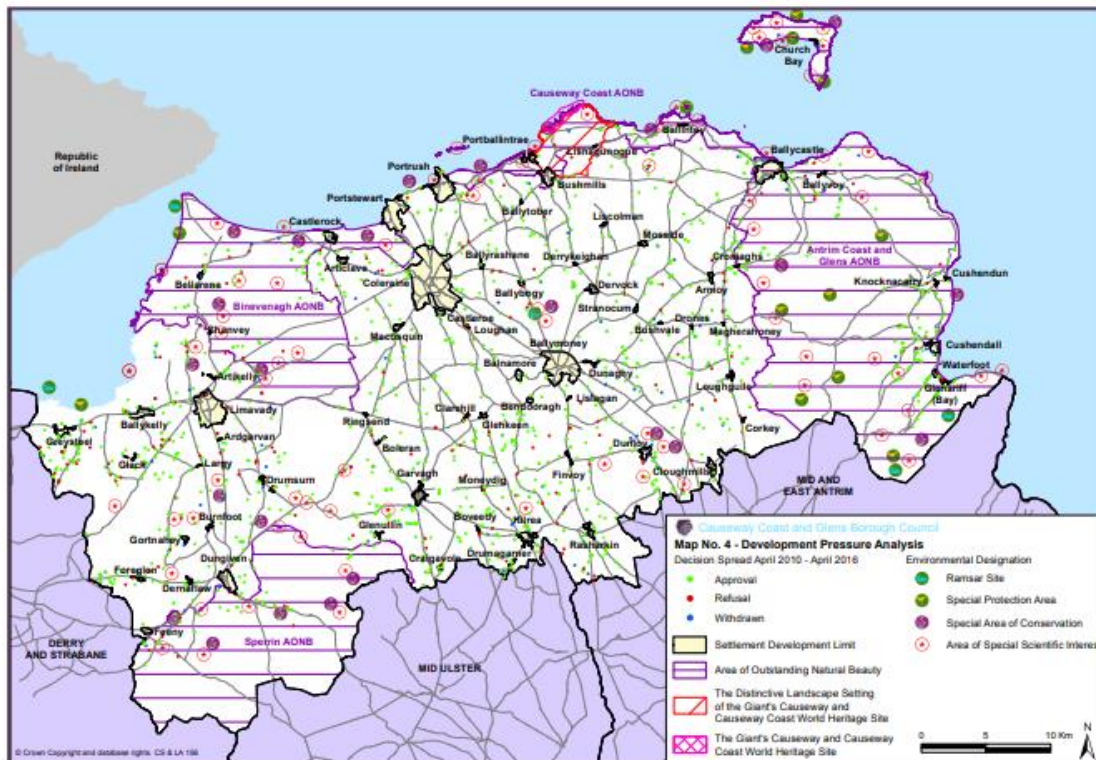
In terms of facilitating connectivity and growth, DCSDC's draft Plan Strategy, through the NWTP, seeks to investigate the potential for orbital roads / links around Derry i.e. A5 to A6, A6 to A2, A2 Buncrana Road upgrade and A5 to A2 including a 3rd road bridge over the Foyle near Newbuildings. As appropriate, these will be indicated on the LDP's Plan Strategy map as 'Potential Future Road Links'.

Within this District, there is an established network of greenway, walking and cycling routes of approximately 90 kms. The Council's Green Infrastructure Plan encourages the expansion of greenways to encourage more walking and cycling, active travel and increase modal shift. This includes the development of a network of cycleways, pathways and greenways across the District. The Development Principles Chapter of the draft Plan Strategy reflects this approach throughout (particularly under DPs 1, 2 and 3) by promoting active travel and the provision of green infrastructure.

In addition, the Transport and Movement Chapter specifies that disused railway lines and canal stretches within the District have the potential for greenway regeneration for or public access, recreation and tourism. Some have already been reclaimed for such purposes, such as the Foyle Valley Railway.

Renewable Energy

A development pressure analysis of wind based renewable energy development in the Borough indicates there are very few remaining areas where permission for wind turbines / farms has not been secured (see Map).



The Borough has also experienced pressure for other types of renewable energy, such as anaerobic digesters, solar farms and off-shore wind energy. The POP considers that the landfall aspects of off-shore proposals also needs to be considered. It also posits that an emerging issue relates to the provision of energy storage facilities, normally in the vicinity of sub-stations, that can require extensive areas of land. As a result of multiple key considerations general policy and policy specific to wind energy outside development limits are put forward, two options for each:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Retain the principle of the existing policy framework and designate areas of constraint within our most sensitive landscapes and provide policy for these areas.

The preferred option is Option 2. This option seeks promote renewable energy while protecting the Borough’s most sensitive and vulnerable landscapes, through the designation of areas of constraint. Whilst the areas may cover all forms of renewable energy development, there may be specific areas relating to wind energy development, for instance, in some AONB locations.

- Option 1: Identify a buffer around our towns and villages where wind turbines will not be permitted.

- Option 2: Do not identify buffers around Settlement Development Limits.

The preferred option is Option 1. The POP considers that due to turbines normally having a lifespan of 25 years, it is possible that an approved turbine may be located in proximity to the preferred location for the expansion of a settlement and may potentially prohibit the ability to grow a settlement in a sustainable manner. The extent of the buffer would be determined on a settlement by settlement basis, taking into account its position in the Settlement Hierarchy and any constraints in the area, as well as the Landscape Character Assessment. Reference in this option to towns includes the Borough's hubs.

DCSD Council's draft Plan Strategy for renewable and low carbon energy development aims to permit a diverse range of renewable energy development across the District to help address climate change by facilitating the decarbonisation of our energy supply. It will not only allow but encourage appropriate sustainable development whilst balancing this with protecting citizens, designated sites and sensitive environments / landscapes. However, given the significant wind farm clusters, the Council will only grant planning permission in exceptional circumstances for further wind farms in those landscapes considered to be reaching capacity from wind energy development.

It is considered that the approaches of the adjoining councils are broadly compatible.

Utilities

The CCGBC POP acknowledges the essential nature of utilities development but recognises that the Borough's sensitive landscapes are particularly vulnerable to adverse impacts specifically in relation to the visual impacts. The POP highlights the rich and diverse landscape across the Borough, much of which is designated as an AONB and the contribution such landscapes make in terms of health and wellbeing, tourism, economy and the environmental quality of the area.

While telecommunications and electricity infrastructure are critical to the economy and an essential and beneficial element of everyday living for the residents of and visitors to the Borough, the POP recognises that such development is largely comprised of high structures. Given the extent of environmental and landscape designations across the Borough the need to balance essential high structures and infrastructure with the protection of

landscapes is the key issue. The following three options were therefore put forward:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Identify specific areas within our most sensitive landscapes as Areas of Constraint on High Structures development.
- Option 3: Identify all of our areas of sensitive landscape as unsuitable for high structures development.

The preferred option is Option 2 as this option recognises the need for high structures in the countryside, particularly essential infrastructure, whilst protecting the most sensitive landscapes in the Borough. CCGB LDP considers the existing policy framework does not adequately protect the most sensitive landscapes as there is no policy differentiation between designated and non-designated areas. The POP acknowledges that Option 1 scored fewer negative impacts, and scored more favourably across the range of sustainably objectives but counters that Option 2 scored as a significant positive benefit for landscape and given that the protection of the landscape is the primary outcome, Option 2 became the preferred option.

DCSD Council's LDP strategy for Public Utilities aims to facilitate sustainable development through efficient use of infrastructure, to enable economic and social development including connecting across the District, minimising harm to the environment or sensitive locations. The LDP will plan for investment in power, water and sewerage infrastructure and provide new gas infrastructure from the 'Gas to the West' project. It will also seek to improve connectivity through telecommunications, which meets the needs of businesses and private households, both rural and urban, whilst reducing the need to travel.

It is considered that the approaches of the adjoining councils are compatible.

Minerals

CCGB POP, in line with the SPPS, proposes to take a balanced approach to mineral extraction. While it does not intend to pursue policies which would exclude mineral development entirely it does identify potential areas for constraint including:

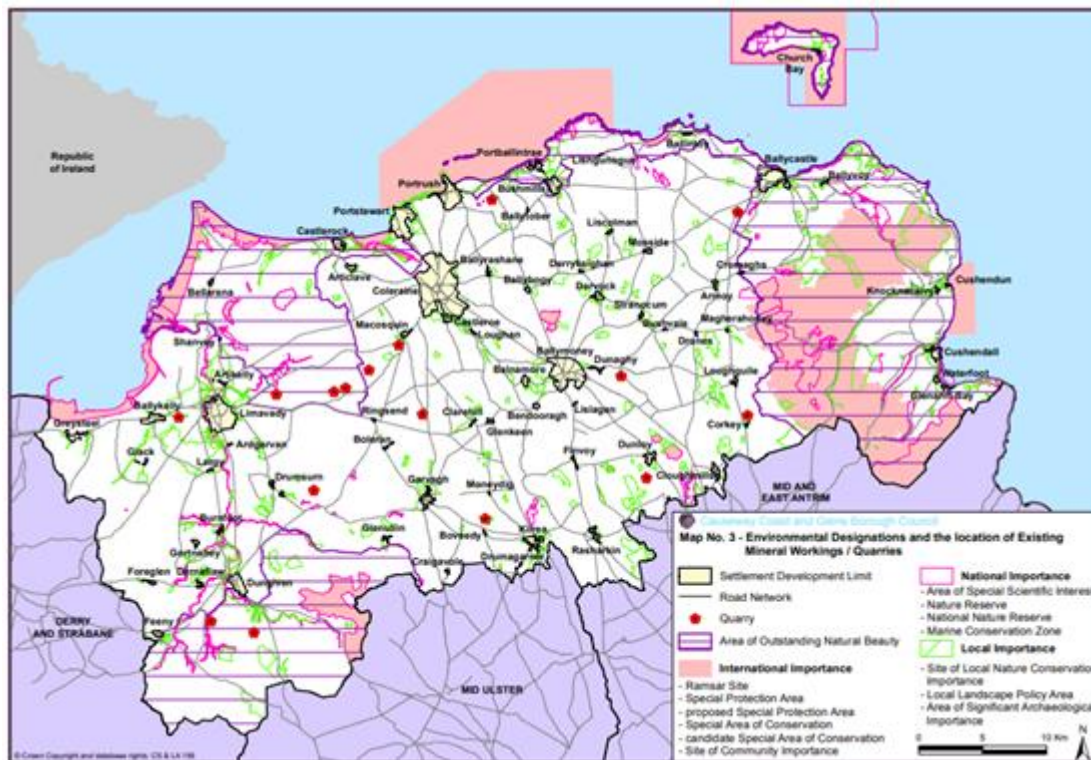
- Areas of Outstanding Natural Beauty (AONB);
- Local Landscape Policy Areas (LLPA)

- Ramsars;
- Special Areas of Conservation (SAC);
- Special Protection Areas (SPA);
- Areas of Special Scientific Interest (ASSI);
- Areas of Scientific Interest (ASI);
- Sites of Community Importance (SCI) and/or
- World Heritage Sites (WHS) Ancient monuments, archaeological sites and listed buildings.

The POP also highlights that there are cross-district considerations relevant to the Sperrin AONB, and to the Antrim Coast and Glens AONB as quarries exist within or close to these areas.

Planning permissions for mineral operations in the Borough relate mainly to hard rock, and sand and gravel. The mineral extracted from most of the Borough's quarries is basalt. The lignite deposit, to the north east of Ballymoney, is recognised as an important and valuable mineral resource. Lignite remains Northern Ireland's only indigenous source of fuel and the NAP identified the Lignite Resource Area (Designation COU 5) as an important and valuable mineral resource, the purpose of which is to safeguard the resource to ensure the reserves remain exploitable if and when the need arises.

There are twelve operating quarries in the Borough (see Map). Sand and gravel is actively excavated, primarily south of Dungiven in the Sperrin AONB, with smaller sand and gravel pits south of Ballymoney and Ballycastle. Gold exploration has recently occurred to the south east of the Borough in the Sperrin AONB, and in association with proposals in the neighbouring councils of Fermanagh and Omagh and Mid Ulster. The POP also advises hydrocarbon exploration for commercially viable reserves of natural oil and gas may also cause future issues.



Environmental Designations and the Location of Existing Minerals Workings/Quarries in CCGB.

Small-scale sand removal from beaches in Northern Ireland is a persistent environmental problem. Sand removal from the coastal zone along the North Coast occurs at Portstewart Strand, White Park Bay, Ballintoy Harbour and Ballycastle. Sand deposits on these beaches are generally finite in quantity and a non-renewable resource. The removal of sand from beaches impacts on the coastal ecology and may also affect the stability of coastal infrastructure.

In some instances, private estates have granted individuals rights to take sand/gravel from the shore. Such rights were frequently established before planning control was enacted in Northern Ireland. However, this does not remove the requirement to obtain planning permission, and appropriate Marine approval, for the extraction of sand/gravel from the coastal zone under current planning legislation. Over the past number of years, intermittent extraction of sand and gravel has taken place at the above named locations along the North Coast. Ballintoy Harbour, in particular, has been the subject of such periodic removal of sand and gravel. The POP considers there is a need to control this extraction from within the coastal zone to prevent irreparable damage to ecology, shoreline stability and the environmental amenity of such areas.

Commercial peat extraction also occurs in parts of the Borough. There are also a number of adits, collapses, shafts and working mines in the Borough, concentrated along the North Coast and in the eastern parts of the Borough. These may have a bearing on the location of development, in terms of land stability, owing to the length and depth of former mines.

The POP puts forward options to address four key issues arising from the above considerations:

Promoting Sustainable Minerals Development - Buffer Zones.

- Option 1: Define buffer zones around quarries to exclude inappropriate development.
- Option 2: Define the distance from a settlement that minerals development is acceptable in principle.
- Option 3: Define buffer zones around quarries to exclude inappropriate development, and define the distance from a settlement that mineral development is acceptable in principle.

The preferred option here is Option 1. This option recognises the important contribution that the minerals industry makes to the local economy. It also acknowledges that quarries are spatially tied to the resource, therefore by safeguarding areas around quarries from inappropriate development this will enable their future growth and expansion, where appropriate. This option also provides a balanced approach to promoting sustainable minerals development while protecting amenity. It would provide increased certainty for the operators while protecting amenity.

Promoting Sustainable Minerals Development - Areas of Constraint on Minerals Development (ACMDs).

- Option 1: Adopt a blanket approach to minerals development in areas designated for their landscape or environmental quality.
- Option 2: Allow minerals development in areas designated for their landscape or environmental quality where it can be demonstrated that there is no adverse impact on their landscape or environmental quality.
- Option 3: Designate areas to be protected from mineral development and define other areas elsewhere where mineral development will be acceptable in principle.

The preferred option here is Option 3 as it recognises the environmental assets within the Borough and the important contribution that the minerals industry makes to the economy. It will identify Areas of Constraint on Minerals Development and areas where minerals development will be acceptable in principle, subject to other planning policy and/or criteria. This option provides certainty to the operators and also allows for the protection of the environmental assets within the Borough.

Development in the Vicinity of Abandoned Mines, Adits and Shafts.

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Provide policy to restrict development on land known to be at risk of instability.

The preferred option here is Option 2. This option recognises there are a number of adits, collapses, shafts and working mines located within the Borough. Within the vicinity of these mineral workings land instability is a key concern, therefore, in the interests of health and safety the erection of buildings will not be permitted. Option 2 is also preferable to Option 1 as it allows for protecting, conserving and enhancing the historic environment and cultural resources.

Lignite Resources within the Borough.

- Option 1: Retain the existing designation and principle of the existing policy framework.
- Option 2: Retain the existing designation and amend existing policy framework to provide greater flexibility for development.

The preferred option here is Option 2 as it safeguards the lignite resource, ensuring the reserves remain exploitable if and when the need arises. However, this option would allow some flexibility on lands where built development already exists. It is proposed that development would be very limited in nature.

DCSD Council's LDP Strategy for Minerals aims to have a balanced approach, which seeks to promote minerals development in sustainable locations, by identifying Minerals Reserve Areas (MRA's). The Council will also focus on protecting particularly sensitive landscapes through Areas of Constraint on Minerals Development (ACMD) in the high Sperrins, Glenelly valley, Faughan valley and Foyle river corridor.

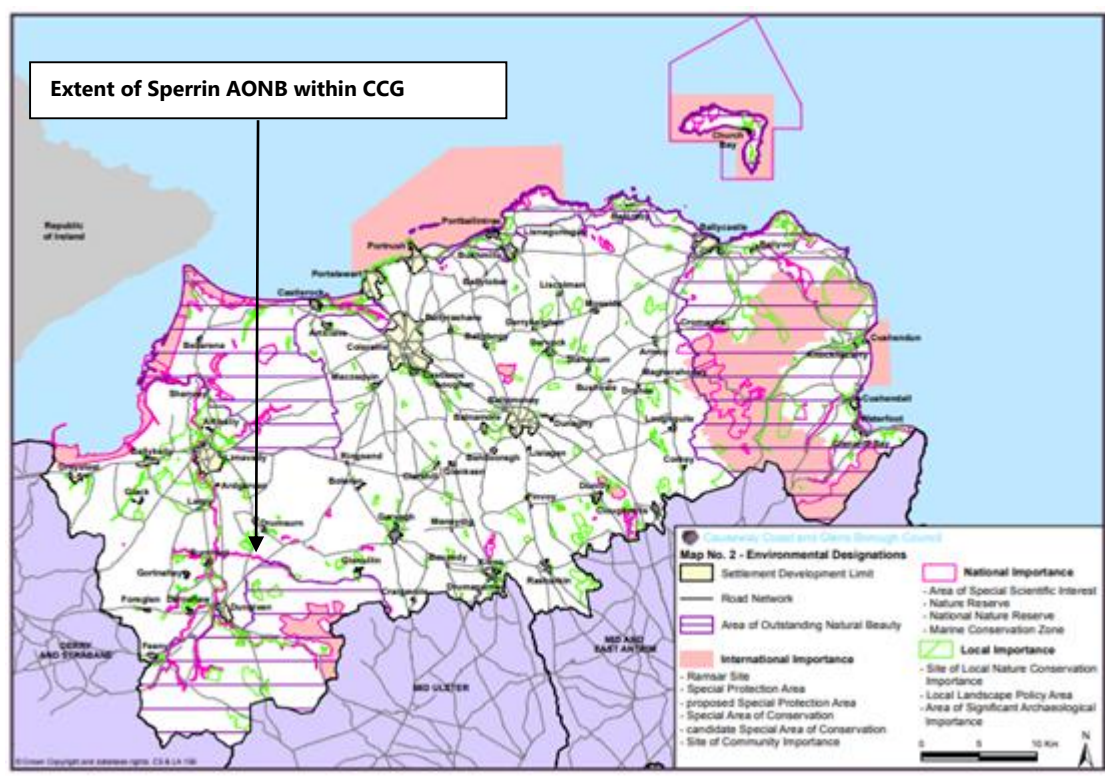
In all other areas, the Council aims to ensure that sufficient local supplies of construction aggregates can be made available for use within the local, and where appropriate, the regional market area and beyond, to meet likely future development needs over the LDP period. In addition to this, the Council will have policies directed specifically towards valuable minerals.

The Council will also require the restoration of newly approved quarries / minerals sites, as well as old / existing quarries through the Review of Old Minerals Permissions (ROMPs), when the ROMPs legislation is fully enacted.

It is considered that the approaches of the adjoining councils are compatible.

Sperrin AONB

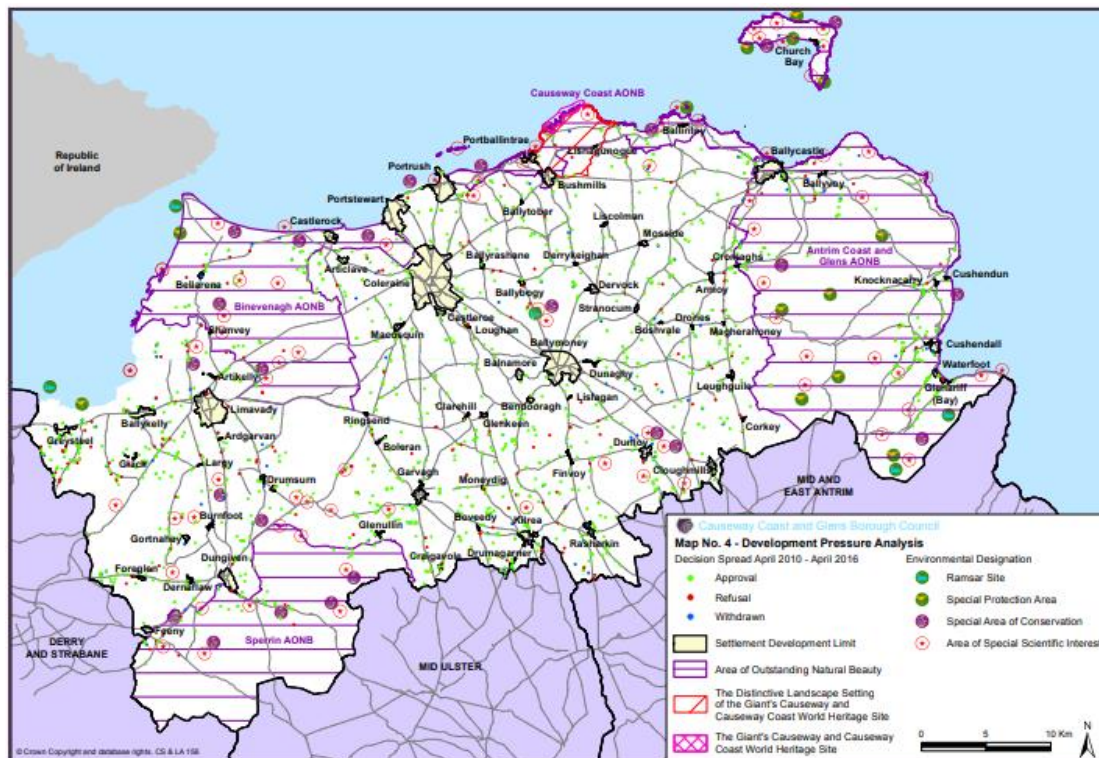
The Sperrin AONB straddles the DCSDC and CCGBC areas (see Map below).



Environmental Designations Including AONBs

As outlined previously, there are implications for this arising out of minerals development. There are also implications arising out of renewable energy development and public utilities development in respect of tall structures or any structure which would significantly impact the landscape character across

council areas. Residential development, particularly cumulatively, can also have significant impacts on an AONB.



Development Pressure Analysis – Decision Spread April 2010 to April 2016

The CCGB POP, under the Natural Heritage section proposes policy specifically for AONBs with 3 options put forward for their protection and the preferred option being one which is tailored to the characteristics of each area (refer to Natural Environment Designations section above for detail of AONB policy).

At the time of writing this report there is no policy direction proposed specifically for the Sperrin AONB. This is likely to be addressed in more detail in the forthcoming CCGB draft Plan Strategy. The relevant considerations pertaining to the Sperrin AONB are addressed within the accompanying sections of this report.

Policy NE 5 Development within the Sperrin AONB, deals with the development pressures on this AONB specifically. It advises the Council will not permit development that will adversely impact or erode the intrinsic appeal of the Sperrin AONB, including its landscape character and setting, when considered individually or cumulatively alongside existing or approved development. It

requires all proposals to demonstrate how they have considered siting, massing, shape, design, finishes and landscaping in order to positively enhance our important AONB landscape.

The policy stipulates that the Council will be supportive of the provision of pathways and informal recreational facilities of an appropriate scale and in a suitable location within the AONB, subject to policy provisions contained elsewhere in the plan.

It is considered that the approaches of the adjoining councils are broadly compatible.

Tourism

The Borough contains two of Northern Ireland's top ten attractions in 2016: the Giant's Causeway World Heritage Site and the Carrick-a-Rede Rope Bridge with 440,000 visitors. The area's high-quality rural landscape and its coastline of approximately 240 km are also two of its key tourism assets. It includes a wide variety of distinctive landscapes, wildlife habitats and heritage features, and the majority of the Borough's environmental and nature conservation designations are along or near it.

Offshore, there are two Marine Conservation Zones, at Rathlin Island and Waterfoot. Coastal tourism also puts pressure on the area, both in terms of its environmental capacity to absorb the pressure and the need for physical infrastructure to accommodate tourist needs.

A growing concern is the adequacy of parking provision in the vicinity of the Borough's tourism assets, where, on occasion, the presence of car and coach parking can undermine the quality of the visitor experience, as well as the physical condition of the tourism asset itself.

The CCGB POP puts forward 2 options to for tourism policy to address the key issue of increasing visitor numbers and the impact on sensitive landscapes:

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Identify Tourism Conservation Zones (TCZs) and Tourism Opportunity Zones (TOZs) and develop policy for development within these areas.

The preferred option is Option 2. This option recognises that tourism assets should be safeguarded from inappropriate development, whilst acknowledging

increased tourist numbers generate specific pressures, which require management to enable a sustainable approach to tourism and the environment alike. The area's high quality rural landscape is one of its main tourism assets. However, in addition to the traditional tourism hotspots (e.g Giant's Causeway, Carrick-a-Rede Rope Bridge, Dunluce Castle, etc.), there exists a wealth of additional tourism opportunities throughout the Borough, away from these hotspots. This option seeks to both protect our exiting tourism assets and environment while promoting the less well known or visited areas within the Borough

DCSD Council's draft Plan Strategy intends that Derry City will remain the prime tourism opportunity. Elsewhere, the main tourism development opportunities are in key settlements across the District. With the Council's increased role in promoting tourism development, it is the LDPs Tourism Strategy to support and facilitate appropriate sustainable tourism development to fulfil the District's tourism potential as well as protect tourism assets within the District. Proposals will be directed primarily to the city, towns and other key settlements in order to ensure that there will be economic benefit and environmental sustainability across our District. In exceptionally defined circumstances, there may be a need for an attraction or infrastructure close to the tourism asset, so long as these proposals are sustainable and high-quality forms of development.

The direction of the respective councils' tourism policy is somewhat divergent at the time of writing. CCGBC POP puts forth policy to protect existing principal assets such the at WHS but also promotes tourism at less well-known areas. DCSD draft strategy also seeks to protect existing assets but beyond this intends to concentrate such development within the higher tier settlements first and within smaller settlements secondarily, with some exceptions. It may be that the CCGBC LDP refines the POP policy options at draft plan strategy stage and in doing so the two approaches may align more closely.

Housing, including Rural Housing Policy

As of 1st April 2017, there were in the order of 1,400 housing units completed in the Borough between 1st January 2012 and 1st April 2017. Based on the uncommitted housing zonings identified in the Northern Area Plan, the remaining potential housing capacity equated to approximately 13,000 extra units. These figures exclude planning permissions for rural housing outside of settlement development limits. The level of remaining housing potential is set in the context of the Revised HGI figure - a requirement for 9,270 housing units for the whole Borough up to 2030.

Information relating to the period 1st January 2012 to 1st April 2017 indicates an annual build rate (urban and rural) of 538 units per annum across the Borough, which is slightly higher than the assumed annual build rate for the Revised HGI. An analysis of the annual build rate (from the Housing Discussion paper) shows a wide variation in the annual urban build rate from its peak in the early 2000s at 890 units per annum, to more recent times when the annual build rate has been in the order of 200 units per annum. Even if a more optimistic annual urban build rate of 500 units per annum were considered over the remainder of the lifetime of the plan, this would equate to a need for 6000 units (based on 12 years).

In terms of build rates in the rural area, since the introduction of PPS 21, the number of completed housing units in the countryside has remained reasonably constant. If the policy context applicable to the countryside remains unchanged, it is possible that this annual rural build rate will remain largely unaltered, and could, in itself, generate approximately 3000 additional units over the remainder of the plan period (based on 12 years). Therefore, overall, there is the potential for an additional 16,000 units in the Borough, based on the lands zoned for development in settlements in the Northern Area Plan and the present rural planning policy regime under PPS 21. This figure is significantly higher than the HGI allocation of 9,270 dwellings for the Borough.

NIHE has indicated that the social housing need for the period 2019 – 2023 is 592 new dwellings. Based on the most recent average annual build rate of 263 units per annum, the social housing requirement of 592 units over a five year period would equate broadly to 45% of the possible total housing provision over this period. -

The context of some of individual settlements should also be considered. Utilising the distribution of the HGIs under the Northern Area Plan, Portrush's total housing allocation for the plan period (i.e. not the five years of the social housing need) would be in the order of 390 units, and Portstewart's would be 420 units. In this context, and assuming social housing need will not disappear after this present five year period, the social housing element in both these settlements would take up a significant level of their overall housing allocation.

The CCGB POP identifies 4 key issues for housing policy to address:

Approach to the Split Between Urban and Rural Housing.

- Option 1: Retain the principle of the existing policy framework.

- Option 2: Review the principle of the existing policy framework.

The preferred option is Option 2 as the evidence indicates there is little difference in the population of the Borough's hubs compared to its countryside and the level of planning permissions in the countryside remains high, with the possibility of absorbing a significant level of our Housing Growth Indicator (HGI) in unsustainable locations. As the RDS promotes growth of the hubs, it is considered the ability to control further housing development in the countryside is necessary to help support the hubs as the focus for growth.

Social Housing Distribution

- Option 1: Distribute as per the NIHE Housing Needs Assessment.
- Option 2: Distribute as per the focus of development in the hubs.
- Option 3: Distribute in the hubs and on the basis of a settlement's population.

In this instance the POP advises that the preferred option is an amalgamation of Options 2 & 3. As social housing provision caters for a whole spectrum of household size, a focus on the Borough's hubs will help support other key aspects of regional planning guidance, such as encouraging a diversity of uses in town centres and promoting more sustainable modes of transport. It may also improve the opportunity for an evening economy. This combined option will allow the Council to focus social housing provision in the Borough's hubs, but will also allow for some provision in the Borough's towns and villages which will help support their facilities and services and maintain local social cohesion.

Provision of Social and Affordable Housing

- Option 1: Retain the principle of the existing policy framework relating to social housing and develop policy relating to affordable housing.
- Option 2: Zone land specifically for these types of housing.
- Option 3: Amend existing policies with regard to thresholds for the provision of social housing and develop policy relating to affordable housing.

The preferred option here is Option 3 as the level of social housing need in the Borough remains high and information on the sizes of housing developments in the Borough in recent years indicates that (under the present policy set out in the NAP) there are only a small number of developments to which this policy would apply.

As most of the Borough's towns and all of its villages have a population of less than the threshold of 2,250 set out in Policy CTY 5 of PPS 21, it may be more appropriate to consider social housing provision as part of a settlement's overall housing allocation and zoning, rather than in addition to it. This option also allows for the opportunity to develop a policy framework for affordable housing which is informed by the local situation.

Private Amenity Space in New Residential Development

- Option 1: Retain the principle of the existing policy framework.
- Option 2: Revise existing standards to provide minimum space per unit in both urban and rural residential development.
- Option 3: Increase the requirement for in-curtilage private amenity space and reduce the requirement for public amenity space.

The preferred option is Option 2. This option allows for the opportunity to reassess standards to determine if they are relevant, and to provide a minimum area per dwelling size. The provision of on-site amenity space to meet residents' needs is relevant regardless of whether a dwelling is in an urban or rural context.

The DCSD draft strategy for the strategic allocation of housing land is to have a supply of housing land to meet the anticipated requirements of the District with the main housing allocation in Derry City as the Regional City for the North West, as well as giving a proportionate supply to Strabane as the Main Hub. There will be housing opportunities across the remaining settlement tier and in the countryside at an appropriate scale and density. The LDP aim is to deliver 9,000 new, quality homes by 2032 at sustainable locations accessible to infrastructure employment, shopping, community services, leisure and recreational facilities.

The strategy for urban housing is to deliver for the housing needs for the District by providing high-quality mixed housing developments in a range of sizes and tenures including private housing, social and affordable housing, housing for the elderly, student accommodation, HMOs, Traveller accommodation and specialist housing. The LDP will seek to provide land and policies for permissions and delivery of approximately 7,800 dwellings at a range of locations across and within the District's settlements, especially focussing on Derry City and Strabane Town, in order to meet the housing demand and social affordable housing need.

Specifically, the LDP, will therefore seek to manage the District's housing by:

- a. Zoning (by defining and refining) the committed housing land and priority sites, using phasing to focus on early delivery, in the city and towns;
- b. Not zoning additional land for housing generally;
- c. Identifying additional housing land on brownfield sites and otherwise in sustainable, accessible and central locations;
- d. Zoning additional housing lands only in an exceptional circumstance, where a specifically identified local need, and lack of alternative lands, is robustly evidenced. These sites should also be sustainable, accessible and central locations as far as possible;
- e. Within villages and small settlements, identify and manage the priority housing areas for early delivery, at appropriate density levels;
- f. Managing the amount, type and location of dwellings outside of settlements through Policies HOU 18 to HOU 26; and
- g. By actively monitoring the amount, type and location of all dwellings being approved and implemented, with a view to revising the LDP zonings or policies so as to ensure that adequate housing is actually being delivered.

Coastal

The Borough's coastline is one of its key economic assets. The majority of the Borough's environmental and nature conservation designations are either along or in proximity to it. The designations include Northern Ireland's only UNESCO World Heritage Site (WHS) at the Giants Causeway. Offshore, there are two Marine Conservation Zones – Rathlin and Waterfoot.

The coastline is a major tourism asset, however, this puts pressure on the area, both in terms of its environmental capacity to absorb the pressure and for physical infrastructure to accommodate tourist needs. In addition, small-scale sand removal from beaches is a persistent environmental problem as sand deposits on beaches is generally finite in quantity and a non-renewable resource. There are a number of adits, collapses, shafts and working mines within the Borough, concentrated along the northern and eastern coast also.

Commercial sea fishing employment is limited in the Borough to Cushendall and Cushendun. There are commercial crab and lobster inshore fisheries and commercial eel fishing in the Borough. Leisure sea fishing is also a popular attraction operating out of the Borough's various harbours, as is other seasonal, sea based, recreation activities such as whale and dolphin watching. There is extensive aquaculture in Lough Foyle with two designated shellfish sites located at Longfield Bank and Balls Point.

The Northern Area Plan shows the extent of the World Heritage Site, designates its Distinctive Landscape Setting and includes policies to protect these from inappropriate development. There is some concern that the present Distinctive Landscape Setting policy is overly restrictive, particularly on farmers and residents within it. Development pressure and the scale of proposals are also a concern as they could have an adverse impact on the WHS and its Distinctive Landscape Setting.

The CCGB POP concerns itself primarily with the impacts on the WHS and to that end puts forward 4 options for managing development within the Distinctive Landscape Setting:

- Option 1: Retain the existing designation and the principle of the existing policy framework.
- Option 2: Retain the existing policy framework and review the existing designation.
- Option 3: Review the existing policy framework and retain the existing designation.
- Option 4: Review both the existing policy framework and the existing designation.

The preferred option is Option 3 as it recognises that the present Distinctive Landscape Setting Policy COU4 may be overly restrictive on farmers and residents within it. A review may result in an amendment that would better meet the everyday needs of local landowners while still protecting the landscape assets of the WHS. This is likely to affect only a small number of the Borough's population given the sparse nature of dwellings and farms within the DLS.

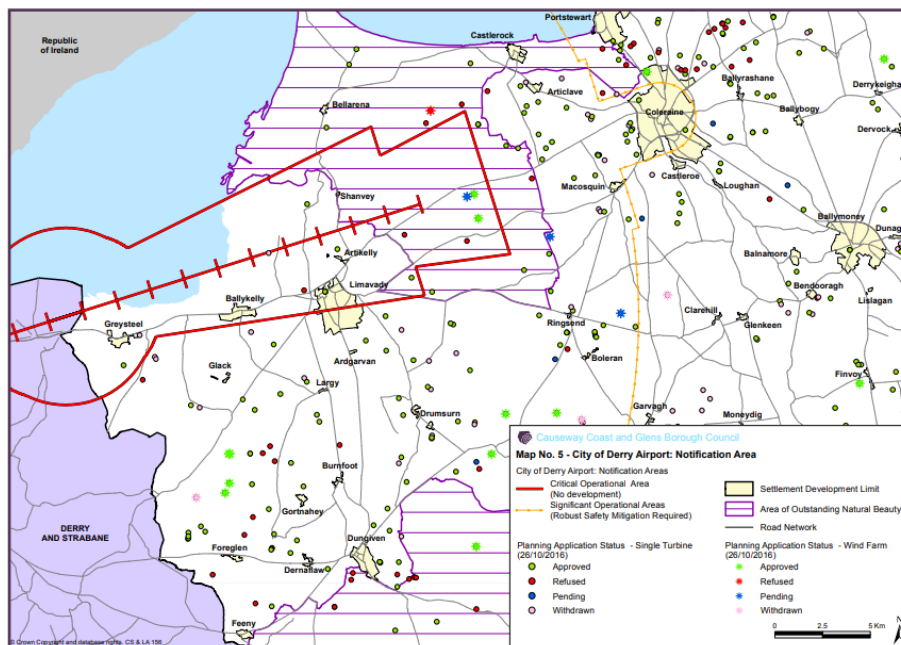
DCSD Council's draft Plan Strategy for coastal development aims to manage development in our coastal areas, protecting them in order to retain their visual quality, safeguard against the loss of distinctive habitats, to help adaptation to climate change and ensure that their landscape / seascape setting is conserved. It will therefore protect the undeveloped coast in particular from inappropriate development, whilst accommodating appropriate sustainable development that contributes to the economy and which is sensitive to its coastal location and compatible with nearby Marine Planning.

Other topics of mutual interest

The City of Derry Airport (CODA) is located at the shared boundary of the DCSD and CCGB council areas. While the airport building and runways are within Derry, there are implications for the Borough in relation the flight paths.

The Borough is affected by the flight path to CODA in relation to wind turbine development. The below map illustrates the extent of the Windfarm Safeguarding Area in the Borough and the location of wind energy proposals in the locality.

In relation to Airport Public Safety Zones, required to restrict development to control the number of people on the ground at risk of death or injury in the event of an accident during take-off and landing, none has yet been designated at CODA due to the smaller scale of the operations. It may be that one is designated in future if a review of operations suggests it is necessary.



In conclusion, regular meetings, including through the Sperrin Forum, have sought to ensure that the two Councils’ respective LDPs have a common understanding of issues and opportunities, as a basis for co-ordination and ongoing co-operation. In particular, the proposed strategic designations and policies in the LDP dPS are considered to be compatible with CCGB’s current / emerging strategies as outlined in its LDP POP, in terms of the identified issues, including settlements, infrastructure, economic development lands, housing, renewable energy and minerals extraction.

12.0 Adjoining Councils: Fermanagh and Omagh District Council

Adjacent Council Areas & Key Settlements – Statutory Requirements

RDS - The Regional Development Strategy (RDS 2035) offers a strategic and long-term perspective on the future development of Northern Ireland up to 2035. The RDS contains regional guidance to provide policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It sets the context in which to make policy and development decisions in order to achieve sustainable development throughout the region.

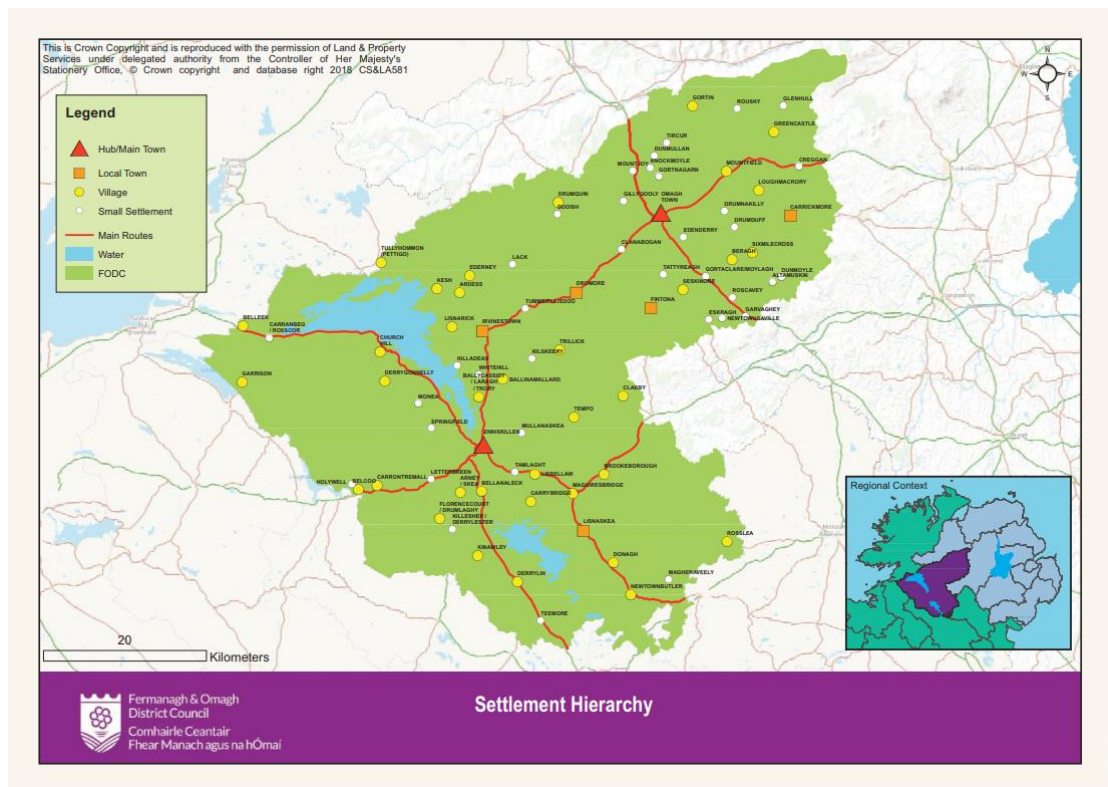
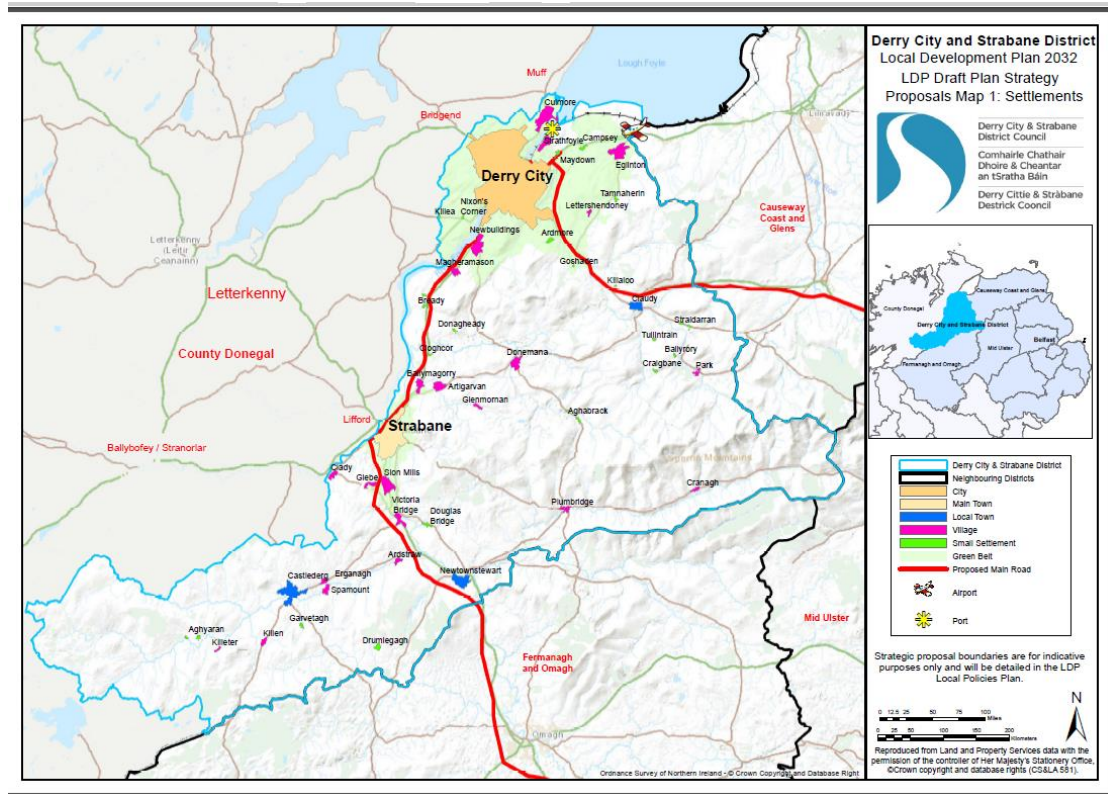
ESTF - Ensuring a Sustainable Transport Future – A New Approach to Regional Transportation complements the RDS and contains high level aims and strategic objectives. The LDP will be a fundamental tool in the implementation of the RDS and ESTF.

The RDS seeks to strengthen economic and social cohesion by enhancing external linkages and internally by helping to foster patterns of development that will assist community cohesion. This means being outward looking by encouraging cross-border networks of economic co-operation and enterprise, developing a cohesive network of cross-border and trans-regional infrastructure and extending co-operation in the protection and management of the environment. The border around Derry / Londonderry and Strabane is identified as having opportunity to develop cross border transportation and co-operation.

The RDS Spatial Development Strategy (SDS) provides a framework for future physical development across NI based on urban HUBS and CLUSTERS, key and link transport CORRIDORS and the main regional GATEWAYS of ports and airports. In accommodating growth, the SDS aims to give strategic focus to future development and achieve balanced growth within the Region by developing:

- The key and link transport corridors and associated trunk road links.
- A compact and dynamic metropolitan core centred on Belfast.
- A strong North-west regional centre based on Londonderry.
- A vibrant rural Northern Ireland with balanced development spread across a polycentric network of hubs and clusters based on the main towns that have a strategic role of employment and services for urban and rural communities.

EVB2 p18-19 & Map of Spatial Strategy



The **SPPS (Strategic Planning Policy Statement for NI)** has a statutory basis, prepared under Article 3 of the Planning (Northern Ireland) Order 1991 which requires the DOE to formulate and co-ordinate policy for securing the orderly and consistent development of land and the planning of that development. The SPPS is a statement of DOE (now DfI) policy on how regionally important land use planning matters should be addressed across Northern Ireland.

The SPPS states that the Council must take account of the RDS 2035, the Sustainable Development Strategy for NI, the SPPS and any other policies or advice in guidance issued by the DOE. These could include Landscape Character Assessments and Conservation Area Design Guides.

Fermanagh & Omagh District Council is A STATUTORY CONSULTATION BODY IN DP REGS. Summary of engagement on LDPs:

2016 – Pre-POP stage, formal consultation letter issued

2016 – Consultation Response received

2016 – DC&SDC submitted a consultation letter to FODC Pre-POP and POP

2017 - DC&SDC received a formal consultation letter from FODC regarding our LDP POP

Numerous, ongoing liaison between LDP Planning Officers of both Councils

Both Councils sit on the Sperrins Forum – Principal Planner and 2 no Members of Planning Cttee, with meetings 2017 - 2019, culminating in the agreement of a 'Statement of Common Ground - Planning in Sperrin AONB' in 2018. (See Appendix 3)

2016 - Formal meeting of LDP Planners with our 3 NI Adjoining Councils' LDP Planners

2018 - Formal Bi-lateral meeting of LDP Planners with FODC LDP Planners

2018 – DC&SDC submitted a formal consultation letter to their dPS

2019 – DC&SDC sent a draft text of our LDP dPS Chapter 2; agreed / no objection.

KEY DOCUMENTS / STRATEGIES AND TIMESCALES

The Fermanagh and Omagh Local Development Plan, once adopted, will replace the current Fermanagh Area Plan 2007 and Omagh Area Plan 2002. **The FODC LDP POP was published in October 2016 and the LDP Draft Plan Strategy in Oct 2018.**

The Local Government Act introduces a statutory link between the Community Plan and the Local Development Plan (LDP). The LDP must take account of the Community Plan.

The Fermanagh Omagh 2030 Community Plan is the overarching plan for the Fermanagh Omagh District, which brings together all the information and collective resources from a wide range of partners and both internal and external stakeholders.

The Fermanagh Omagh Community plan has 3 themes and 8 shared outcomes which relate to the 3 sustainable development pillars i.e. social, economic and environment.



Similar to the Fermanagh Omagh Community Plan, the Derry City and Strabane Inclusive Strategic Growth Plan has 3 overarching themes. Economic Wellbeing, Environmental Wellbeing and Social Wellbeing. Derry City and Strabane District Council aim increase skills and education, increase prosperity through a strong, sustainable, competitive economy, to live in the cultural destination of choice and to protect and enhance the environment.



CO-OPERATION AND COMPETITION

Our District, its settlements and the people cannot operate solely in isolation within our Council area. The LDP will seek to enhance the role of Derry and Strabane as the key settlements of the North West, thus providing services for the wider region in addition to servicing our own District e.g. in retail, health, social / recreation, education, employment and housing. Similarly, there will be some facilities that will service our population but that are located outside of this District. The challenge of LDP preparation will therefore be one of mutual awareness, co-operation with our neighbours, in responsible, proper spatial planning - so as achieve efficient use of infrastructure, avoid duplication, back-to-back development and inappropriate competition between the districts and settlements. Nevertheless, it must be recognised that there will inevitably be some degree of ‘competition’ with our neighbouring districts, who will not necessarily accept that they have an ‘ancillary’ role as suggested in the RDS. Some main locational context considerations are set out below:

KEY FACTS OF COMMONALITY

Overall Relationship

Fermanagh and Omagh District is situated to the south of our District, with a long ‘border’ (approx. 69 km) extending from the Killeter / Killen / Drumquin areas in the west to Newtownstewart / Plumbridge / Gortin areas in the centre to Cranagh / Sperrins / Greencastle in the east. Fermanagh and Omagh is connected to our District by the RDS Western Economic Corridor, one of 5 Key Transport Corridors and 4 Link Corridors as defined in the Regional Strategic Transport Network set out in the Regional Transport Strategy.

Omagh (pop 22,000 approx.) has a RDS Main Hub role, located on the Western Economic Corridor that connects it northward, along the A5, to Derry / Strabane and southwards to Dublin. Omagh is the main town of County Tyrone, is a major administrative centre with a sub-regional campus for further education and a strong skills and knowledge-based economy. Much of the southern part of our District, south of Strabane, looks towards Omagh for schools, recreation, retail, employment, etc., whilst people from Omagh and northwards increasingly utilise Derry for higher level shopping, health, education, etc.; therefore, the LDP should recognise these strong inter-relationships.

Enniskillen (pop 14,000 approx.) on the banks of Lough Erne, is a key tourist destination. It is recognised in the RDS as a Main Hub and also as an inter-regional gateway, but being almost 2 hours drive from Derry, it has a limited influence on this District.

Growth Strategy

Fermanagh and Omagh aims to achieve a balanced and sustainable growth and recognises that outside of Belfast and Derry/Londonderry, the Main (and Local) Hubs have a strategic role as centres of growth and investment facilitated by their position on key transportation corridors. Enniskillen and Omagh are identified as Hubs with Enniskillen also identified as the South West Gateway with strategic links to Sligo

Outside of the Hubs is the Rural Area comprising of Local Towns, Villages and Small Settlements and the Countryside.

Spatial Strategy / Settlements (EVB4)

A Strategic Settlement Evaluation of all settlements against the RDS Evaluation Framework and the Hierarchy of Settlements and Infrastructure was carried out in 2015. The Evaluation confirmed Enniskillen and Omagh as the main towns of the Council area, supported by a network of Local Towns, Villages and smaller settlements.

Enniskillen and Omagh are identified as principle towns in the Council area with Omagh being the largest in terms of population and household numbers. Enniskillen with its UNESCO Global Geopark, make it an attractive tourist destination. This is aided by its proximity to the Republic of Ireland with Sligo being only 1 hours drive away. There is also a private aviation facility at St Angelos airport.

Omagh holds a dominant position within the north east of the Council area and is strategically located on the Western Economic Corridor that connects Omagh northwards to Derry/Londonderry, eastwards to Belfast and southwards to Dublin.

The Council is served by five Local Towns which are important locally for the service provision in their respective hinterlands. These are Carrickmore, Dromore, Fintona, Irvinestown and Lisnaskea.

The Spatial Growth Strategy for Fermanagh and Omagh takes into account the RDS settlement Evaluation. The plans Spatial Growth strategy seeks to:

- manage growth based on sustainable patterns of development balanced across the Council area, with settlement limits defined for all settlements to provide compact urban forms and to protect the setting of individual settlements;
- focus major population and economic growth within the two main hubs of Enniskillen and Omagh and strengthen their roles as the main

administrative, trade, employment and residential centres within the district;

- sustain the role of the small towns of Carrickmore, Dromore, Fintona, Irvinestown and Lisnaskea as important local service centres for their rural hinterlands, providing appropriate development opportunities for housing, retail, employment and leisure/cultural activities, in keeping with the scale and character of these settlements;
- sustain the role of the villages as small, local service centres to meet the daily needs of the rural area, providing opportunity for housing, employment and leisure activities in keeping with the scale and character of individual settlements;
- sustain small settlements which act as focal points for the rural community, by providing development opportunities appropriate to their size and scale, allowing for single houses and/or small groups of houses (no more than 6) and small rural businesses;
- support and sustain vibrant, rural communities by accommodating appropriate development which is sensitive to the environment and safeguards our natural and built heritage;
- promote a balanced approach to transport infrastructure and encourage improvements to public and private transportation provision;
- facilitate the protection of vulnerable landscapes and conservation interests, from inappropriate and over dominant development while promoting adequate provision of open space and landscaping integrated with broader green and blue infrastructure

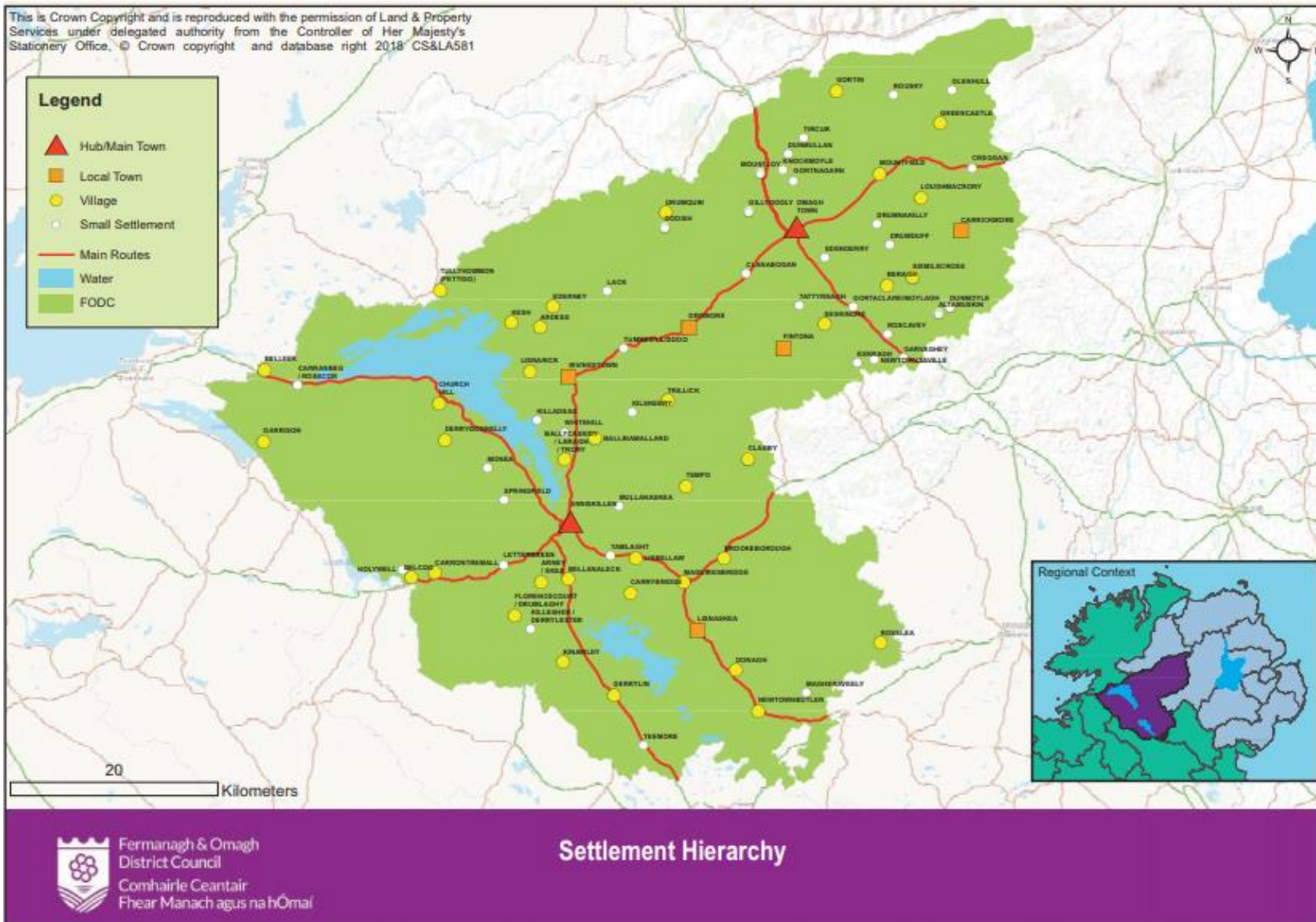
Draft Strategic Policy SP02 - Settlement

The Settlement Hierarchy as set out below and amplified in Tables 2 and 3 will be used in determining the scale of development appropriate to a particular location:

Settlement Type	Description
Main Towns	Focal point for employment, shopping, housing, leisure, cultural and social facilities
Local Towns	Smaller towns providing a small range of goods, services, leisure and cultural facilities.
Villages	Local service centres which provide for opportunities for housing, employment and community/leisure facilities appropriate to their scale and character.
Small Settlements	Settlements with few or minimal facilities and infrastructure.

Table 2: Settlement Hierarchy Classification

Settlement Type	Scale and level of existing facilities	Settlements	
Main Town	Focal point for employment, shopping, housing, leisure, cultural and social facilities	Enniskillen Omagh	
Local Towns	Smaller towns providing a small range of goods, services, leisure and cultural facilities.	Fintona, Dromore, Carrickmore, Irvinestown, Lisnaskea	
Villages	Local service centres which provide for opportunities for housing, employment and community/leisure facilities appropriate to their scale and character.	Ballinamallard Belcoo Bellanaleck Belleek Beragh Brookeborough Clabby Derrygonnelly Derrylin Donagh Drumquin Ederney Garrison Greencastle Gortin	Kesh Kinawley Lisbellaw Lisnarick Loughmacrory Maguiresbridge Mountfield Newtownbutler Tullyhummon (part of Pettigo) Rosslea Seskinore Sixmilecross Tempo Trillick
Small Settlements	Settlements with few or minimal facilities and infrastructure.	Ardess Arney/Skea Altamuskin Ballycassidy/Laragh/ Trory Carranbeg/Rosscor Carrontremall Carrybridge Church Hill Clanabogan Creggan Dooish Drumduff Drumnakilly Dunmoyle Dunmullan Edenderry Eskragh Florencecourt/ Drumlaghy Garvaghey Gillygooley Glenhull Gortaclare/Moylagh	Gortnagarn Holywell Killadeas Killesher/Derrylester Kilskeery Knockmoyle Lack Letterbreen Magheraveely Mullanaska Monea Mountjoy Newtownsaville Roscavey Rousky Springfield Tamlaght Tattyreagh Teemore Tircur Tummery Whitehill



Retail – Competition / Complementarity

Principle focus for retail growth and other town centre uses will be centred within Enniskillen and Omagh Towns. The five local towns will provide an important function in meeting both the daily and weekly needs of surrounding residents. In keeping with the SPPS Fermanagh and Omagh District Council have adopted a town centre first approach for retail and other main town centre uses.

Retail development will be directed towards the Primary retail Cores of Fermanagh and Omagh.

Retail Strategy for Fermanagh and Omagh

Hierarchy	Location	Purpose
Town Centres		
- Main Towns	Enniskillen Omagh	To provide for a wide range of retail (both convenience and comparison) and other main town centre uses.
- Local Towns	Carrickmore Dromore Fintona Irvinestown Lisnaskea	To provide a range of uses to meet the needs of these smaller towns and their rural hinterlands.
Local Neighbourhood Centres	Within the existing settlement boundaries of the Main Towns	To provide limited retail, mainly for the sale of convenience goods, and related uses to meet the daily needs of local residents within a neighbourhood.
Villages and Small Settlements	Within existing settlement boundaries	To provide limited retail and related uses to meet the daily needs of local residents.
Rural Shops	Countryside	Farm shops, craft shops and shops incidental to tourism or recreational facilities

Fermanagh and Omagh District Council are proposing 5 policies for Retailing and Town centres. These include policies on Town Centres, Primary Retail Frontages, Local Neighbourhood Centres, Villages and Small Settlements and Petrol Filling Stations.

Economy / Employment

Fermanagh and Omagh District Council area's economy comprises employment in manufacturing, business and light and general needs industry. It also includes sectors such as education, health, retail and tourism. Fermanagh and Omagh's economy is characterised by small and medium enterprises (SMEs). The majority of jobs are in the service sector such as health, education, retail and construction being the largest employing sectors. Self-employment is prominent in the council area, with the proportion of people self-employed above the NI average.

Fermanagh and Omagh District has a vibrant agricultural sector and minerals development industry.

Tourism makes an important contribution in the Council area. Tourism expenditure is above many of the other council areas due to such attractions as the Marble Arch Caves, the Ulster American Folk Park and Cuilcagh Boardwalk.

Fermanagh and Omagh District Council aims to support industry and business uses in Towns, Villages, small settlements and appropriate development in the countryside. Within the towns, new industry should be located in zoned areas. However, there may be existing industrial areas, including vacant buildings and sites, which could accommodate new industry through new development, redevelopment or change of use.

Fermanagh and Omagh District Council aim to support industry and business uses where it is a firm proposal and there is a requirement for the industry or business to be located in the countryside. Fermanagh and Omagh District Council will also support the re-use or adaptation of existing farm buildings for farm diversification run in conjunction with the agricultural operations of a farm if the conditions of policy IB05 are met.

Landscape Character

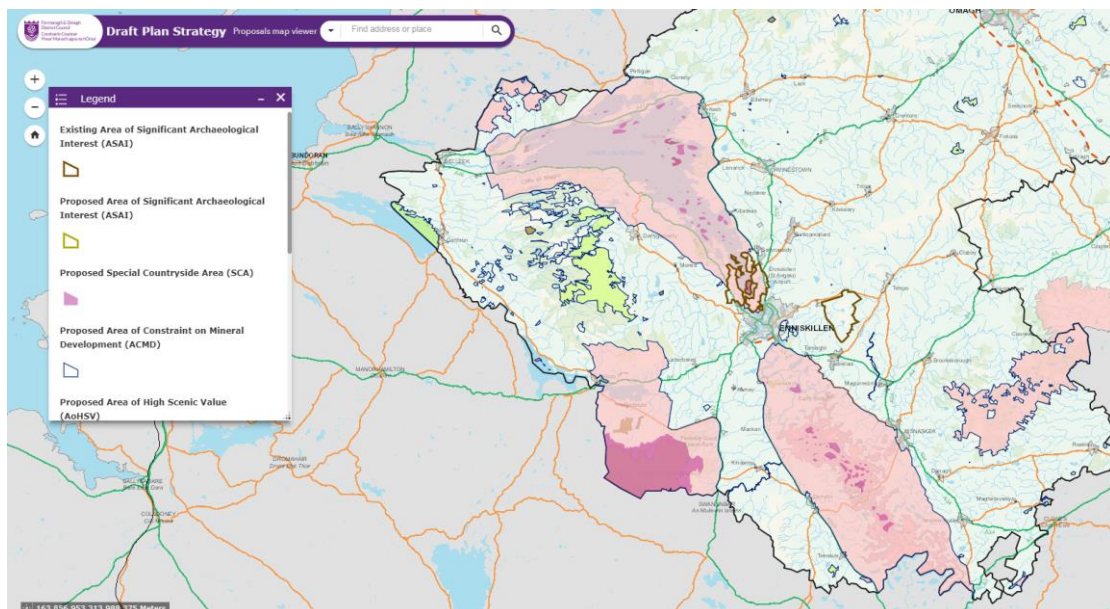
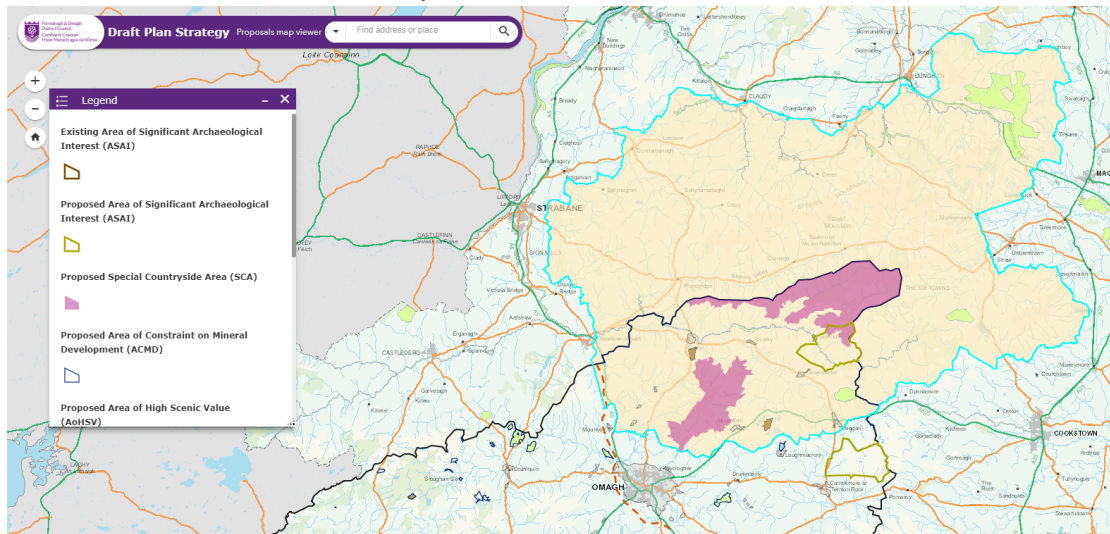
Fermanagh and Omagh District Council has identified 3 areas which are the most important valued landscapes of the Council area due to their distinctive landscape quality and where there is a need to take account of this in assessing development proposals. The areas identified to be classified as Areas of High Scenic Value (AoHSV) are:

- Cuilcagh, Marlbank and Lower Lough Macnean
- Upper Lough Erne
- Lower Lough Erne

South of the District is the Marble Arch Caves Global Geopark. The important Lakelands primarily consisting of Upper and Lower Lough Erne, also contain a wealth of habitats and species.

Nature Conservation Designations EVB9

Area of significant archaeological interest, Special Countryside areas, Area of Constraint on Mineral Development, AoHSV,



Roads, Greenways, etc EVB

The A4 and A5 are key transport corridors and are the primary focus of road infrastructure in Fermanagh and Omagh. These are supported by the A32 and the A505, with an extensive network of B and C roads.

There is potential for two greenways projects, subject to funding. These are the Enniskillen to Sligo Greenway and Enniskillen to Clones greenway.

Renewable Energy

Fermanagh and Omagh District Council recognise the wider benefits of renewable energy, and produces more wind energy than any other council area in Northern Ireland. In accordance with the SPSS the overall aim in relation to renewable energy is to facilitate in appropriate locations within the built and natural environment and to realise the benefits of renewable energy without compromising other environmental assets of acknowledged importance. Fermanagh and Omagh Districts most significant renewable energy sector is onshore wind due to the topography of the district.

Fermanagh and Omagh District Council aim to support a diverse range of renewable energy developments whilst at the same time taking into consideration environmental, landscape, visual and amenity impacts. Fermanagh and Omagh District Council will permit proposals for the generation of energy from renewable or low carbon sources and any associated buildings and infrastructure, where it can be demonstrated that there will be no adverse impact on:

- a) Public safety, human health, or residential amenity;
- b) Visual amenity and landscape character;
- c) Biodiversity, nature conservation or built heritage interests;
- d) Local natural resources, such as air quality or water quality and quantity;
- e) The safety of public footpaths, highways;
- f) Aviation interests, broadcasting installations and all other telecommunications
- g) Public access to the countryside and/or recreational/tourist use of the area;
- h) Flood risk;
- i) Active peatland; And
- j) They do not create unacceptable cumulative impacts when viewed in conjunction with other operational and approved renewable and low carbon energy generation developments.

Derry City and Strabane District Council require Renewable and Low Carbon Energy Developments to accord with relevant LDP landscape designation such

as Wind Energy Capacity Areas (WECA), Special Countryside Areas (SCA), Areas of High Landscape Importance (AHLI) and Areas of Outstanding Natural Beauty (AONB).

Similar to Fermanagh and Omagh District Council, Derry City and Strabane Council will permit development proposals that generate energy from renewable resources if the development will not result in an unacceptable adverse impact on:

- a) Public safety, human health, or residential amenity;
- b) Visual amenity, landscape character and designated / protected areas;
- c) Biodiversity, nature conservation or heritage assets;
- d) Local natural resources, such as air quality or water quality or quantity;
- e) Public access to the countryside; or
- f) Flood risk

Utilities EVB15

Fermanagh and Omagh District Council aim to promote development in infrastructure provision throughout the Council area. The Council aims to facilitate growth in telecommunications, broadband and energy provision whilst keeping the environmental impact to a minimum. New infrastructure must be carefully planned or assessed to avoid adverse environmental impacts particularly near protected sites and areas of landscape sensitivity including the Sperrin AONB.

Telecommunications development will be permitted where they do not have an adverse effect on visual amenity or environmentally sensitive features, locations or buildings.

Overhead lines will be permitted where it has been demonstrated that they avoid sensitive features and locations, there is no unacceptable impacts on residential amenity, within urban areas they cannot be provided underground. Fermanagh Omagh aims to facilitate the improvement of existing services and new connections by requiring developments of 5 or more residential dwellings or developments of 500sq.m must provide service ducting to enable future connections.

Derry City and Strabane District Council aim to promote development of Water, Electricity, gas and telecommunications development where it is demonstrated that:

- There is no unacceptable loss of residential amenity or harm to public safety;
- Any proposal is designed and sited to minimise impact (minimise poles, pylons, wires and other apparatus) on visual amenity and should, where

feasible, avoids areas of landscape sensitivity such as Special Countryside Areas, Areas of High Landscape Importance, Natural / Built Heritage features or AONBs;

- Water infrastructure developments must have consideration for 'headroom capacity' of existing infrastructure and SUDs is used where feasible;
- Telecommunications development enhances connectivity;
- The sharing of masts or telecoms structures is not feasible;
- And that proposals should comply with 1998 International Commission on Non-ionizing Radiation Protection (ICNIRP)

Similar to Fermanagh and Omagh, Derry City and Strabane District Council also promotes a Future-Proofing policy for developments of 5 or more units or other commercial developments of over 500m². Derry City and Strabane District Council will require developments to provide appropriate service ducting that can facilitate future infrastructure connections for further development.

Minerals EVB19

Aggregates within the Fermanagh and Omagh District include sand, gravel and limestone. There is also a smaller occurrence of gold, silver, lead and copper. There are also extensive levels of peatlands within the Fermanagh and Omagh District Council Area.

Fermanagh and Omagh District Council will support proposals for minerals development where it is demonstrated that they do not have an unacceptable adverse impact upon:

- a) The natural environment;
- b) The landscape and visual amenity;
- c) The historic environment;
- d) The water environment;
- e) Public safety, human health and amenity of people living or working nearby; and
- f) Road safety and convenience of road users.

Within Areas of Constraint on Mineral Development, one or more of the following criteria must be met in addition to those mentioned above:

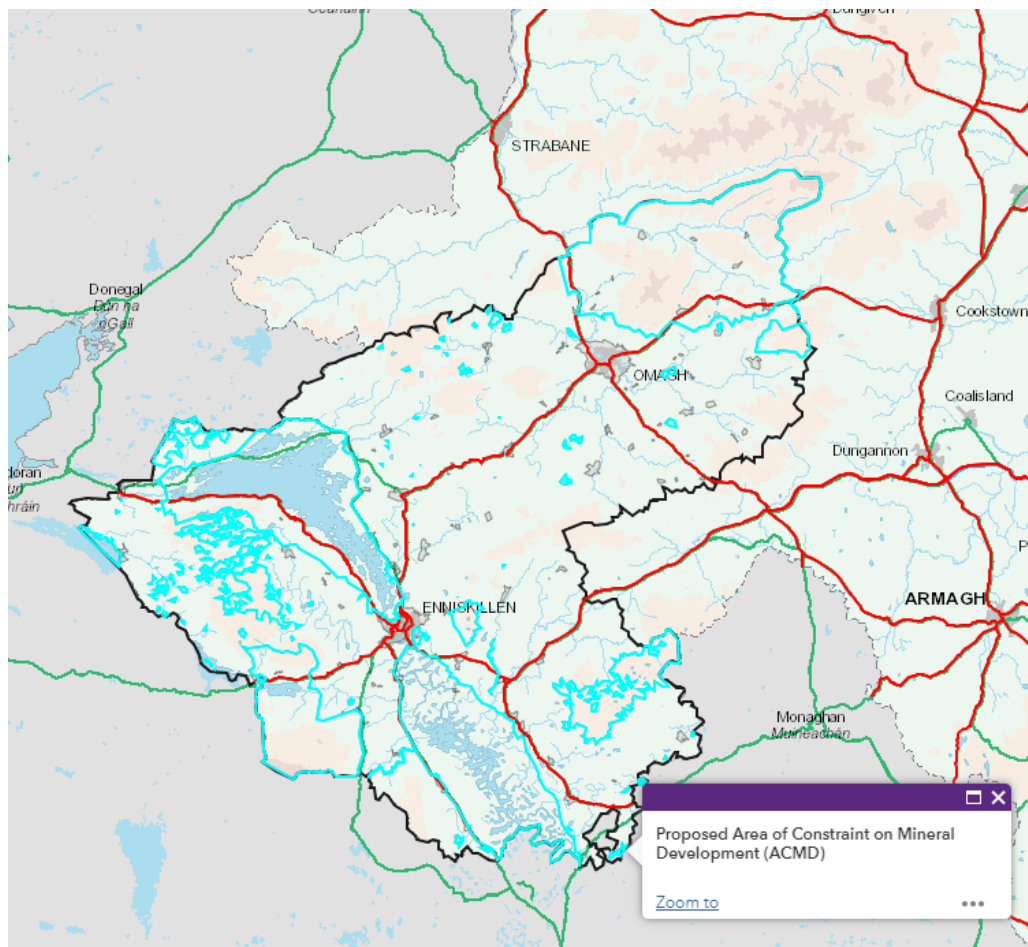
- a) The proposal involves an extension to an existing minerals development;
or
- b) The minerals development will provide building materials that are substantially for the restoration and repair of built conservation interest in the local area; or
- c) The mineral is of high value; or

- d) The mineral is of limited importance and there is no reasonable alternative source outside the ACMD; and
- e) The development is for less than 15 years duration.

Similar to Fermanagh and Omagh District Council, Derry City and Strabane District Council will grant planning permission for minerals development where it is demonstrated that the proposal will not have an unacceptable adverse impact on:

- The natural Environment;
- Historic Environment;
- Landscape and visual amenity;
- Water environment;
- Public safety, human health and amenity of people living or working nearby; and
- Road safety and convenience of road users.

Fermanagh and Omagh District Council and Derry City and Strabane District Council both have brought forward Areas of Constraint on Minerals Development, and policies on restoration, Mineral Reserve Areas and hydrocarbon extractions.



Fermanagh and Omagh District Council Areas of Constraint on Minerals Development.

Derry City and Strabane District Council Areas of Constraints on Minerals Development can be found within the existing Derry Area Plan and the Strabane Area Plan. Designations will be assessed at Local Policies Plan Stage.

Sperrin AONB

The Sperrin Area of Outstanding Natural Beauty (AONB) occupies a significant portion of the north east of the Council area. The Sperrin AONB is an area of outstanding geological interest, including resources of gold and other valuable minerals. Fermanagh and Omagh District Council state that it is important to protect the integrity of the portion of the Sperrin AONB that lies within the Fermanagh and Omagh District Council area whilst at the same time recognising the needs of rural communities living there.

Tourism

The Fermanagh and Omagh District contains the Marble Arch Caves UNESCO Global Geopark, Cuilcagh Mountain Trail, The Ulster American Folk Park,

Devenish Island, the Fermanagh Lakelands and Belleek Pottery. Similar to Derry City and Strabane District it contains part of the Sperrin AONB.

Fermanagh and Omagh District Council aim to sustain and increase the number of visitors to the area, and to capitalise upon and further develop the area's tourism assets, facilities and infrastructure in a sustainable manner without adversely impacting on the landscape, historic environment or built environment.

Fermanagh and Omagh District Council aim to aim to capitalise on the increasing visitor numbers and in turn, create increased demand for sustainable tourism development which includes tourist accommodation and tourist amenities. The focus of the tourism development will be focused on Enniskillen and Omagh similar to the focus for shopping and entertainment. Outside of settlements, tourism developments will be directed towards tourism hubs, which are located at a recognised tourism attraction.

In the countryside, Fermanagh and Omagh District Council will support rural communities and the rural economy by facilitating appropriately sited and designed tourism development through farm diversification schemes, the reuse of rural buildings and appropriate redevelopment and expansion proposals for tourism proposals.

Housing, including Rural Housing Policy

Fermanagh and Omagh District Council's Housing provision in settlements are reflective of the overall Spatial Growth Strategy and Settlement Hierarchy outlining that 5,190 new homes are needed to be provided by 2030. Fermanagh and Omagh District Council's Phase 1 housing commitments are sufficient to meet the housing requirement up to the 2030 plan period. Only after these commitments are delivered that a requirement will emerge for the phased release of allocated sites for housing.

Fermanagh and Omagh District Council's Housing in Settlements policies consist of:

- Housing in Settlements
- Protection of Land Zoned for Housing
- Affordable Housing in Settlements
- Traveller Accommodation
- Shaping our Houses and Homes
- Public Open Space in New Residential Developments
- Conversion and Change of Use of Existing Buildings to Self-Contained Flats
- Annex Living

Fermanagh and Omagh District Council views facilitating new residential developments in the countryside as a key role in addressing the need to sustain our rural communities. The Council recognises that traditional of vernacular buildings are an essential part of the landscapes in the countryside. Despite their deterioration where they are no longer habitable they still sit as entities within the countryside, The Council therefore considers that such sites offer additional opportunities for dwellings in the countryside.

The basis for providing housing in the countryside is the clustering, consolidating and grouping of new developments within existing established buildings or the reuse of previously used buildings or sites which have existing services.

Fermanagh and Omagh District Council's rural housing policies consist of:

- Rural Replacement Dwellings
- Replacement of Other Rural Buildings
- Redevelopment of a former site for a dwelling
- Dwelling on a Farm Business
- Dwelling in association with the keeping and breeding of horses for commercial purposes
- Rounding off and Infilling
- Dwelling to service an existing Non-agricultural business
- Personal and Domestic Circumstances
- Affordable Housing in the Countryside
- Residential Caravans and Mobile Homes

Within the Derry City and Strabane District Council LDP the Housing policies have split between Strategic, Urban and Rural Sections. The RDS recognises the importance of Derry as the principle city of the North West, along with Strabane in a key supporting role as a main hub. It is therefore appropriate over the life of the LDP that the focus of our strategic housing allocation will be on Derry City and Strabane Town respectively. The LDP will deliver both private, social and affordable housing in particularly seeks to address the significant ongoing 'social housing need,' especially in Derry City.

The Strategic Growth Plan aspires to grow Derry City and Strabane District by approx. 10,000 additional people, 15,000 additional jobs and 12,000 additional households (2017-2037). The aspiration of this LDP is to be the spatial outworking of our Strategic Growth Plan and from this, the Council aims to provide enough land over the LDP period (2017-2032, 15 years) to meet this housing requirement.

Table 1: Indicative Allocation of Housing in DC&SDC by Settlement Tier 2017-32

Settlement Tier	% Share of District's Households	% Share of District's Population	Proposed Indicative % Share of Requirement	Proposed Indicative Number of Dwellings
City	57.9%	55.3%	55 – 65%	4,950 - 5,850
Main Town	9.2%	8.8%	8 – 10%	720 - 900
Local Towns	4.2%	3.9%	3.5 – 4.5%	315 - 405
Villages	13.7%	14.1%	12 – 14%	1,080 - 1,260
Small Settlements	1.8%	1.8%	1.5 – 2%	135 - 180
Countryside	13.1%	16.2%	12 – 16%	1,080 - 1,440
				c. 8,300 – 10,000 c. 9,000 average

The LDP Strategy for the Strategic allocation of Housing land is: to have a supply of housing land to meet the anticipated requirements of the District with the main housing allocation in Derry City as the Regional City for the North West, as well as giving a proportionate supply to Strabane as the Main Hub. There will be housing opportunities across the remaining settlement tier and in the countryside at an appropriate scale and density. The LDP aim is to deliver 9,000 new, quality homes by 2032 at sustainable locations accessible to infrastructure employment, shopping, community services, leisure and recreational facilities.

Derry City and Strabane District Council’s Strategic Housing policies consist of:

- Strategic Allocation and Management of Housing Land – Zoned Housing Land
- Housing in Settlements – other than zoned Housing Land & LUPAs
- Density of residential Development
- Protection of Existing Residential Accommodation
- Affordable Housing in Settlements
- House Types and Size
- Accessible Housing (Lifetime Homes and Wheelchair Standards)
- Quality in New Residential Developments
- Design Concept Statements, Concept Master Plans and Comprehensive planning
- Residential Extensions and Alterations
- Redevelopment of Existing Buildings, or Infilling of Vacant Sites to Housing (including extended garden areas)
- Flats and Apartments
- Houses in Multiple Occupancy Policy Areas and Outside of HMO Policy Areas
- Conversion to Houses in Multiple Occupancy
- Specialist Residential Accommodation

- Travellers Accommodation
- Student Accommodation

Derry City and Strabane District Councils LDP Strategy for Housing in the Countryside is to manage the amount, type and location of rural housing to achieve appropriate and sustainable patterns of development which delivers the required 1,100-1,400 homes and supports a vibrant rural community while protecting the landscape and natural resources of the rural area. The strategy for housing in the countryside also seeks to ensure that houses are sited, designed and landscaped to integrate into the countryside and that they do not mar the distinction between individual settlements and the countryside. The policy approach is to cluster, consolidate and group new houses with existing established buildings and promote the re-use of previously-used buildings, ensuring high standards of design and integration.

Derry City and Strabane District Council's Rural Housing policies consist of:

- Dwellings on Farms
- Dwellings for Established Non-Agricultural Business Enterprises
- Restored and Replacement Rural Dwellings
- The Conversion and Re-use of Other Rural Buildings
- New Dwellings in Existing Cluster in the Countryside
- New Single Dwelling in a Small Gap in Existing Built-up Frontage in the Countryside
- Personal and Domestic Circumstances in the Countryside
- Affordable Housing in the Countryside
- Residential Caravans and Mobile Homes

In conclusion, the proposed strategic designations and policies in the DCSDC LDP dPS are considered to be cognisant of, and reasonably compatible with, those in the FODC dPS, particularly current / emerging strategies in terms of wind turbines, minerals, tourism, general rural housing policies and environmental designations, especially our Special Countryside Area (SCA, though DCSDC has not produced detailed mapping at this dPS stage) and AONB policy.

13.0 Adjoining Councils: Mid Ulster District Council

Adjacent Council Areas & Key Settlements – Statutory Requirements

RDS - The Regional Development Strategy (RDS 2035) offers a strategic and long-term perspective on the future development of Northern Ireland up to 2035. The RDS contains regional guidance to provide policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It sets the context in which to make policy and development decisions in order to achieve sustainable development throughout the region.

ESTF - Ensuring a Sustainable Transport Future – A New Approach to Regional Transportation complements the RDS and contains high level aims and strategic objectives. The LDP will be a fundamental tool in the implementation of the RDS and ESTF.

Sections 8 and 9 of the 2011 Act require the Council to ‘take account of’ the RDS and any policy or advice contained in guidance issued by the DfI.

The RDS seeks to strengthen economic and social cohesion by enhancing external linkages and internally by helping to foster patterns of development that will assist community cohesion. This means being outward looking by encouraging cross-border networks of economic co-operation and enterprise, developing a cohesive network of crossborder and trans-regional infrastructure and extending co-operation in the protection and management of the environment. The border around Derry / Londonderry and Strabane is identified as having opportunity to develop cross border transportation and co-operation.

The RDS Spatial Development Strategy (SDS) provides a framework for future physical development across NI based on urban HUBS and CLUSTERS, key and link transport CORRIDORS and the main regional GATEWAYS of ports and airports. In accommodating growth, the SDS aims to give strategic focus to future development and achieve balanced growth within the Region by developing:

- The key and link transport corridors and associated trunk road links.
- A compact and dynamic metropolitan core centred on Belfast.
- A strong North-west regional centre based on Londonderry.
- A vibrant rural Northern Ireland with balanced development spread across a polycentric network of hubs and clusters based on the main

towns that have a strategic role of employment and services for urban and rural communities.

The **SPPS (Strategic Planning Policy Statement for NI)** has a statutory basis, prepared under Article 3 of the Planning (Northern Ireland) Order 1991 which requires the DOE to formulate and co-ordinate policy for securing the orderly and consistent development of land and the planning of that development. The SPPS is a statement of DOE (now DfI) policy on how regionally important land use planning matters should be addressed across Northern Ireland.

The SPPS states that the Council must take account of the RDS 2035, the Sustainable Development Strategy for NI, the SPPS and any other policies or advice in guidance issued by the DOE. These could include Landscape Character Assessments and Conservation Area Design Guides.

Mid Ulster District Council is **A STATUTORY CONSULTATION BODY IN DP REGS.** Summary of engagement on LDPs:

2016 – Pre-POP stage, formal consultation letter issued

2016 – Consultation Response received

2016 / 17 – DC&SDC submitted a consultation letter to MUDC Pre-POP and POP

2017 - DC&SDC received a formal consultation letter from MUDC regarding our LDP POP

Numerous, ongoing liaison between LDP Planning Officers of both Councils
Both Councils sit on the Sperrins Forum – Principal Planner and 2 no Members of Planning Cttee, with meetings 2017 - 2019, culminating in the agreement of a 'Statement of Common Ground - Planning in Sperrin AONB' in 2018. (See Appendix 3)

2016 - Formal meeting of LDP Planners with our 3 NI Adjoining Councils' LDP Planners

2018 - Formal Bi-lateral meeting of LDP Planners with FODC LDP Planners

2019 – DC&SDC submitted a formal consultation letter to their dPS

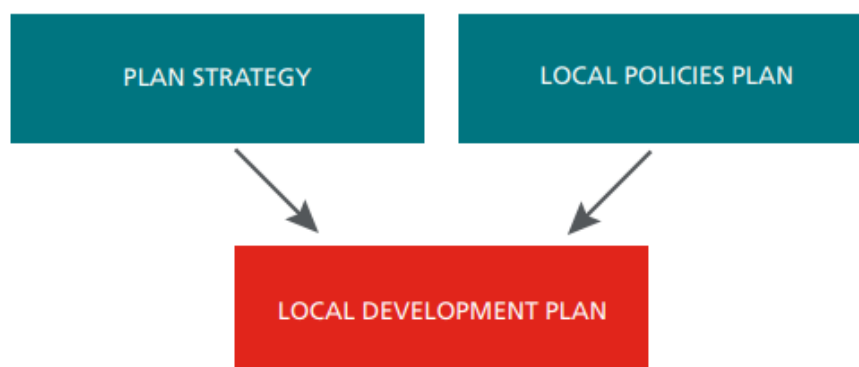
2019 – DC&SDC sent a draft text of our LDP dPS Chapter 2; agreed / no objection.

KEY DOCUMENTS / STRATEGIES AND TIMESCALES

The Mid Ulster District Council Local Development Plan 2015-2030, once adopted, will replace the current Cookstown Area Plan 2002, the Dungannon and South Tyrone Area Plan 2010 and the Magherafelt Area Plan 2015.

The main purpose of the Mild Ulster District Council Local Development Plan, comprising the Plan Strategy and Local Policies Plan, is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals. These will implement the strategic objectives of the Regional Development Strategy and guide development decisions within Mid Ulster District Council up to 2030. **MUDC published its LDP POP in November 2016 and its LDP draft Plan Strategy in February 2019.**

Mid Ulster LDP Draft Plan Strategy covers all of the district and provides the local policy framework against which all development proposals will be assessed. The plan differs from previous plans in that it contains general principles planning policy that will apply to all development. The Local Development Plan system aims to move away from a narrow land use focus towards a ‘place shaping’ approach which incorporates a spatial analysis and visioning process. This new style of Local Development Plan provides a unique opportunity for our council to genuinely shape places for our local communities, enabling a joined-up approach, incorporating linkages to other functions such as regeneration, local economic development and community planning.



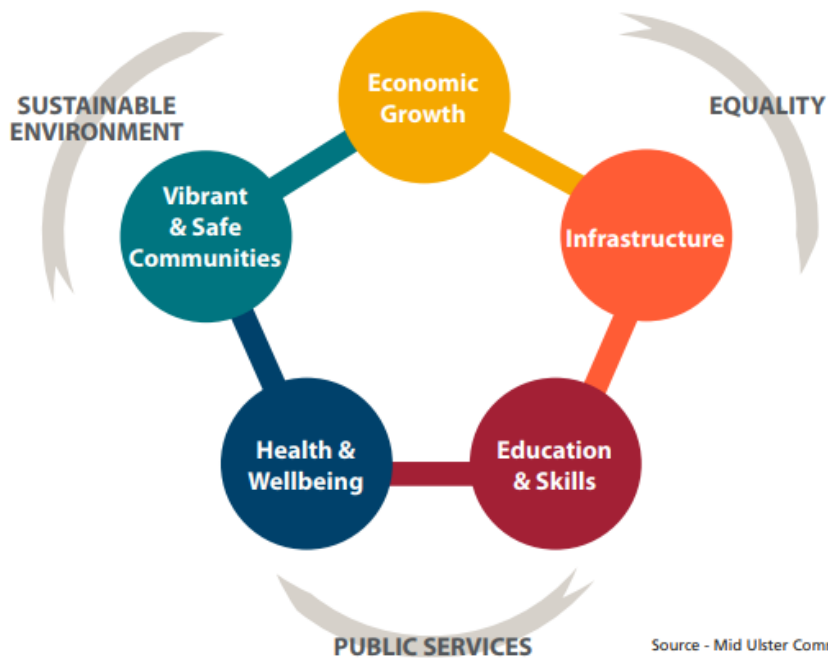
The Community Plan for Mid Ulster

The Local Government Act (Northern Ireland) 2014 introduced a statutory link between a Council’s Community Plan and Local Development Plan. Therefore, the Local Development Plan must take account of the Mid Ulster Community Plan. Community planning is “a process led by a Council in conjunction with partners and communities to develop and implement a shared vision for their

area, a long-term vision which relates to all aspects of community life and which also involves working together to plan and deliver better services which make a real difference to people’s lives”. The duty of community planning requires a Council to lead the process of creating a long-term vision for the social, environmental and economic wellbeing of their area and its citizens, in partnership with the community and service providers in their area.

The Local Development Plan for Mid Ulster supports and spatially represents the Community Plan vision,

“Mid Ulster...a welcoming place where our people are content, healthy and safe: educated and skilled; where our economy is thriving; our environment and heritage are sustained; and where our public services excel.”



Current Area Plans, LDP documents, Community Plans

CO-OPERATION AND COMPETITION

Our District, its settlements and the people cannot operate solely in isolation within our Council area. The LDP will seek to enhance the role of Derry and Strabane as the key settlements of the North West, thus providing services for the wider region in addition to servicing our own District e.g. in retail, health, social / recreation, education, employment and housing. Similarly, there will be some facilities that will service our population but that are located outside of this District. The challenge of LDP preparation will therefore be one of mutual awareness, co-operation with our neighbours, in responsible, proper spatial planning - so as achieve efficient use of infrastructure, avoid duplication, back-to-back development and inappropriate competition between the districts and settlements. Nevertheless, it must be recognised that there will inevitably be some degree of 'competition' with our neighbouring districts, who will not necessarily accept that they have an 'ancillary' role as suggested in the RDS. Some main locational context considerations are set out below:

KEY FACTS OF COMMONALITY

Overall Relationship

Mid Ulster District is situated to the south of our District, with a small 'border' (approx. 8km) in close proximity to Cranagh / Sperrin / Goles area of the Glenelly Valley.

The RDS identifies Dungannon and Cookstown as main hubs and Magherafelt as a local hub. Mid Ulster aims to improve East to west connections and connections between Cookstown, Dungannon and Magherafelt as well as improve connections between Donegal, Ulster and Connaught are also vital with Mid Ulster being a focal point on the Belfast to Derry corridor and Belfast to Connacht corridor.

We have a very short interface with Mid Ulster, just in a sparsely populated rural area in the central Sperrins hills. The main connection is the shared Sperrins AONB identity and access via the A6 route to Magherafelt (pop 9,000), which is a RDS Local Hub and is strategically located mid-way between Belfast and Derry close to the North West Key Transport Corridor. It has a compact town centre which boasts an excellent independent retail offer and a strong entrepreneurial culture with a high rate of business start-up.

Of less direct relationship to our District's LDP are the two Tyrone towns of Cookstown (pop 12,000) and Dungannon (pop 14,000) which are both Main Hubs in the RDS. They are strong market towns, with an emphasis on

manufacturing, construction and retail sectors, they provides services to a wider rural hinterland. Overall, the northern part of Mid Ulster does look to Derry, as well as to Belfast, as a high-level service centre in addition to cultural links with our rural District.

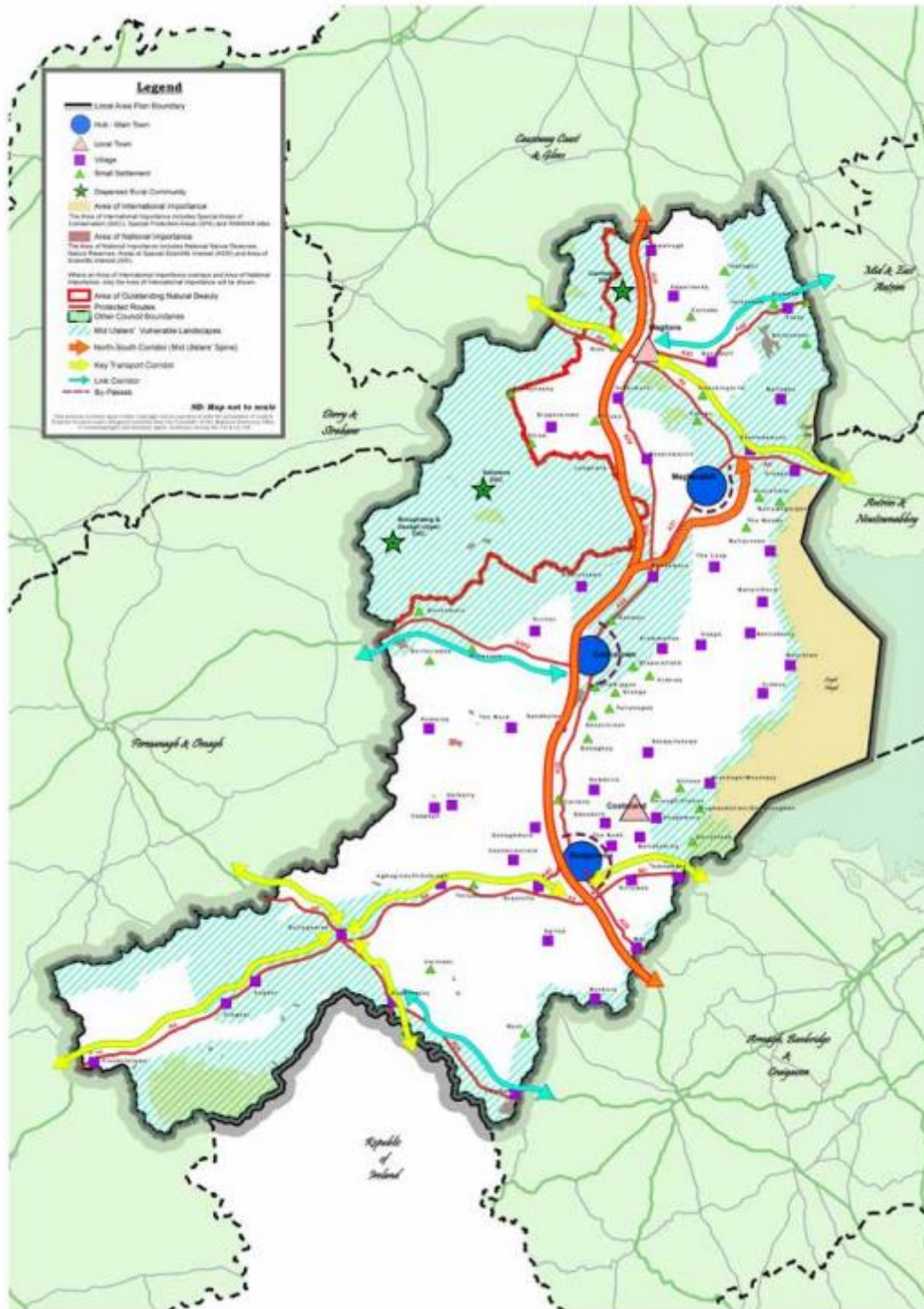
Growth Strategy

Mid Ulster District Council's growth strategy aims to;

- ensure an adequate supply of land to facilitate economic growth;
- deliver a balanced approach to transport infrastructure;
- implement a balanced approach to telecommunication infrastructure that gives a competitive advantage;
- promote a sustainable approach to the provision of sustainable tourism infrastructure;
- deliver a sustainable and secure energy supply;
- strengthen community cohesion;
- support urban and rural renaissance;
- manage housing growth to achieve sustainable patterns of residential development;
- reduce our carbon footprint and facilitate mitigation and adaptation to climate change whilst improving air quality;
- manage our waste sustainably;
- conserve, protect and where possible enhance our built heritage and our natural environment;
- promote a more sustainable approach to the provision of water and sewerage services and flood risk management.

The RDS recognises the importance of Cookstown, Dungannon and Magherafelt both as market towns and in providing specialist shopping such as that at the Linen Green. It also recognises their strategic advantage in relation to being located in the centre of Northern Ireland with good links to the north-west corridor, the central and the south-western corridors.

Mid Ulster Growth Strategy Map



Spatial Strategy / Settlements (EVB4)

Mid Ulster District Council has taken into account the RDS when formulating the Strategic planning Framework. SPF 1 aims to manage growth based on sustainable patterns of development across MID Ulster, in accordance with the Regional Development Strategy with settlement limits defined for all settlements to provide compact urban forms and to protect the setting of individual settlements.

Mid Ulster District Council aims to define limits for settlements in order to differentiate potential development land from open countryside. Consideration will be given to

- achieving compact urban forms – whilst providing a choice of development opportunities appropriate to the size and role of the settlement;
- avoiding urban sprawl and ribbon development – development of land that would mar this distinction between the settlement and the countryside;
- avoiding prominence and softening the urban edge – utilising natural features and field boundaries to soften but clearly delineate the urban edge;
- avoiding risk to human health and wellbeing – by, where appropriate, not including land subject to flood risk or land subject to other environmental constraints caused by smells and nuisance;
- protecting natural and historic environment – including protection of important landscape features including river corridors; and
- Increasing accessibility – whilst avoiding the proliferation of individual accesses on to our key route ways.

Hierarchy of Settlements and Related Infrastructure.

	Skills	Health	Social	Environment	Commercial	Justice	Productive	Networks
Towns: the main administrative, trade employment and residential centres which provide appropriate development opportunities for housing, employment and leisure activities appropriate to their scale and character. (SPG2 & SPG 3)	Further Education, Special Schools, Library, Post Primary	Minor Injuries, Out Patients, Pharmacy Health Centres, Social Services, Day-care Centres	Leisure Centre, Visitor Centre, Arts & Culture Centres, Community Centre, Sports facility, Welfare Services	Recycling, Renewables, Water & Sewers Supply/ Treatment plants, waste-landfill, waste - recycle	Shopping centres, Retail warehousing, Range of Restaurants, Supermarket, Restaurants, Mix of retail facilities	Police Station/ District, County Courts, Probation Service	Industrial Park, Tourism Office, Enterprise Centre, Information Office	Major Roads, Bus/Rail, Park N' Ride, Cycle Network, Link Corridors/Trunk Roads, Bus/Rail to larger centres
Villages: Local service centres which provide opportunities for housing, employment and leisure activities appropriate to their scale and character. (SPG4)	Nursery, Primary School	Doctor, Ambulance Outreach Services	Local Halls, Play Areas	Access to clean water Sewage disposal	Shop, Pub, Post Office, Petrol Station	Neighbourhood Watch	Workshop/ Business Unit	Local Roads, Broadband, Urban Street Lighting, Local Bus, Cycle
Small Settlements: provide development opportunities appropriate to their size and scale, allowing for single houses and small groups of up to 6 houses. (SPG5)	Small Settlements may contain only a limited amount of infrastructure at a smaller scale than that contained above in the village's category.							



Main Towns (Hubs)	Cookstown Dungannon Magherafelt			
Local Towns	Maghera Coalisland			
Villages	Aghaginduff/ Cabragh Annaghmore Ardboe Augher Aughnacloy Ballinderry Ballygawley Ballylifford Ballynakilly Ballyronan The Bush Bellaghy Benburb	Brockagh/ Mountjoy Caledon Cappagh Castlecaulfield Clogher Castledawson Churchtown Clady Coagh Creagh Desertmartin Donaghmore	Draperstown Drummullan Edendork Eglish Fivemiletown Galbally Granville Gulladuff Killyman The Loup Moneymore Moortown	Moy Newmills Orritor Pomeroy The Rock Sandholes Stewartstown Swatragh Tamnamore Tobermore Upperlands
Small Settlements	Aghamullan/ Derryloughan* Ardtree Ballymaguigan Ballynease Culnady Curran Carland Carnteel Dernagh / Clonoe	Derrytresk* Desertcreat Donaghey Drapersfield Dunnamore Dunman Dyan Glen	Glenone Gortacladdy Gracefield Grange Inishrush Killeen Killeenan Kilross Knockloughrim	Longfield Moneyneany Straw Tamlaght Tullyhogue Tullywiggan* Tullyallen/ Edencrannon* The Woods

In line with the RDS SPF 2 Mid Ulster aims to focus growth within the three main towns/ hubs of Cookstown Dungannon and Magherafelt and strengthen their roles as the main administrative, trade, employment and residential centres within the district;

The vision is that Cookstown, Dungannon and Magherafelt act as the key centres of growth and function as a cluster for public administration and service provision. A town centre first approach is adopted for developing services which people need to travel to such as shopping, administration and indoor entertainment. This will assist in maintaining the vitality and viability of the centres by publically investing in improving access, attractiveness and amenity and encouraging private investment by identifying development opportunities and protecting existing retail units in the primary retail core from inappropriate uses.



The role of Cookstown, Dungannon and Magherafelt is to be strengthened as economic hubs. This means protecting existing economic zonings and providing economic zonings within them to ensure the creation of 8500 new jobs over the plan period through the provision of at least 170 hectares of economic development land distributed equitably across the three towns at a variety of locations suitable for a mixture of economic uses.

Economic growth will be supported by and will assist in supporting residential growth. Mid Ulster will require 11,000 new homes by 2030. At present less than 30% of the Districts, households are located in the three towns. Focusing growth in the three hubs means that opportunities should be provided in the Local Policies Plan for 60% of the Districts' Housing Growth Indicator (HGI) to be located within the three towns. This is around double the figure of existing households living in the three towns

In order to ensure land availability over the plan period at a level not below 30% of the Districts HGI, Mid Ulster Council will ensure that additional land is made available over the plan period to meet this provision. In order to facilitate this a phased approach to land release is adopted in this Plan.

In selecting land to be zoned for housing priority will be given to locations which:

- have access to existing community facilities and services;
- can avail of existing infrastructure such as water, waste and sewerage;
- avoid flood risk;
- have access to public transport; and
- do not impact on the character of the town or any heritage assets.

In line with the RDS SPF 3, Mid Ulster District Council aims to consolidate the role of the local towns of Coalisland and Maghera as service centres for their hinterlands providing appropriate development opportunities for housing, employment and leisure activities, in keeping with the scale and character of these settlements.

Retail – Competition / Complementarity

Mid Ulster District Council support the introduction of a town centre first approach to retailing in Cookstown, Dungannon and Magherafelt. This involved focussing retail and other town centre uses, which generate a need to travel, within the boundaries of the town centre. To further enhance the vitality and viability of town centres, opportunity sites are also identified which can accommodate a range of uses as identified in the key site requirements of the local policies plan.



Mid Ulster District Council has identified a retail hierarchy. To complement town centre Mid Ulster District Council have identified a District Centre at Oaks Road Dungannon. Within the 3 towns there are a number of locations which include edge of centre supermarkets and individual shops as well as the Linen Green outlet centre in Dungannon.

Mid Ulster District Council Retail Strategy;

1. Town Centre First – Cookstown, Dungannon and Magherafelt will continue as vital and vibrant town centres that act as the main retail and service centres for Mid Ulster which accommodating a mixture of uses including town centre housing.
2. Local Towns and Villages – protect the role of these settlements so that they act as centres for shops and community services so that they meet the needs of their rural hinterlands
3. Countryside – To secure the vitality and viability of the countryside by providing opportunities for farm shops, craft shops and shops servicing a tourist or recreational facility.

HUBS

HIERARCHY	LOCATION	DESIGNATION
Town Centre	Cookstown Dungannon Magherafelt	Town centre boundary designation, Primary Retail Core and Opportunity Sites.
District Centre	Oaks Centre	District centre boundary
Local Centre	None	None
Edge of Centre Supermarkets and Superstores	Tesco, Dungannon	No boundary / designation



LOCAL SERVICE CENTRES

HIERARCHY	LOCATION	DESIGNATION
Local Town Centres	Coalisland Maghera	Town centre boundaries, Primary Retail Core in Maghera and proposed in Coalisland, Opportunity Zones.
Villages	As proposed in the new settlement hierarchy	No boundary or designation
Small Settlement	As proposed in the new settlement hierarchy	No boundary or designation

RURAL

HIERARCHY	LOCATION	DESIGNATION
Countryside	N/A	N/A

Economy / Employment

Mid Ulsters strategic approach to economic development is to provide approximately 170 hectares of economic land across the three hubs of Cookstown, Dungannon and Magherafelt at a variety of locations suitable for a mixture of uses. This will come in the form of an equitable split with each of the settlements benefitting from approximately 55-60 hectares each. With the exception of Dungannon, the locations of these zonings will be identified in the Local Policies Plan.

Mid Ulster District Council will also designate Rural Industrial Policy Areas (RIPA) in order to protect and consolidate existing areas of rural industry. Two RIPA's which are of strategic importance are designated in this plan strategy. They are located at Tullyvannon (Killeeshil at old A4 Ballygawley road) and at the site of the proposed fire safety training college at Desertcreat. These RIPA's are not land zonings nor are they urban areas subject to settlement limit. Apart from the uses specified in the KSR's and development within a RIPA will be assessed in accordance with General Principles Planning Policy and other relevant policies for development in the countryside.

Landscape Character

Mid Ulster District Councils draft Plan Strategy aims to protect landscape character stating that development proposals should respect, protect and/or enhance the region's rich landscape character, features and sites designated for their landscape quality at any level. They should also reflect the scale and local distinctiveness of the landscape.



Nature Conservation Designations EVB9

In order to protect and enhance the natural heritage of the Mid Ulster District, the Draft Plan Strategy includes sites identified of international, national and local importance. These designations will be accompanied by appropriate policies to ensure their protection and/or enhancement. Mid Ulster District Council will ensure that the precautionary principle is applied when considering the impacts of a proposed development on national or international significant Landscape or natural heritage resources.

Mid Ulster District Council will review the existing Sites of Local Nature Conservation Importance and potentially bring forward new sites within the Local Policies Plan.

Mid Ulster District Council also aims to designate Special Countryside Areas (SCA) which will protect the most sensitive landscapes from inappropriate development.

Roads, Greenways, etc EVB

Mid Ulster District Council encourages investment for attracting tourism at the Ulster Canal (Caledon – Moy) and Cougher Valley and aims to promote a potential greenway. At the heart of our District lies the village of Pomeroy, the highest village in Northern Ireland with its associated broadleafed forest, wild moorland and the potential for a greenway along the route of the former Great Northern Railway.

Other Infrastructure EVB15

In terms of infrastructure, the A29 which runs throughout Northern Ireland from north to south, is the spine of the District and the main transport corridor. The A29 also connects the 3 main towns in the District, or what may be referred to as the three main “hubs” i.e. Cookstown, Dungannon and Magherafelt. Of these 3 towns, Dungannon and Cookstown are classed as “medium towns” by NISRA due to having a population of more than 10,000 whilst Magherafelt is considered a “small town.”

The A4 which is an important east-west transport corridor also runs through the southern part of the District as does the A5 which is the main link between Dublin/ROI and the north west of Northern Ireland. The A6 runs through the northern portion of the District and this is a vital corridor which connects the two main cities in Northern Ireland. Travel times from some parts of Mid Ulster to an A&E hospital is over 50 minutes, making the need for improved roads and infrastructure a significant priority.

Renewable Energy

In 2015/16, Mid Ulster received the second highest number of planning applications for wind energy development, second only to Fermanagh and Omagh District. Urban



Districts such as Belfast and Lisburn & Castlereagh account for a very small proportion (1%) of renewable capacity and generation (DfE, Energy in Northern Ireland 2016).

Mid Ulster District Council aims to ensure that adequate opportunities exist for the further development of wind, solar, thermal, biomass and all other forms of renewable energy development without causing damage to our natural/ built heritage or to the special qualities of our most important and sensitive landscape.

Of the various forms of renewable energy development, wind energy currently poses the greatest risk in terms of impacts on our landscapes and our ecology. Therefore, in order to protect these landscapes Special Countryside Areas (SCA's) and Areas of Constraint on Wind Turbines and High Structures (AOCWTHS) have been introduced. The SCA will place constraints on all renewable energy development whilst the AOCWTHS will be an area where renewable development with a low impact will be accommodated but development of a height of greater than 15m will be resisted.

Utilities EVB15

The strategy of Mid Ulster District Council in relation to telecommunications is to continue facilitating infrastructure to enable an increase in the use of broadband and mobile data in order to address the urban / rural imbalance which exists in relation to such services. Mid Ulster District Council aims to encourage mast and site sharing wherever possible whilst also offering a greater additional layer of protection to our most prominent landscapes in the Sperrins and in the Clogher Valley. The latter will be achieved through the introduction of an Area of Constraint on Wind Turbines and High Structures (AOCWTHS) wherein there will be a presumption against development over 15 metres in height.

Other important utilities include the provision of gas, water and cemeteries. These can be acceptable in both urban and rural areas and often constitute permitted development. Where permission is required, key considerations will normally relate to impact on the environment and neighbouring residents and the General Principles Planning Policy will provide the framework in this regard.

Minerals EVB19

Mid Ulster District Council aims to identify areas where there will be a presumption against mineral exploitation; known as Areas of Constraint on Mineral Development (ACMD). These areas are designated based upon their intrinsic landscape, amenity, scientific or heritage value. Within these areas, mineral development will not be permitted except in a small range of circumstances and with certain caveats, including where development will be limited to short term extraction.



Mid Ulster District Council also aims to designate areas where minerals deposits are to be protected; known as Mineral Reserve Policy Areas (MPRA's). The minerals within these areas will be of economic importance and may well be linked to an ongoing industrial operation. Within these areas, surface development will not be permitted because this would prejudice the future extraction of these mineral deposits.

The strategy also adopts a policy on valuable minerals such as metalliferous minerals and hydrocarbons. Our policies both will facilitate mineral development where appropriate whilst adopting a precautionary approach to the exploration and extraction of valuable minerals by placing the onus on the developer to demonstrate that there will be no significant harm from the development.

Sperrin AONB

Mid Ulster District Council has brought forward a policy within the Natural Heritage chapter, NH6, that covers Areas of Outstanding Natural beauty. The policy states that developments will be required to be sensitive to the distinctive special character and landscape quality of the Sperrin AONB and its visual amenity in order to conform with the Local Development Plan. This policy requires development proposals in Areas of Outstanding Natural Beauty (AONB) to be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife.

Tourism

Mid Ulster District Council has carried forward 4 policies that will aim to promote sustainable tourism development within the district. The policies will allow for more flexibility for major tourism developments and are less prescriptive regarding tourism accommodation, facilities and attractions, while continuing to safeguard the tourism assets and important tourism accommodation.

Mid Ulster District Council states that tourism development is a balance between the needs of tourists and the tourism industry, coupled with the need to protect the tourism asset. Given that tourism is underdeveloped in Mid Ulster there is room for a more flexible, less prescriptive approach. The strategy aims to attain sustainable tourism development and to achieve a balance between meeting the needs of the tourist coupled with the need to conserve tourist assets and the environment. To assist in achieving this we have introduced Tourism Opportunity Zones (TOZ's) and Tourism Conservation Zones (TCZ's) as well as general tourism policy for our settlements and countryside.



Tourism Development Zones recognise the areas that have the most to offer, either by way of existing outdoor activities, facilities or due to their location and promotes tourism development within them. TOZ's have been designated at key locations along the shoreline of Lough Neagh at Washingbay, Mountjoy, Traad Point and The Battery. Within these Tourism Opportunity Zones tourism development will accord with the plan provided they are sustainable and environmentally sensitive and result in development of a high design quality.

Key to Mid Ulster's Tourism Strategy is opening up the Mid Ulster countryside to visitors focusing on our existing natural, cultural and built heritage assets, including Seamus Heaney Trail, O'Neill Heritage, Lough Neagh, Sperrins, Beaghmore and forests.

Housing, including Rural Housing Policy

Cookstown, Dungannon and Magherafelt will continue to be the focus of major housing development supported by Coalisland and Maghera as local towns. Each of these towns have their own distinctive character and it is important that this is respected in planning for new homes. The villages and small settlements also provide sustainable locations across rural Mid Ulster but the scale of the development needs to be kept in line with the scale of these settlements and the level of services which they offer.

Mid Ulster District Council recognises the importance of providing the right amount of housing land in the right location to meet housing need. In order to achieve a sustainable housing supply, Mid Ulster District Council will ensure an appropriate amount of land is available at a choice of locations across the main towns and that opportunities are also provided in the local towns and smaller settlements.

The Housing in settlements strategy will zone land in two phases in Cookstown, Dungannon and Magherafelt and allow for current needs to be met whilst setting the direction of future growth. The strategy will also provide policy, which ensures quality development, in terms of density, design, amenity, open space and accessibility whilst also ensuring opportunity exists for social housing, which can be integrated into private housing to provide a mixture of tenures.

Mid Ulster District Councils strategy for Housing in the Countryside is to provide an opportunity for active and established farms to obtain a dwelling every 10 years, whilst also recognising the needs of fishermen in the business community. The strategy is also to recognise that opportunities exist for new houses where any environmental impacts are minimised, such as where development comprises the re-use of a building or replacement of a dwelling house, infilling within a ribbon, or located within an



existing cluster. Mid Ulster Council also aims to recognise the needs of the rural community, which in the main supports itself, by recognising that a dwelling may be achieved by accommodating carers and those for whom they care for, in an environmentally sensitive manner.

In summary, the Councils' LDP teams / Members have engaged, particularly through the Sperrin Forum to ensure that we have a mutual understanding and linked approach to a number of cross-cutting topics that affect both Districts; these include the wind farms / turbines / high structures, tourism, general rural housing policies and environmental designations, especially noting the Special Countryside Area (SCA, though DCSDC has not produced detailed mapping at this dPS stage), AONB policy, Tourism Zones and Minerals Constraint areas.

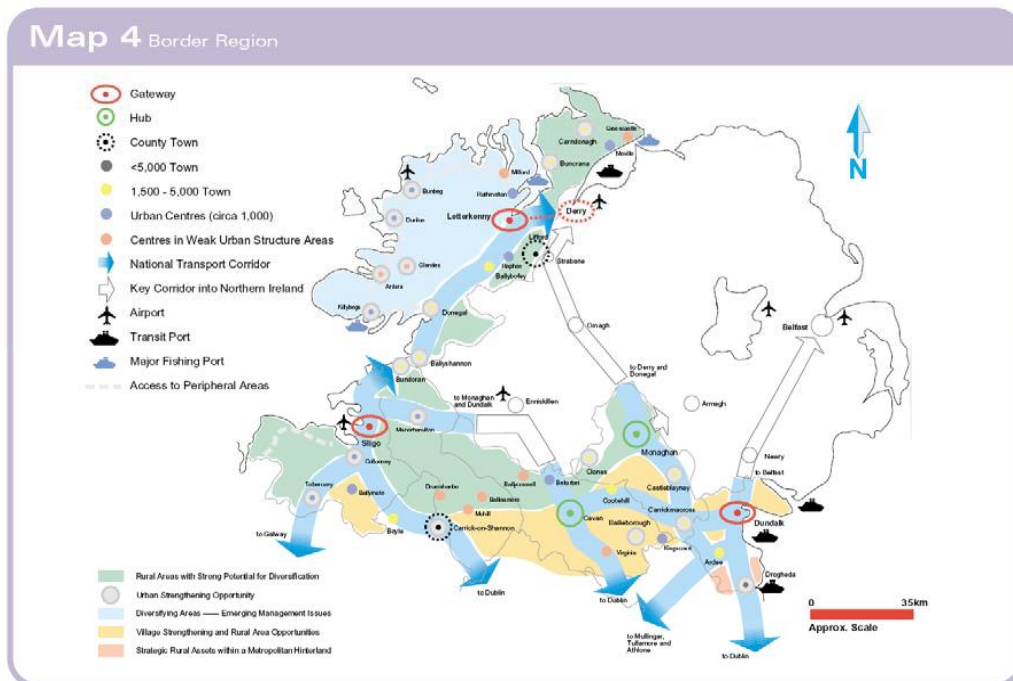


14.0 Adjoining Councils: Donegal County Council & North-West Region Generally

Overview – NW Region in the RDS 2035 and NSS / NPF

Planning for physical development, social infrastructure, physical infrastructure and economic development is central to the development of a strong North West. The RDS 2035 defines the North West as the council area of Derry and Strabane and also extending into County Donegal. The RoI National Spatial Strategy (NSS, see Diagram below) and the current National Planning Framework (NPF, Ireland 2020) also identified Letterkenny-Derry as a linked gateway to the North West and recognises the importance of further development of this core area and its economic social and other relationships and functions in strengthening the wider North West region.

Derry / Londonderry sits naturally as the core settlement and regional gateway city for the North West. As the principal city of the North West, with a University, it is the key cross-border and international gateway providing access by road, rail and sea to the North West Region. Strabane is identified as a main hub and, due to its proximity, is clustered with Derry. The town has a close cross-border relationship with Lifford, which is an administrative centre for Donegal County Council. The map below summarises the District and its immediate locational context in the North West.



The proposed A5 Western corridor upgrade has the potential to create an economic corridor from Aughnacloy to North Donegal that will further strengthen Strabane and Lifford's locational advantage. Future development will require recognition of the complementary role of the two settlements in the North West cluster in order to provide the capacity to deliver quality services.

The RDS states that due to the geographic peripherality of the North West, transport, energy and telecommunication connections are important to the economic and social fabric of the Region. The RDS considers the main thrust to promote a strong North West should be:

- Continue the high levels of co-operation between Letterkenny and Derry and Strabane as evidenced by the creation of the North West Partnership Board.
- Enhance the role of Strabane. Strabane performs an important role in providing services to local communities.
- Improve the energy infrastructure across the Region to ensure that the North West, in particular, has access to reliable sustainable energy supplies to support economic growth and connectivity and to maximise the North West's significant renewable energy resource.

In preparing the LDP, 'account' must be taken of the guidance contained within the RDS which has a statutory basis. Relevant RDS Spatial Framework Guidance underpinning this thrust is as follows:

- SFG7: Strengthen the role of Londonderry as the principal city for the North West.
- SFG8: Manage the movement of people and goods within the North West.
- SFG9: Protect and enhance the quality of the setting of Londonderry City and the North West and its environmental assets.

To achieve the RDS objectives of promoting population growth and economic development in Derry as the principal city, and Strabane as the main hub, as well as sustaining rural communities living in the smaller towns, villages, small settlements and the open countryside, a strategy for accommodating growth is defined based on the following settlement hierarchy:

- Principal City – Derry-Londonderry.
- Regional Town – Strabane is identified as a main hub and is clustered with Derry to benefit from and add value to regional economic growth.
- Local / Smaller Towns - Important local service centres. Growth should be balanced across these towns to sustain, consolidate and revitalise them.

- Villages – Important local service centres, meeting the daily needs of the rural area. They are good locations for rural businesses and can accommodate residential development in the form of small housing estates, housing groups and individual dwellings.
- Small Settlements – These act as a focal point for the rural community and take the form of a rural cluster or cross roads development, where consolidation of the built form can provide opportunity for individual dwellings and/or small groups of houses and small rural businesses.
- The Open Countryside - The rural area offers opportunities in terms of the potential for growth in new sectors, the provision of rural recreation and tourism, and its attractiveness as a place to invest, live and work.

Adjacent Council Areas & Key Settlements – STATUTORY REQUIREMENTS

RDS - The Regional Development Strategy (RDS 2035) offers a strategic and long-term perspective on the future development of Northern Ireland up to 2035. The RDS contains regional guidance to provide policy direction in relation to the economy, society and environment and spatial framework guidance tailored to each component of the spatial planning framework. It sets the context in which to make policy and development decisions in order to achieve sustainable development throughout the region.

ESTF - Ensuring a Sustainable Transport Future – A New Approach to Regional Transportation complements the RDS and contains high level aims and strategic objectives. The LDP will be a fundamental tool in the implementation of the RDS and ESTF.

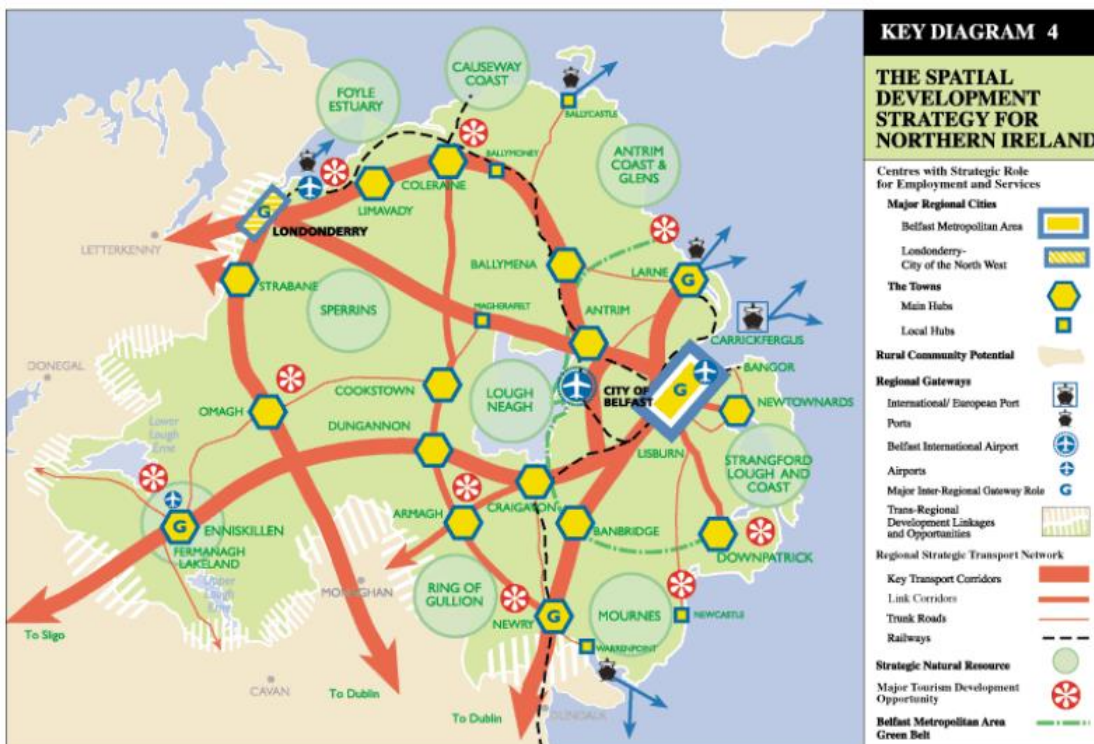
Sections 8 and 9 of the 2011 Act require the Council to ‘take account of’ the RDS and any policy or advice contained in guidance issued by the DfI.

The RDS seeks to strengthen economic and social cohesion by enhancing external linkages and internally by helping to foster patterns of development that will assist community cohesion. This means being outward looking by encouraging cross-border networks of economic co-operation and enterprise, developing a cohesive network of crossborder and trans-regional infrastructure and extending co-operation in the protection and management of the environment. The border around Derry / Londonderry and Strabane is identified as having opportunity to develop cross border transportation and co-operation.

The RDS Spatial Development Strategy (RDS) provides a framework for future physical development across NI based on urban HUBS and CLUSTERS, key and link transport CORRIDORS and the main regional GATEWAYS of ports and airports. In accommodating growth, the RDS aims to give strategic focus to future development and achieve balanced growth within the Region by developing:

- The key and link transport corridors and associated trunk road links.
- A compact and dynamic metropolitan core centred on Belfast.
- A strong North-west regional centre based on Londonderry.
- A vibrant rural Northern Ireland with balanced development spread across a polycentric network of hubs and clusters based on the main towns that have a strategic role of employment and services for urban and rural communities.

The spatial framework guidance in the RDS refers to developing a strong North West, strengthening the role of Derry as the principle city and employment centre, and managing the movement of people and goods within the North West. The framework clearly recognises the city as having the potential to provide a regional level of service to much of the western part of Northern Ireland as well as to substantial parts of neighbouring County Donegal.



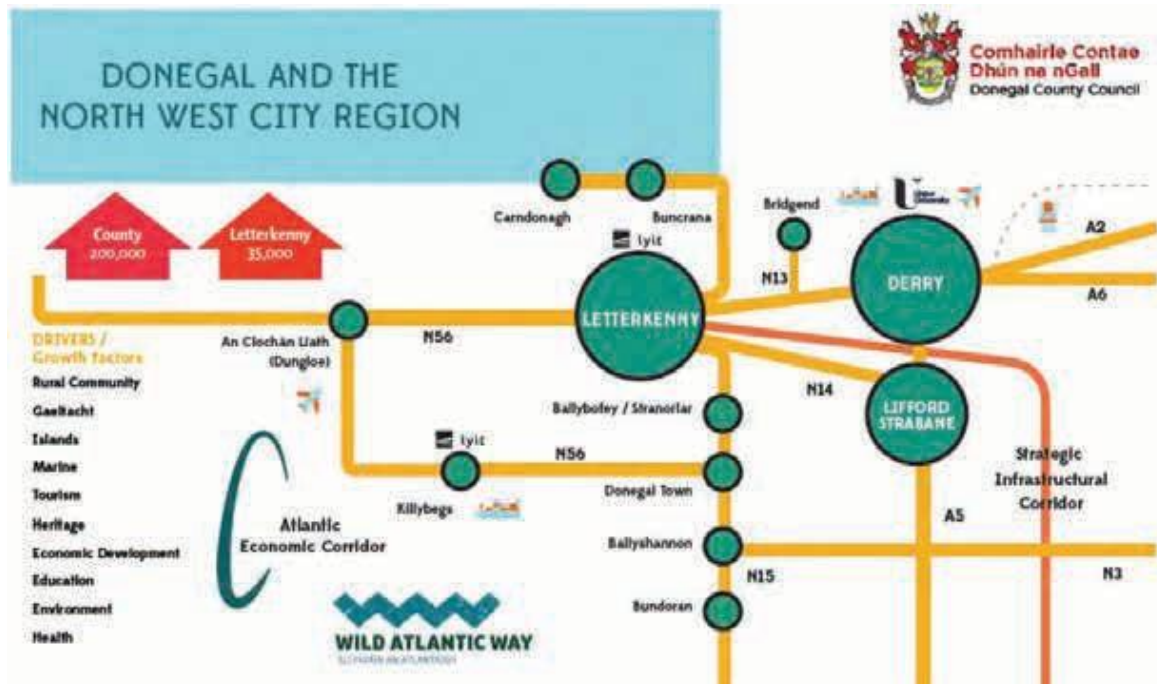
An updated draft Programme for Government Outcomes Framework has been issued for consultation between January and March 2021. However, it is anticipated that the recognition of Derry as a key centre of the North West will remain as was indicated in the draft Programme for Government document (2016), the previous Executives agreed Priorities. This document, which had political support and was widely welcomed, provides further direction for the region. Outcome 1 – we prosper through a strong, competitive, regionally balanced economy – includes a commitment to strengthen Derry / Londonderry as the principle city of the North West. There are also actions to develop the transport hub in the city and enhance public transport between population centres to support this objective. The ‘Outcomes Delivery Plan 2018 – 2019’, which sets out the actions that Departments intend to take during 2018-19 to give effect to the previous Executives states objectives, also focuses on transport initiatives in the North West with reference to a new Transport Hub, introducing additional cross-city routes, and major road schemes (the A6 Randalstown – Castledawson and Derry-Dungiven schemes and the A5 Newbuildings – North of Strabane). These projects, alongside other private and public investments, are noted in the DC&SDC Strategic Growth Plan (2017) as key strategic capital projects to be deliver or completed by 2025.

The **National Planning Framework (NPF)** published in February 2018 is the overarching policy and planning framework for Ireland’s social, economic and cultural development for the next 20 years. It seeks to guide future development in the context of a projected one million increase in population over this time period. Its ambitions are 25% of planned growth for Dublin, 25% for the other four cities and the remaining 50% in key regional centres, towns, villages and rural areas. The Planning Framework recognises the distinct difference in the North West region (the area bordering Derry City & Strabane), in terms of historically lower levels of urbanisation compared to other regions, proximity to the Border and the risks posed by Brexit. The ambitions around population growth for the North and West region, which covers counties from Galway to Donegal, are circa 180,000, with specifics to be fleshed out in the Regional Spatial and Economic Strategy (RSES). The NPF also recognises one of the most significant tasks for that region is to identify and implement actions to build up its urban structure. It acknowledges the strong cross-border dependencies between Donegal and Derry City and Strabane, particularly in relation to employment, education, healthcare and retail activity and the need to support strong links between Letterkenny and Northern Ireland. It recommends further implementation of the North West Growth Partnership in efforts to further enhance regional development.

Ireland 2040 National Planning Framework:

National Policy Objective 45 states “in co-operation with relevant departments in Northern Ireland, support and promote the development of the North West City Region as interlinked areas of strategic importance in the North West of Ireland, through collaborative structures and a joined-up approach to spatial planning”.

City Region Diagram from NW Regional Spatial & Economic Strategy (RSES)



The **SPPS (Strategic Planning Policy Statement)** has a statutory basis, prepared under Article 3 of the Planning (Northern Ireland) Order 1991 which requires the DOE to formulate and co-ordinate policy for securing the orderly and consistent development of land and the planning of that development. The SPPS is a statement of DOE (now DfI) policy on how regionally important land use planning matters should be addressed across Northern Ireland.

The SPPS states that the Council must take account of the RDS 2035, the Sustainable Development Strategy for NI, the SPPS and any other policies or advice in guidance issued by the DOE. These could include Landscape Character Assessments and Conservation Area Design Guides.

As a matter of good practice, **Donegal County Council** is being treated as if it were a STATUTORY CONSULTATION BODY IN DP REGS. Summary of engagement on LDP / County Development Plan:

In recent years, DCSDS Planning LDP team / Planning Ctte has submitted several formal consultation responses to DCC regarding its County Development Plan, Town Plans, Amendments and Scoping reports.

2016 – Pre-POP stage, formal consultation letter issued to DCC

2016 – Consultation Response received

2017 - DC&SDC received a formal consultation letter from DCC regarding our LDP POP

Numerous, ongoing liaison between LDP Planning Officers of both Councils

2016 - Formal meeting of LDP Planners with our 3 NI Adjoining Councils' LDP Planners

2019 - Formal Bi-lateral meeting of LDP Planners with DCC Forward Planners

2019 – DC&SDC sent a draft text of our LDP dPS Chapter 2; agreed / no objection.

Any update since then

CO-OPERATION AND COMPETITION

Our District, its settlements and the people cannot operate solely in isolation within our Council area. The LDP will seek to enhance the role of Derry and Strabane as the key settlements of the North West, thus providing services for the wider region in addition to servicing our own District e.g. in retail, health, social / recreation, education, employment and housing. Similarly, there will be some facilities that will service our population but that are located outside of this District. The challenge of LDP preparation will therefore be one of mutual awareness, co-operation with our neighbours, in responsible, proper spatial planning - so as achieve efficient use of infrastructure, avoid duplication, back-to-back development and inappropriate competition between the districts and settlements. Nevertheless, it must be recognised that there will inevitably be some degree of 'competition' with our neighbouring districts, though we primarily co-operate as per our role in the RDS and NPF / RSES. Some main locational context considerations are set out below:

KEY FACTS OF COMMONALITY

Overall Relationship

Donegal County Council (in the Republic of Ireland, RoI) is situated to the west of our District, with a long 'border' (approx. 118km) extending from the Culmore / Coshquin / Killea in the west of Derry City, the border then follows the River Foyle from outside Magheramason along the centre line of the river down past Strabane to the three rivers meet, where the border then follows the River Finn as far as Clady. The border / Finn then stretches landward towards Castlederg / Aghyaran where it joins the Mourne Beg River where it follows one of its tributaries south and out of our District.

Donegal County Council is connected to our District by a number of road crossings in Clady, Strabane, Killea, Bunrana road and the Culmore road. There is significant numbers of people moving across the border to live and work. Donegal has been a key driver to any demographic trends in the North West City Region, both in terms of the overall growth rates which have remained significantly ahead of those in NI and in DC&SDC for several decades and as a recipient of inward migration from NI in recent decades. Availability of job opportunities and building land, differing house prices and wage rates are all likely to have made Donegal an attractive location and the cross-border crossing data show the extent of integration.

Recent population growth since 2001 in Derry City and Strabane has been well below the Northern Ireland average. In summary, it is a situation created by a combination of low in-migration (from other parts of NI and elsewhere) and high out-migration. Generally, this is because of either a lack of opportunity, a lack of attractiveness of the area or a combination of the two.

The extensive western boundary of the Derry City and Strabane District consists of the border with County Donegal. Consisting mostly of the River Foyle and then the Finn, the border extends from near Culmore and the road to Inishowen to Coshquinn / Bridgend at the western edge of Derry city to Strabane and Lifford 'twin towns' and south to Clady / Castlefin and on to the sparse rural hills of Aghyaran / Killeter and Barnesmore. The settlements along the border corridor, the close links between the people as well as the important landscape features mean that the relationships with Donegal will be important for the preparation of the LDP. There are physical, environmental and visual linkages, as well as considerable movement of peoples across the border – for residence, employment, shopping / fuel, healthcare, recreation, etc. Therefore, the LDP will also need to consider the opportunities and impacts of development proposals and policies in relation to Donegal.

The Donegal County Development Plan 2012-18 promotes a Gateway focus (Letterkenny) followed by the key population settlements that provide a supporting role to the Gateway; including the bordering settlements of Bunrana, Bridgend and Lifford. The Gateway focus benefits the wider county in terms of realising the regionally significant role of Letterkenny, and the assets and investments associated with this role. The directing of population into surrounding key towns also provides for a geographical spread of critical mass to key locations so as to attract sub-county level benefits.

Letterkenny (population 19,588 in 2011 Census, 19,274 in 2016)

The National Spatial Strategy (NSS, 2002) which sets out a strategic vision for the spatial development of Ireland over a 20-year period, identified Letterkenny as a linked

Gateway with Derry. It is defined as a high priority development corridor of national, regional, local and cross-border economic importance.

Below the NSS, the Border Regional Authority set out the Border Regional Guidelines for the border counties; these guidelines emphasise that it is the co-ordination of infrastructural development with Derry and the enhancement of a critical mass between the two settlements that will be vital in ensuring the future prosperity of Letterkenny town and in energising the wider Donegal and North Western area of the region. The North West Regional Authority (NWRA) is currently finalising a Regional Spatial & Economic Strategy, which also recognises this relationship and status, as a Metropolitan city region.

The population of the Letterkenny development plan area was 19,363 in 2006 - a 22% population increase during the period 2002-2006 set against the growth trends in population at the national (8%), regional (9%) and county (7%) level.

Buncrana (population 6,839 in 2011 Census and 6,785 in 2016)

Whilst the NSS does not make specific reference to Buncrana, the strategy considers the town generally falls into the category of ‘County and Other Town Structure.’ The strategy describes such towns as capitalising on local and regional roles and also states that these centres are linked to the roles of the gateways and development hubs as a support structure for balanced regional growth.

Lifford (population 1,658 in 2011 Census and 1,626 in 2016)

Within the Regional Planning Guidelines, Lifford was identified as a Town with a Special Function (Centre of Governance). The immediately adjacent town of Strabane (across the River Foyle) has a population of approximately 17,000. This represents a considerable catchment and arguably a critical mass that could support a shared number of important services (such as the cinema or the greyhound stadium currently). Lifford is conveniently located within 25 km of Letterkenny and Derry.

Bridgend (population 497 in Census 2011 and 454 in 2016)

The current planning framework for Bridgend is contained within the County Donegal Development Plan 2018-2024, as a Tier 2b Strategic Town. The County Development Plan identified Bridgend as a smaller-sized town which has strategic economic opportunities for internationally traded services (among other employment opportunities), due to its border location and proximity to Derry. Its immediate cross-border strategic location along the Letterkenny-Derry economic corridor is supported by good transport connections to City of Derry airport and Lisahally Port (made more accessible with the recent opening of the Skeoge link road) to provide for important opportunities to promote the strategic economic growth of the town.

Historically a small rural settlement, Bridgend has evolved as a result of cross-border influences into a commuter village with a mismatch of functions for a settlement of its

size, though its appearance and functions have stabilized considerably in recent years. The population of Bridgend grew by 48.8% over the period 2006- 2011 compared to population growth across Co Donegal as a whole of 9.4%, but has been fairly static since. The surge in population since 2006 was attributed mainly to the location of the town in proximity to Derry city resulting in a demand for urban-generated housing and the resultant establishment of a significant commuter population.

The **County Donegal Development Plan 2018 – 2024** was formally made by the Elected Members of Donegal County Council on 9th of May 2018, and has effect from 5th June 2018 for a period of six years. Below is a consideration of the various chapters within our Draft Plan Strategy and how we have considered our adjoining Councils position moving forward.

Derry City and Strabane District Councils Draft Plan Strategy supports a partnership approach with cross border partnership with Donegal County Council through the forum of the North West Strategic Growth Partnership and the North West City Region Initiative.

The dynamics of living, working and investing in the North West City Region are cross cutting over a range of themes. The role of the DPS is to provide expression and an appropriate planning framework for land use and planning elements. As the cross-cutting areas are diverse as well as impacting the entirety of the geographical area of Derry City and Strabane District Council, the responding narrative, objectives and policy are threaded through our DPS and therefore the various chapters in the Plan. It should be note that this is not an exhaustive list of cross cutting areas, as there may be other more general references that will also have relevance in the border context.

Growth Strategy

Derry City and Strabane overall growth strategy is to increase our population by approx. 10k people with a need for an additional 15k jobs and in total 9k new homes. This is the growth strategy of the plan period (15 years). Donegal County Council have set targets for each of the above Population, Jobs and Homes these are further considered below.

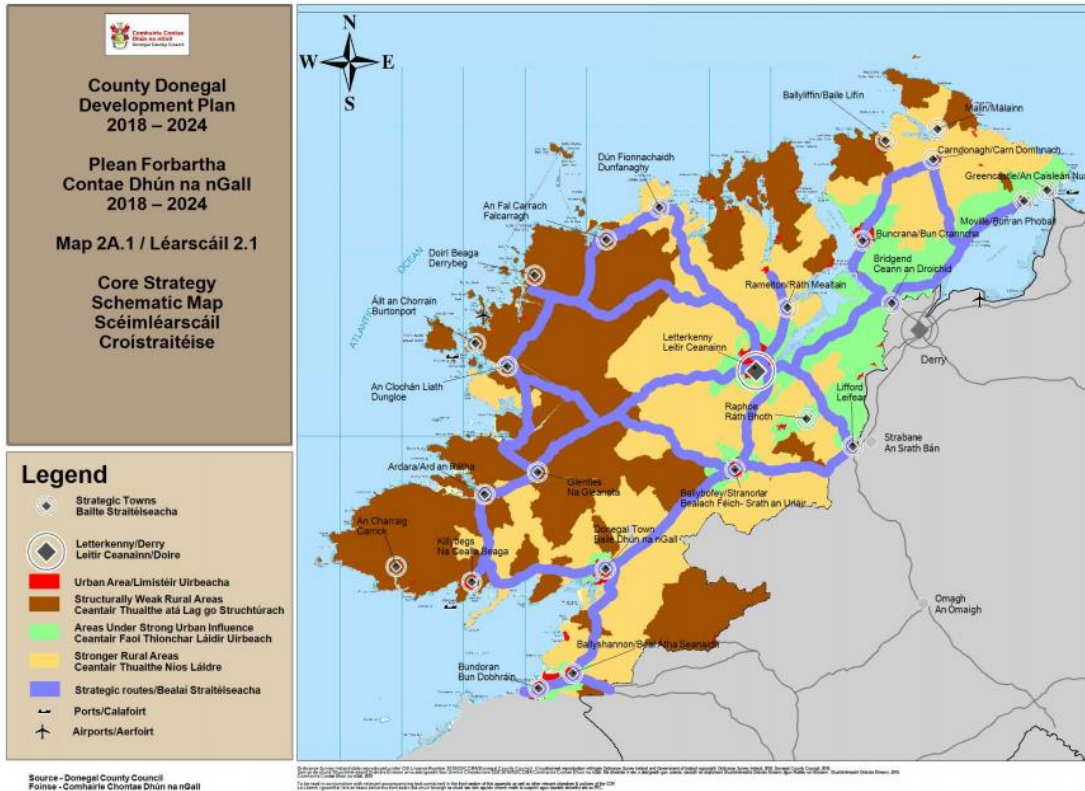
Population has been divided into two phases and will include an increase of approx. 1.1% per annum over the plan period allowing a total population projection of 13,968 persons. The second phase will see an increase over a longer period up until 2038 with an increase of 1.5% per annum and a total population increase of 36,271. This is quite a drastic increase in population from current figures as of 2016 Donegal's population was 158,755 and they are projecting to grow to a total population in 2038 of 208,994 persons.

Table 2A.1: Population Targets

Current Position 2016	<ul style="list-style-type: none"> County Donegal population 2016 	158,755 persons
Phase 1; 2018-2024	<ul style="list-style-type: none"> Average annual population (number) increase at a rate of 1.1% per annum Population increase by 2024 (over 8 years) at rate of 1.1% per annum Total Population of County Donegal (number) by 2024 at rate of 1.1% per annum 	1,746 persons 13,968 persons 172,723 persons
Phase 2; 2024-2038	<ul style="list-style-type: none"> Average annual population (number) increase at a rate of 1.5% per annum Population increase by 2038 (over 14 years) at rate of 1.5% per annum Total Population of County Donegal (number) by 2038 at rate of 1.5% per annum 	2,590 persons 36,271 persons 208,994 persons

Housing has also been considered, however a more reasonable amount of 5,174 is deemed to be required over the plan period until 2024. In terms of jobs Donegal County Council do not set a target for the number of jobs it expects to achieve over the plan period, however a number of economic strategy and policies have been identified and these will be considered later in the paper.

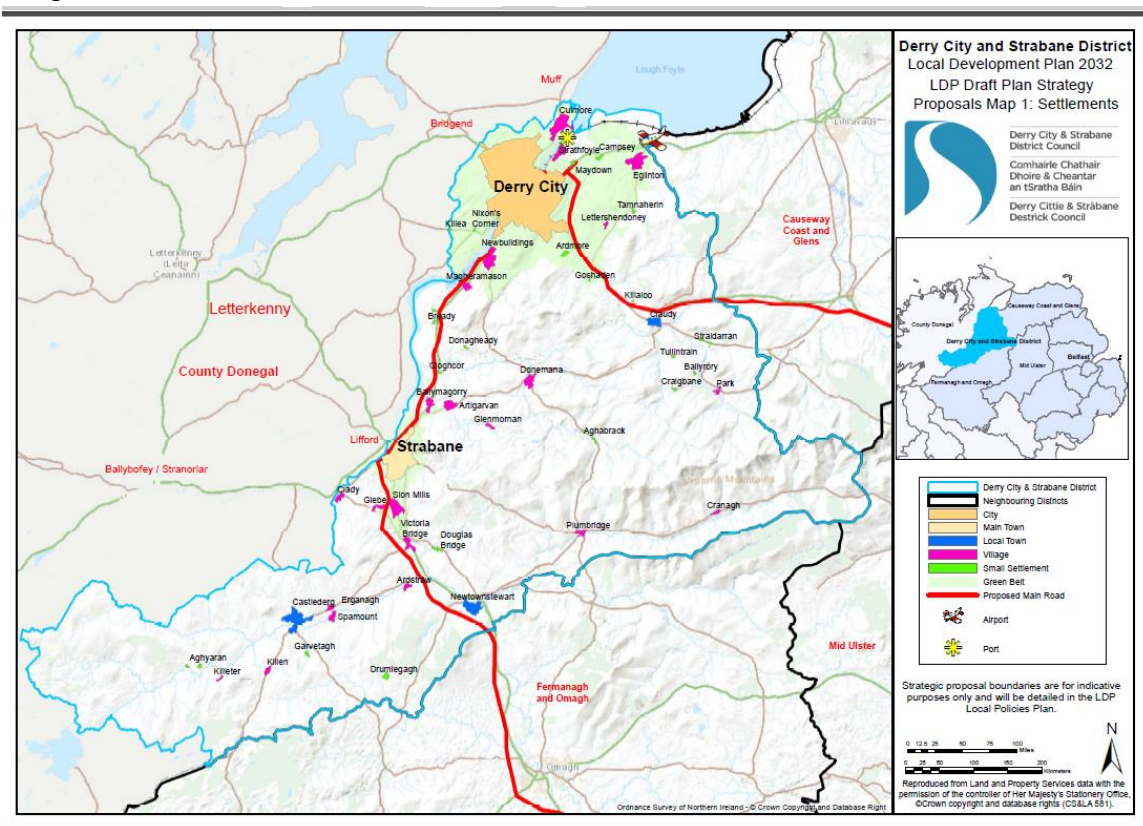
Derry City and Strabane District Council LDP – Survey & Profile of District



Spatial Strategy / Settlements

Derry City and Strabane have set out a spatial strategy with a total of 47 settlements, these include Derry as a City and with Strabane Town and as a main town. This is followed by three local towns in Castlederg, Newtownstewart and Claudy along with 42 villages and small settlements. Two settlements from the previous area plans have been de-designated however; these will have no effect on the adjoining council of Donegal.

Figure 1: District Context



There are a number of key cross border settlements at various levels of the settlement tier, which have been considered as part of our own spatial strategy and Donegal County Councils Spatial Strategy. One in particular is Killea, this was previously designated as a small settlement, however after considering the settlement as a whole rather than the northern part which resides within our District it was noted a number of the services were located in the Donegal side, which is designated as a village, and thus it was deemed appropriate to upgrade the portion of Killea that is within Derry City and Strabane District Council into a village.

Donegal have illustrated that there are three component parts of their settlement structure which includes:

1. Letterkenny;
2. Strategic Towns; and
3. Rural Towns and Open Countryside.

Letterkenny is identified as a component in its own right within the settlement structure. As the largest town, it provides a broad range of services across the sectors including employment, education, health, cultural services, community services, entertainment and many more. Its growth and strengthening as a major centre of population together

with its wider metropolitan areas is important in the regional context particularly in terms of its relationship with Derry City. A strong, vibrant, connected Letterkenny with a growing population will provide benefits across the county of Donegal and within the wider North West City Region in terms of attracting private sector investment in jobs and the economy and in securing investment in infrastructure that is critical to the country as a whole.

The Strategic Towns is made up of two parts described as 2A and 2B. These are identified as strategic towns due to their existing population base and due to their infrastructural capacity to accommodate reasonable levels of new housing and therefore the core strategy guides reasonable level of future housing development to these locations. These towns are also identified due to their particular ‘Special Economic Function’ including that they perform as key service centres at the sub-country level.

Rural Towns and the Open Countryside provides for small scale clusters of urban development in rural towns and one-off rural housing supported by specific water services provided in the main as individual and private systems. The core strategy recognises that rural towns and the open countryside are a critical component of the social, community and cultural identity of the County and that strengthening of rural communities is essential in order to ensure the survival of the unique character of the County.

Figure 2A.3: The Settlement Structure

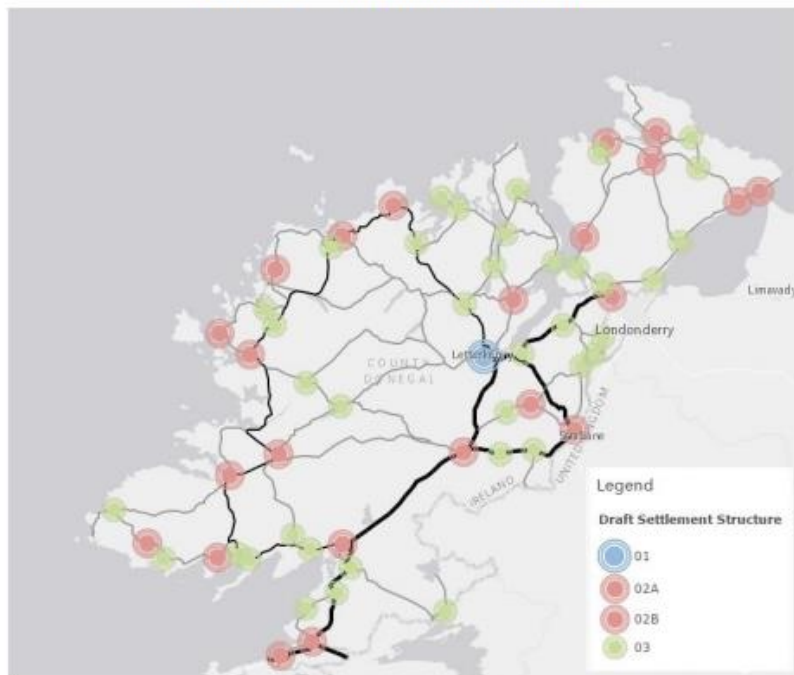


Table 2A.3: The Towns of the Settlement Structure

Layer 1	Letterkenny					
Layer 2 The Strategic Towns	2A: Strategic towns in the context of housing land supply and due to their Special Economic Function					
	An Clochán Liath (Dungloe)	Ballybofey- Stranorlar	Ballyshannon	Buncrana	Bundoran	
	Carndonagh	Donegal Town	Killybegs			
	2B: Strategic towns due to their Special Economic Function					
	Ailt an Chorráin (Burtonport)	An Bun Beg-Doiri Beaga (Bunbeg-Derrybeg)	An Charraig (Carrick)	An Fál Carrach (Falcarragh)	Ardara	
	Ballyliffen	Bridgend	Dunfanaghy	Glenties	Greencastle	
	Lifford	Malin	Moville	Ramelton	Raphoe	
	Layer 3 Rural Towns and Open Countryside	An Dúchoraidh (Doochary)	Anagaire (Annagry)	Baile na Finne (Fintown)	Ballintra	Bruckless
		Burnfoot	Carraig Airt (Carrigart)	Carrigans	Carrowkeel	Castlefinn
		Cill Chartaigh (Kilcar)	Clonmany	Convoy	Creelough	Culdaff
Dunkineely		Fahan	Frosses	Gleann Cholm Cille (Glencolmille)	Gleneely	
Gort an Choirce (Gortahork)		Killea	Killygordon	Kilmacrennan	Laghy	
Loch an Iúir (Loughanure)		Manorcunningham	Milford	Mountcharles	Muff	
Na Dúnaibh (Downings)		Newtowncunningham	Pettigo	Portnablagh	Portsalon	
Quigleys Point		Rathmullan	Rosstownlough	St Johnston		

Retail – Competition / Complementarity

Derry City and Strabane District Council commissioned a Retail study to give a comprehensive review of the retail provision and capacity to help inform the preparation of the LDP. It involved a detailed assessment of the current performance of key retailing destinations across the Council area and also considered future opportunities for growth.

The study found that, overall the Council area is performing modestly, with a range of retail choice and scale of offer commensurate with its catchment population, and one that also benefits from cross border shopping trips.

In addition to the study, sensitivity analysis has been completed to consider a worst-case scenario, if the Brexit process was to result in a ‘hard border’. In terms of Brexit, high level assumptions have been made on the likely effects of more challenging cross

border shopping trips, with the potential for these impacting spending within Derry-Londonderry city. In short, this highlighted the significance of expenditure inflow from the Republic of Ireland to Derry City's retail economy with the analysis concluding that the capacity identified for additional comparison floor space after 2027 will not be available under this scenario.

The retail sector in County Donegal account for in the region of 16% employment. In the border context, the sector is vulnerable to fluctuation in Euro – Sterling exchange rates, with significant levels of South-to-North cross border shopping flows at present. The Donegal County Council Development Plan advocates the primacy of its town centres as the core areas for retail and other mixed use development and advocates for their strengthening. It also recognises that the physical environment is critical in improving the visitor experience with particular focus on the County's heritage assets as providing opportunities to create positive, attractive and high quality urban spaces.

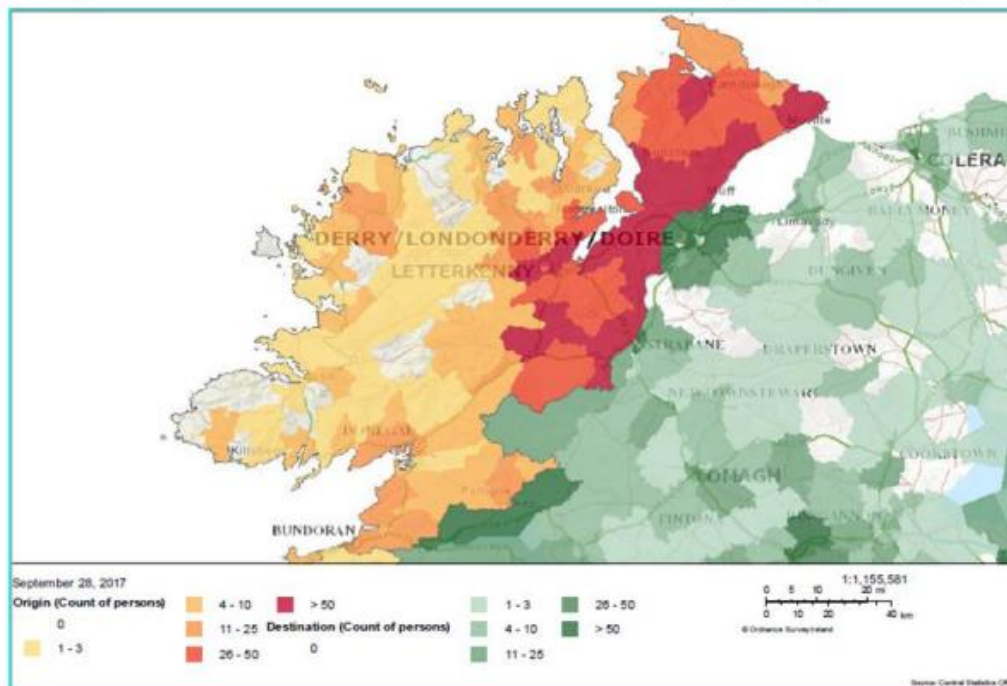
Economy / Employment

Derry City and Strabane have set a target to increase the number of jobs in the district by 15k and have also proposed to continue or designate new zonings close to the border with Donegal.

Donegal County Council have illustrated that they aim to provide for the appropriate growth of economic development and employment opportunities across all sectors in accordance with the Core Strategy and the ambitions of the North West City Region initiative and consistent with the principles of proper planning and sustainable development.

The movement, interaction and activities of the population across and within both sides of the border are quantifiable and provide a clear indicator of the extent to which the population of the North West function on a cross border basis. Figure 2B.2 illustrates a cross border commuter map for the purposes of work or study. It shows that areas in County Donegal in dark red where there are higher concentration of persons originating in Donegal and travelling across the land boundary for work and study. Furthermore the area around Derry donates the designation of large numbers of person whose journey originates in the ROI.

Figure 2B.2: Cross Border Commuters for Work and Study, 2016 (Source: CSO)

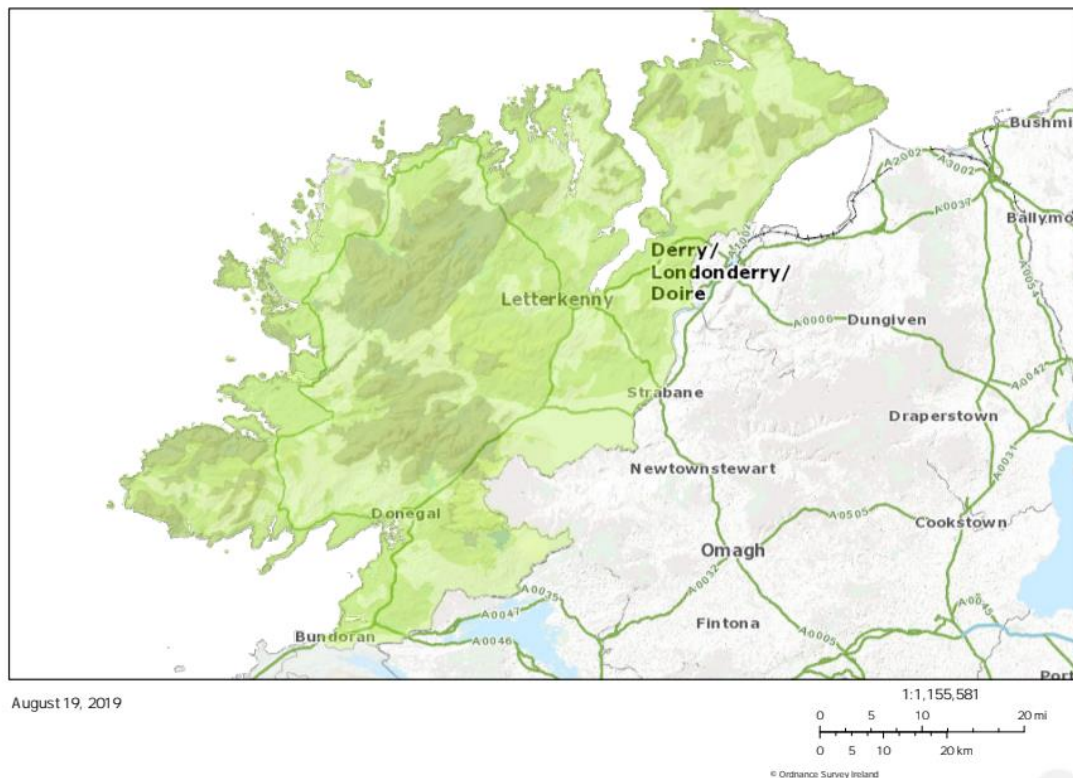


Cross border trade at a local level is an important element of the local economy and reflects a level of economic integration in the North West particularly at location closer to the border. The joint report from Donegal County Council and Derry City and Strabane District Council – ‘Initial Analysis of the Challenges and Opportunities of Brexit’, outlines that the Inter Trader Business Monitor records that 34% of firm in the DC&SDC area and 38% of Donegals are engaged in cross border trade compare to 25% on the island as a whole. This affirms the interconnectedness on both side of the border in the context of trade. In the context of Brexit, the report identifies that the Agri-food sector is a key sector on both sides of the border and is one of the most dominant sectors in cross border trader, together with chemicals and buildings materials, all of which were among the sectors which the Irish Government found were at high risk from Brexit in their analysis.

Scenic Amenity Designations

-  EHSA
-  HSA
-  MSA

Scenic Amenity Designations



Nature Conservation Designations

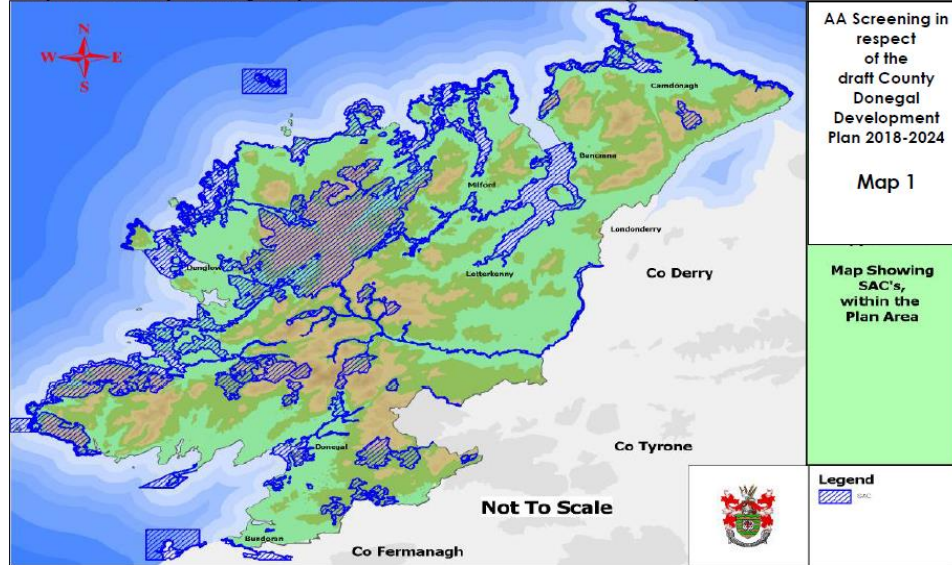
There are several nature conservation designations that are close to the border, either side and even sharing the border watercourses see Map viewers for details. (NIEA and Myplan.ie).

County Donegal has a varied landscape comprising mountains, fertile plains, a deeply indented coastline of loughs, bays and peninsulas and 27 islands. Donegal has a large number of nationally and internationally important ecological sites and species that are afforded protection through European and Irish legislation. Current numbers of designated sites within Co. Donegal are as follows, and shown in the accompanying maps:

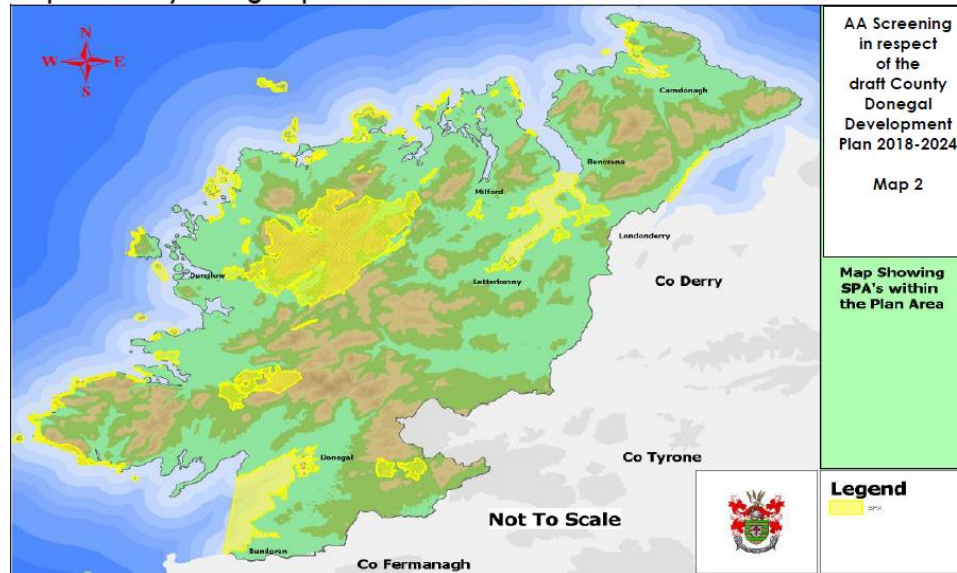
- Natura 2000 sites – SPA 28 & SAC 46. Of particular relevance is the River Finn SAC which is contiguous with the River Foyle & Tributaries SAC within our District.

- Ramsar Sites – 5; National Heritage Areas – 13,
- Nature Reserves 7; Designated ‘Shellfish Water’ Areas (Art 4 - EU Shellfish Waters) 2006 – 12
- National Park – Glenveagh (1984) - 170 kms²

Map 1: County Donegal Special Areas of Conservation (SAC's)



Map 2: County Donegal Special Protection Areas SPA's

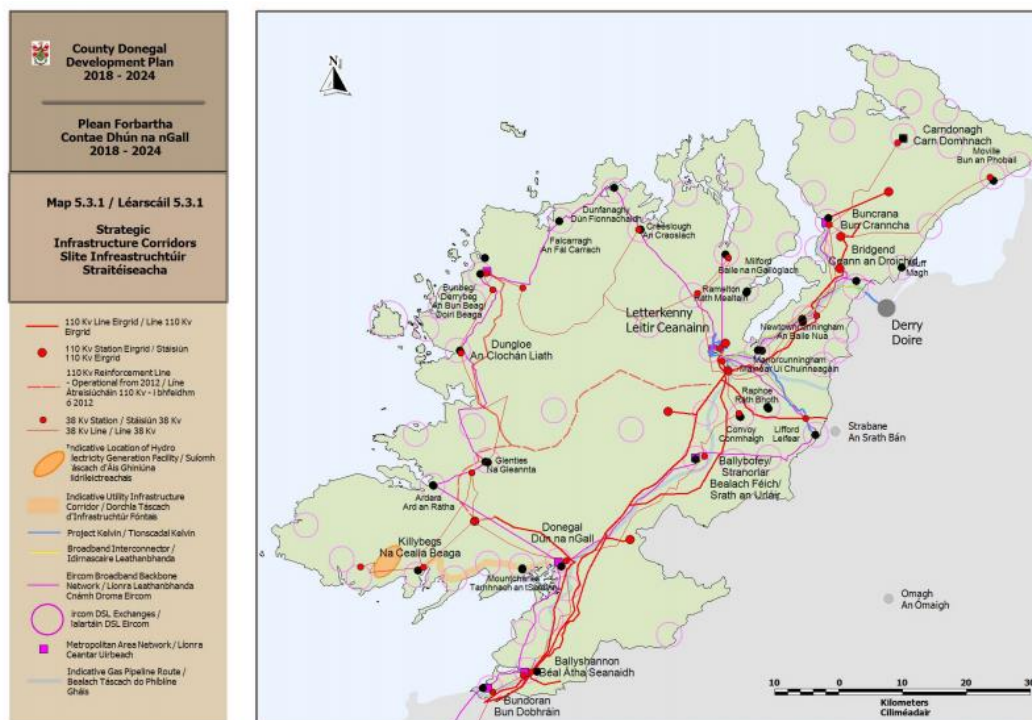


In developing our LDP, we need to be very aware of the possibility of adverse transboundary effects on such sites. In particular, given that the River Foyle and Tributaries SAC within our District is contiguous with the River Finn SAC in Donegal

and Atlantic salmon are a selection feature, it is essential that both Council's liaise together, early and effectively, and with relevant Agencies to ensure the protection of such sites and features.

Infrastructure (Roads)

There are 58 road crossing points that link County Donegal with Northern Ireland. These roads range in status from County, Regional and National roads and their ongoing maintenance and upgrade as necessary requires a coordinated approach in terms of design prioritisation and funding mechanisms. The network of cross border roads provides the backbone through which day-to-day journeys are carried out and also provides for the critical strategic access to and from the region and to international transport hubs and onwards to global markets. Critical cross border projects include the TEN – T network, the A5 and the A6.



Source - Donegal County Council
 Foinse - Comhairle Chathair Dhúine na nGall

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Specific road crossing points are identifiable where the intensity of cross border activity is even more evidenced. The Northern Ireland Department of Regional Developments telemetric cdata counts on traffic movements per week and per day shows the

Derry City and Strabane District Council LDP – Survey & Profile of District

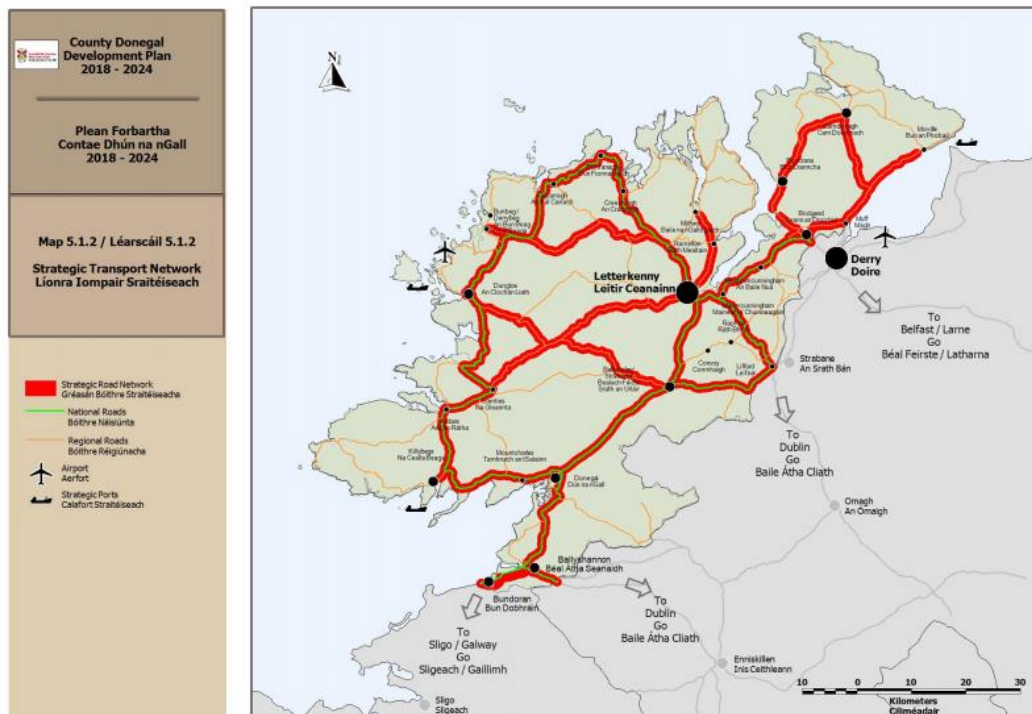
intensity of cross border activities at three key routes namely at Derry/Bridgend, Derry/Muff and Strabane/Lifford.

Table 2B.1: Total Traffic Movement per week and day per route- DRD 2015 Telemetric Data

Route	Traffic Movement (per week)	Traffic Movement (per work day)
Derry- Bridgend	134,863	19,266
Derry- Muff	71,145	10,164
Strabane- Lifford	120,569	17,224
Total no. of journeys	326,577	46,654

Source: 'Initial Analysis of the Challenges and Opportunities of Brexit for the Derry City & Strabane and Donegal County Council Area- The North West City Region,' DCC & DCSDC, February 2017.

This evidences the high level of cross border interaction that are occurring across the region in many areas of social and economic life.



Source - Donegal County Council
 Foinsé - Comhairle Contae Chinn na nGall

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Other Infrastructure

Seaports and Ferry Services

Whilst there are no ferry services from Derry City and Strabane District Council to Donegal it is important to consider the wider impact the service/infrastructure provision could have on our Council area. Donegal sets out in their plan that sea ports and ferry services play an important role in promoting the social and economic vitality of the County. There are policies in their plan aimed at promoting and facilitating further development and expansion of Killybegs and Greencastle Harbour Centres as strategically important deep water commercial and leisure ports. It is also the policy of the council to promote, sustain and enhance the Greencastle to Magilligan and Buncrana to Rathmullan ferry services.

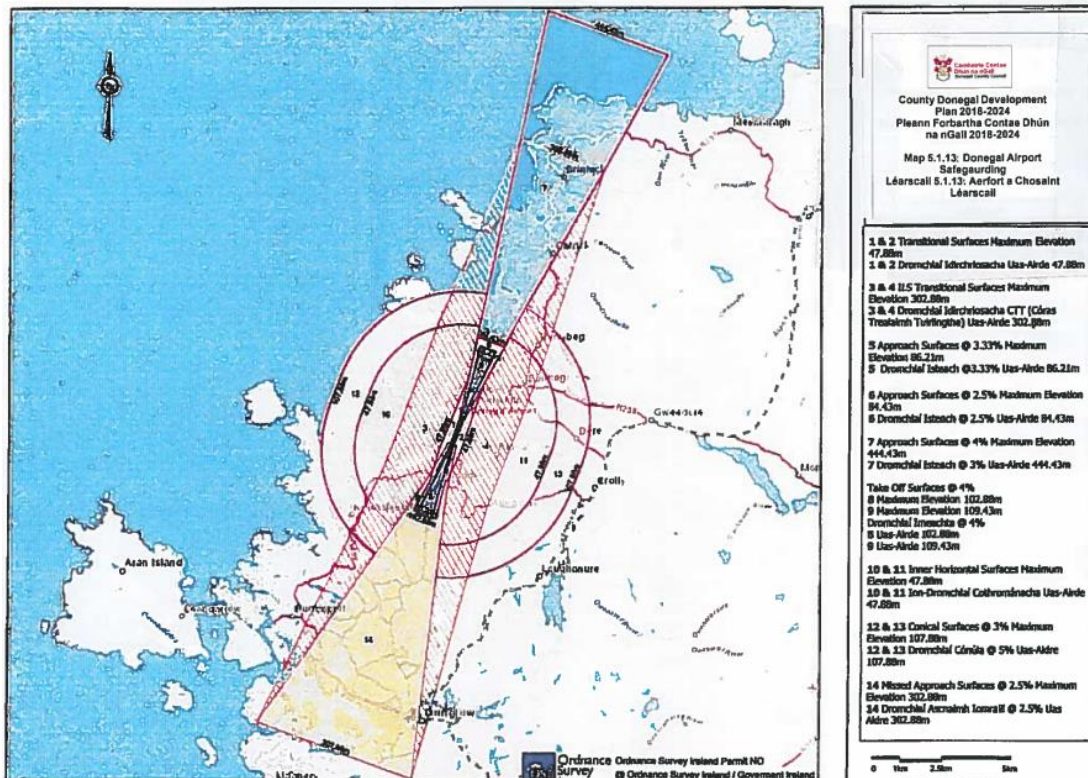
Rail

There are currently no rail provision between Derry City and Strabane District Council and Donegal County Council, however historically there were a number of lines linking the Council areas, these have since been closed and some have been earmarked or converted to greenways. It is however the intention of Donegal County Council to consider feasibility / support the provision of a rail link between the Letterkenny / Derry linked Gateway and also to Sligo, and to support the reopening of the Western Rail Corridor from Athenry to Sligo, thereby completing the All Ireland rail network. Donegal County Council recognise the social, economic and environmental opportunities associated with the reintroduction of rail services into and through the County.

It is also a policy of Donegal County Council to protect established / historic railway corridors throughout the County primarily for strategic infrastructure provision (such as rail / road / greenway projects) and secondly for recreational development. Along these corridors other uses shall not be considered.

Airports

There is one airport in both Donegal County Council and Derry City and Strabane District Council. Both Councils recognise the strategic importance of Donegal Airport and City of Derry Airport in the provision of key international, national and regional access to and from the North West City Region. Donegal County Councils Development Plan notes that it is the policy of the Council to facilitate and enhance appropriate access to and the expansion of Donegal airport. They have also designated a safeguarding map set out below which is envisaged to manage development proposal within the wider vicinity of Donegal Airport.



Bus and Taxi Services

Bus and taxi services play a vital social role in rural communities, linking rural areas with settlements and essential services such as schools and healthcare. There are various types of bus and taxi transport serving both DC&SDC and DCC, some of these include:

- Bus Éireann expressway long-distance services, linking Donegal with Derry, Dublin, Sligo and Galway;
- Bus Éireann / Ulster Bus and private transport operators provide local commuter routes and services across the North West Region;
- School bus services operated on behalf of the Department of Education and private bus operators;
- Private coach and mini-bus services to Donegal, Derry, Belfast, Dublin etc.
- Community bus routes operated under the Rural Transport Initiative (RTI);
- Private taxi services; and
- Publically funded taxi services.

It is the policy of Donegal County Council to support and facilitate the development of public, semi-public and community projects and proposal which provide innovative transport solutions in rural disadvantages and border areas such as rural park and ride

schemes, rural carpooling and car sharing schemes, park and cycle schemes and bus and taxi schemes in consultation with public, private and community organisations north and south. It is the policy of both DCC and DC&SDC to ensure that large scale developments provide sufficient infrastructure for the use of buses and taxis, where appropriate and support public transport hubs and connection between settlements both sides of the border.

Walking and Cycling

Walking and cycling are the most sustainable forms of transport and are key components to movement and accessibility in urban and inter-urban areas. Walking and cycling benefit the environment and the population by reducing pollution, noise and traffic congestion, as well as contributing to health more active lifestyles. Both Councils want to protect the routes of potential linkages (such as linear parks, roads, footpaths, trails, greenways and cycle ways). There is provision within both plans to ensure that the design and layout of multiple residential community, large scale industrial and commercial development incorporates distinct and effective provisions for pedestrian and vehicular traffic movements with the site and its locality. There is also a policy from both council to ensure that large scale development proposals provide walking and cycling infrastructure and make comprehensive provision, where appropriate, for access for people with special mobility needs in accordance with current best practice.

Renewable Energy

There are a number of windfarms close to the border that are visually linked e.g. Barnesmore Gap and west of Killeter.

Similarly, our shared landscapes / seascapes and their associated inter-visibility along the border require a holistic approach to be taken to the appreciation and management of our land and seascape in the northwest. Such environmental assets are very important in driving our local tourism and economy – both within each District and collectively in the wider North West region. Key consideration across the border needs to be given to the potential for impacts arising from visibly significant development i.e. wind-farm proposals in landscape character areas considered to be either at saturation point or unsuitable to visibly ‘absorb’ such significant proposals.

The following Landscape Characters Areas (LCAs) in Co Donegal are considered relevant to their proximity or inter-visibility to Derry City and Strabane District:

- LCA7 Lough Foyle Coast;
- LCA 10 South Inishowen farmland - this LCA forms the natural rural hinterland of Derry City.

- LCA 11 Grianan Slopes and Lowlands – as above.
- LCA 12 Laggan Valley (doesn't directly abut): is a vast undulating agricultural landscape of good quality pasture and arable land characterised by large, geometric, hedge trimmed agricultural fields extending over a wide geographical area.
- LCA 13 Foyle Valley - This LCA has a strong visual connection to its mirror landscape on the opposite side of the River Foyle in Derry City and Strabane District in terms of the similar landscape type and also that the Derry City and Strabane landscape inherently informs the views within and without of this LCA.
- LCA 14 Finn Valley: The eastern edge of this LCA borders Northern Ireland and the Northern Ireland Landscape Character Areas Foyle Valley (27) and Derg Valley (20).
- LCA 40 Cashelnavern Border & Uplands
- LCA 41 Croaghnameal Border & Uplands
- LCA 42 Lough Derg Uplands and Lakelands
- LCA 43 Pettigo Drumlins

Seascape Unit 1 Lough Foyle extends across the western shore of Derry City and Strabane District and into the mouth of the River Foyle towards Derry City. Donegal shares a long border with Derry City and Strabane District including the shared international marine border along Lough Foyle and the River Foyle. Lough Foyle and the Derry City and Strabane District coastline are inherently integral within the character of the Lough Foyle seascape unit and vice versa.

Acceptable for Augmentation



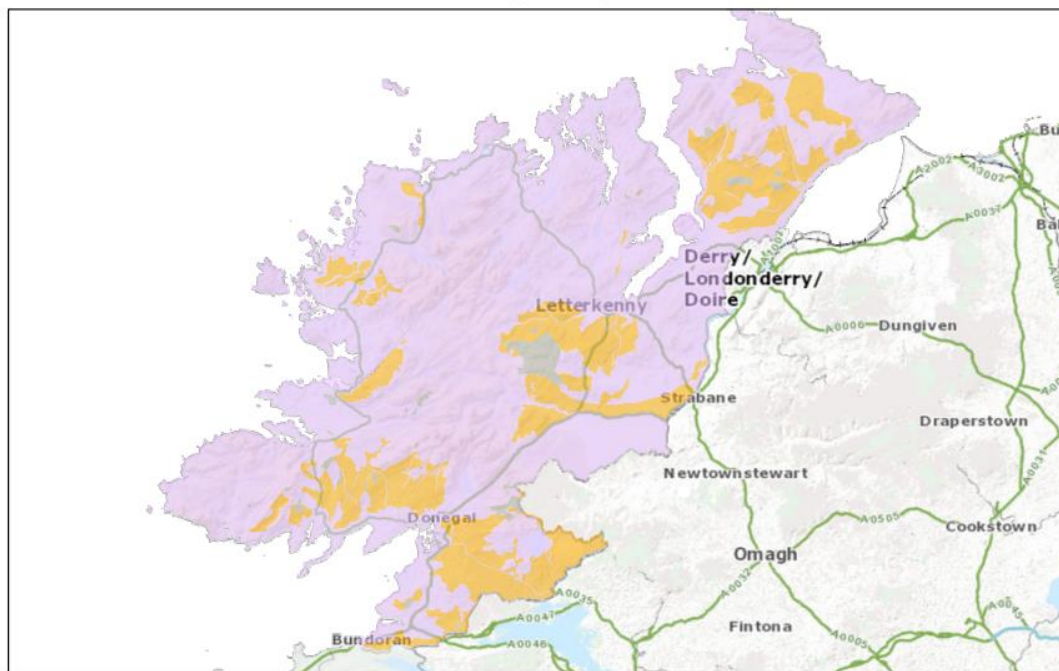
Not Acceptable



Open To Consideration



Wind Energy Designations



August 19, 2019



Minerals

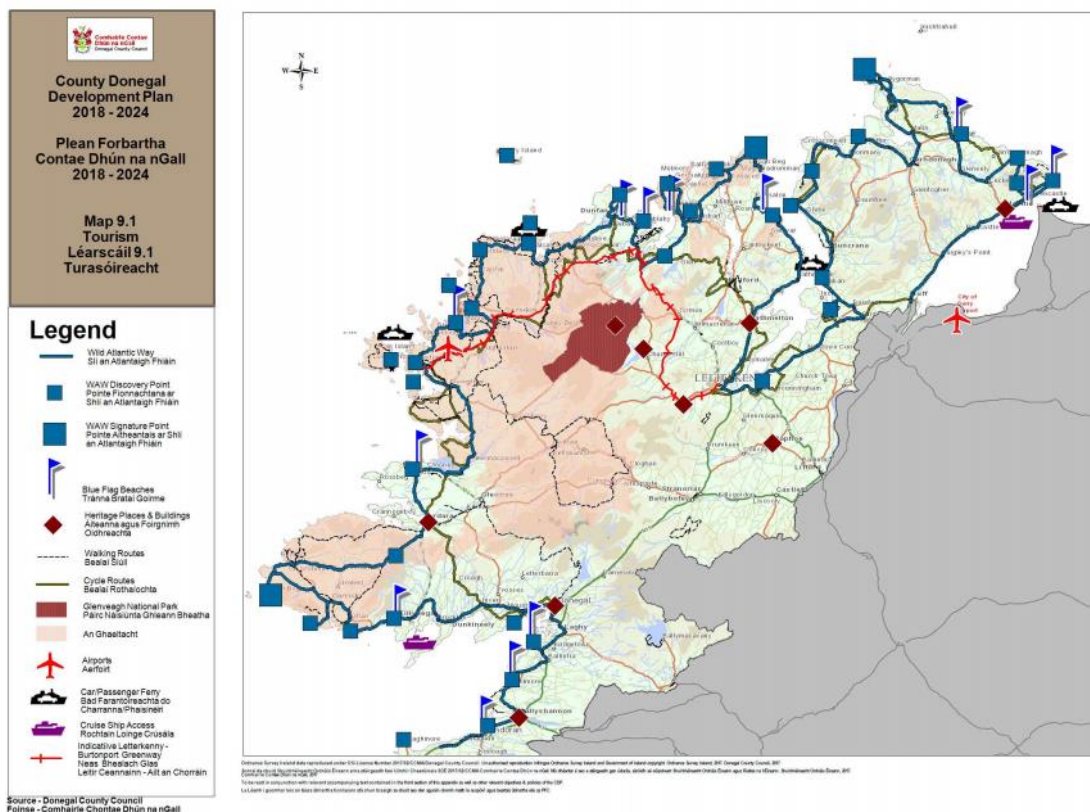
In Derry City and Strabane District there are a number of quarries located close to the border with Donegal. Likewise there are a number of minerals deposits located close to the border on the Donegal side. Anecdotally there are extractors who provide minerals or extractive materials (concrete, blocks etc.) across the border in both directions, this can mean some levy's or taxes are not paid on the goods e.g. VAT. The fluctuation in currency can also have an impact on demand for minerals from either side of the border in terms of value for money.

Donegal County Council aim to facilitate the appropriate and sustainable extraction of locally sourced aggregates and/or minerals that contribute to the local economy and ensuring that such activity does not adversely affect issues of acknowledged

importance including water quality, natural habitats, important areas of landscape character, views and prospect, areas of geological interest or human health and residential amenity. They make no reference to the impacts of exporting minerals to the North in their Development Plan.

Tourism

County Donegal evidences a successful and strengthening tourism sector accounting for three times as many visitors as DC&SDC. Substantial work to develop visitor attractions, visitor experiences and accommodation is continuing in Donegal including full engagement in the promotional and marketing strategy of the Wild Atlantic Way (WAW). The improvement of connectivity, including cross-border greenways is important in supporting access to both regions.

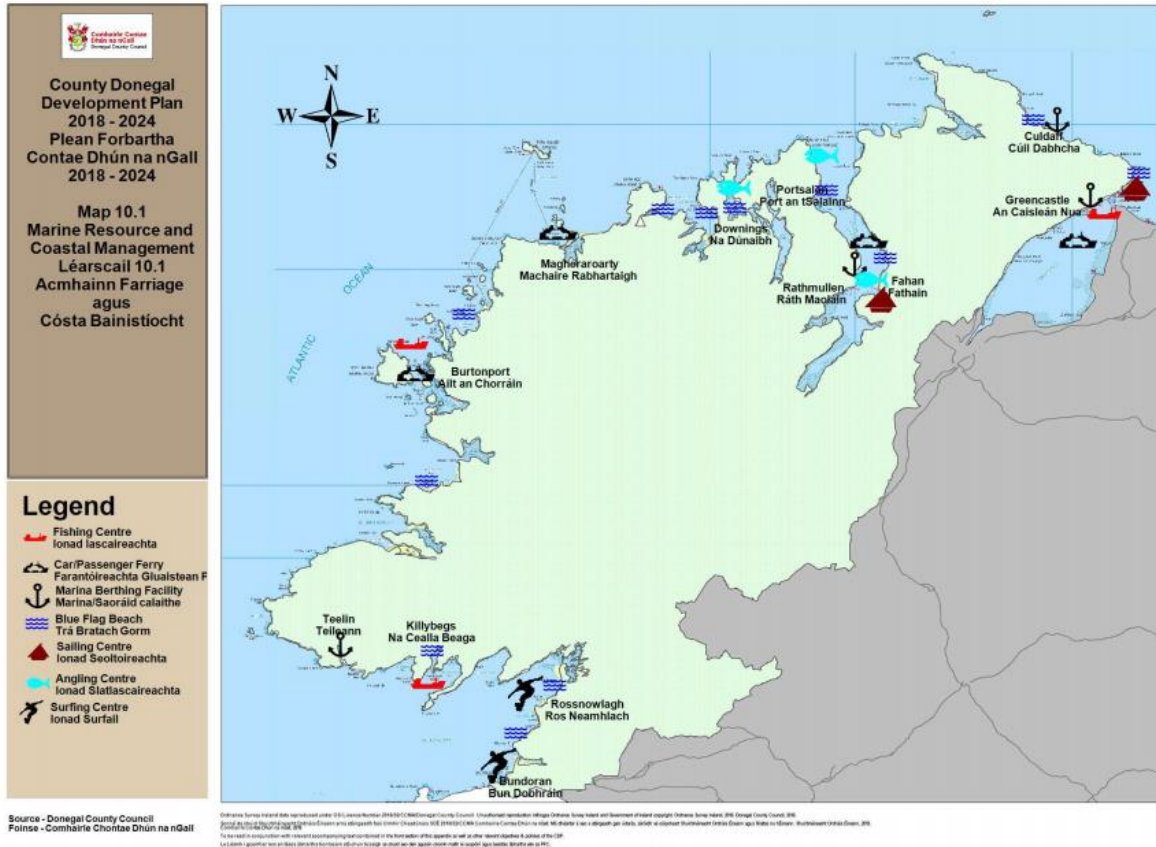


Housing, including Rural Housing Policy

There has been considerable movement of people across the border to live over the recent decades, influenced by varying housing policies / site availability. See CDP maps for areas of ‘urban-generated development pressure’ strong rural areas and weak rural areas. The proposed LDP Green Belt policy adopts a similar approach, implicitly or explicitly.

Coastal

Lough Foyle – is a shared / contested water body, but both our coastal policies and emerging Marine Plans are relevant considerations.



Other topics of mutual interest

Community:

There are a number of communities which operate across the border, interacting on both an economic level and on a community level and through this, communities are identifying with both sides of the border. This occurs because the needs of individuals, such as employment, sport and recreation, leisure and shopping as examples, are generally being satisfied by a combination of suppliers on both sides of the border. In this context, there is a clear role for a place- based strategy, jurisdictional cooperation and joined up planning.

Education:

Significant collaboration occurs in relation to skills and training on a cross border basis. Ulster University Magee, the Letterkenny Institute of Technology and the North West Regional College provide high quality learning environments. Significant progress has

been made through facilities such as the Regional Science Park complexes in Derry (North West Regional Science Park) and in Letterkenny (Co-Lab). Further collaboration is essential in order to remain competitive, adopt a joined-up approach to attracting students to each campus and to develop prospective and aligned approach to service the needs of existing and emerging industries. The collaborative and cross border approach strengthens the skills capacity in the region, offers greater opportunity for learning and, is attractive to inward investment in terms of the supply of a skilled population.

Health:

Advancement in sustainability and equality of health provision is being achieved in the North West through a shared cross – border population catchment. It is an approach to counter peripherally and is central in terms of improving services to the citizen. It provides for joint development / investment in shared services with the potential for the provision of speciality care and supporting better health outcomes for citizens. Health care provision occurs in the North West through Letterkenny University Hospital, Altnagelvin Area Hospital and the South West Acute Hospital in Enniskillen (which serves southern part of Derry City and Strabane District Council) and through the establishment of the Donegal Clinical and Research Academy which aims to progress innovation and collaboration in education, research and service.

Currency:

As an external factor, beyond the remit of land use planning, currency fluctuations in the Euro – Sterling exchange rate have always been a factor in determining economic activities along the length of the border with Derry City and Strabane District Council and the rest of Northern Ireland. This is particularly evident in relation SMEs and shopping activity. Dependant on the direction of benefit from the exchange rate, the physical impacts are evident through fluctuations in development pressure including intermittent vacancy and dereliction along the border.

EU Funding:

The strong collaborative cross-border partnerships in the North West have leveraged essential EU funding between Donegal County Council and Derry City and Strabane District Council, and other stakeholders including business and the community sector. This approach has provided for the achievement of mutually beneficial projects of economic and community importance through the Peace and INTERREG programmes. In particular, it has provided support for the diverse community and cultural sectors in the region which is an important component in place – making and place – based leadership strategies.

BREXIT: It should be noted that the 2016 decision of the UK to ‘leave’ the European Union has potential to have significant implications (positive, neutral or negative) for the economy, employment, retail / trading, residential locations / quantum, infrastructure, etc. These implications may affect development in our District and also in Donegal (within the EU) so the LDP seeks to be sufficiently flexible to attempt to anticipate and accommodate future development, as well as any changes to legislation (on content and process). However, at this stage, the implications are very much unknown and are expected to emerge over the coming months and years.

The future arrangements and implications are as yet unknown, but both Councils are committed to working together to adapt to the arising circumstances, in a positive manner for the benefit of the overall NW Region.

In conclusion, the RDS 2035 and the RoI’s National Spatial Strategy (NSS) both recognised the idea of the North West cross-border Region and the linked gateway settlements of Derry-Londonderry and Letterkenny. Both Councils inputted to the RoI’s National Planning Framework (NPF, Project Ireland 2040, 2018) which has now further recognised the concept of the North West Metropolitan City Region, with Derry City, Strabane and Letterkenny as its linked metropolitan area. The Donegal CDDP is consistent with this concept and the Northern & Western Regional Assembly (NWRA) has now prepared a Regional Spatial and Economic Strategy (RSES, 2019) which includes a framework of measures to plan and deliver the City Region concept, under the heading of ‘All Island Cohesion’. This LDP dPS, its vision, objectives and policies, support Derry City and Strabane District Council’s critical role in the wider region and in particular in the implementation of the North West City Region Initiative.

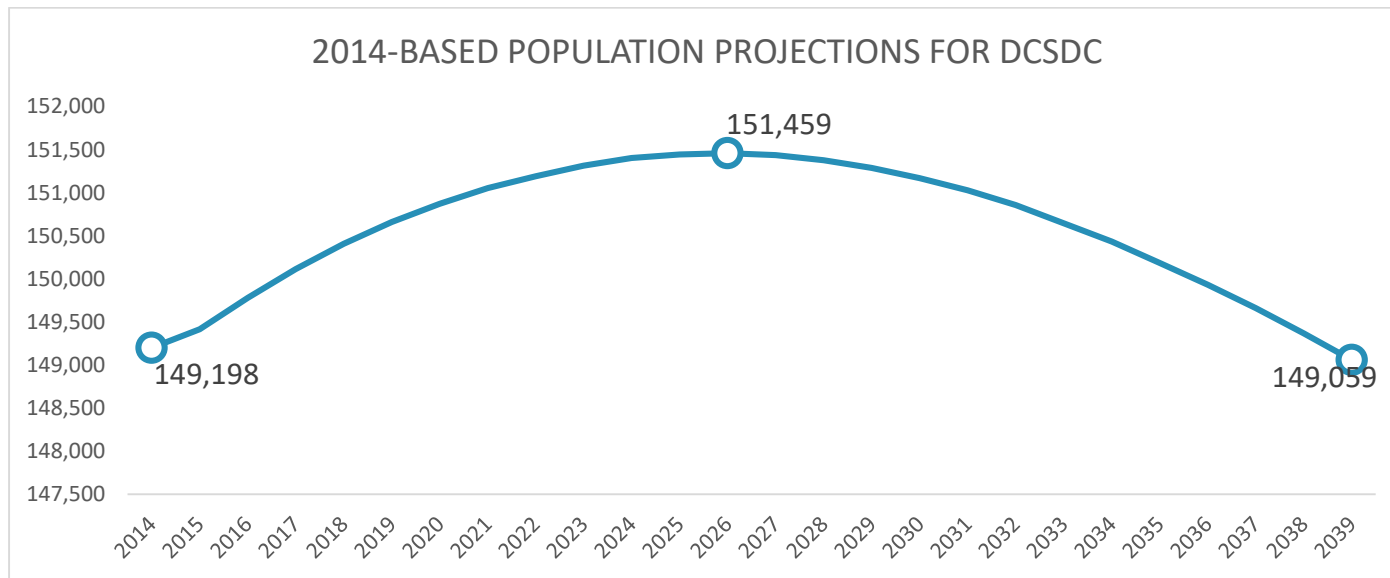
Appendix 1 - Supporting Population Tables

Derry City and Strabane District Council LDP – Survey & Profile of District

Table 1:

2014-BASED POPULATION PROJECTIONS FOR DCSDC AND NI, NISRA 2019

Region	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Northern Ireland	1,840,498	1,851,228	1,862,615	1,873,502	1,883,987	1,894,073	1,903,663	1,912,816	1,921,749	1,930,407	1,938,715	1,946,628	1,954,144	1,961,241	1,967,885	1,974,120	1,980,017	1,985,568	1,990,810	1,995,764	2,000,483	2,005,005	2,009,315	2,013,447	2,017,453	2,021,322
Derry City & Strabane	149,198	149,416	149,780	150,114	150,405	150,658	150,872	151,053	151,189	151,314	151,402	151,443	151,459	151,435	151,375	151,288	151,169	151,026	150,856	150,645	150,433	150,183	149,931	149,659	149,365	149,059



Derry City and Strabane District Council LDP – Survey & Profile of District

2016-BASED POPULATION PROJECTIONS FOR DCSDC AND NI, NISRA 2018

2016-based Population Projections for areas within Northern Ireland																	
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Derry City & Strabane	150,142	150,206	150,302	150,380	150,438	150,469	150,496	150,489	150,468	150,406	150,310	150,177	150,006	149,792	149,576	149,330	149,050

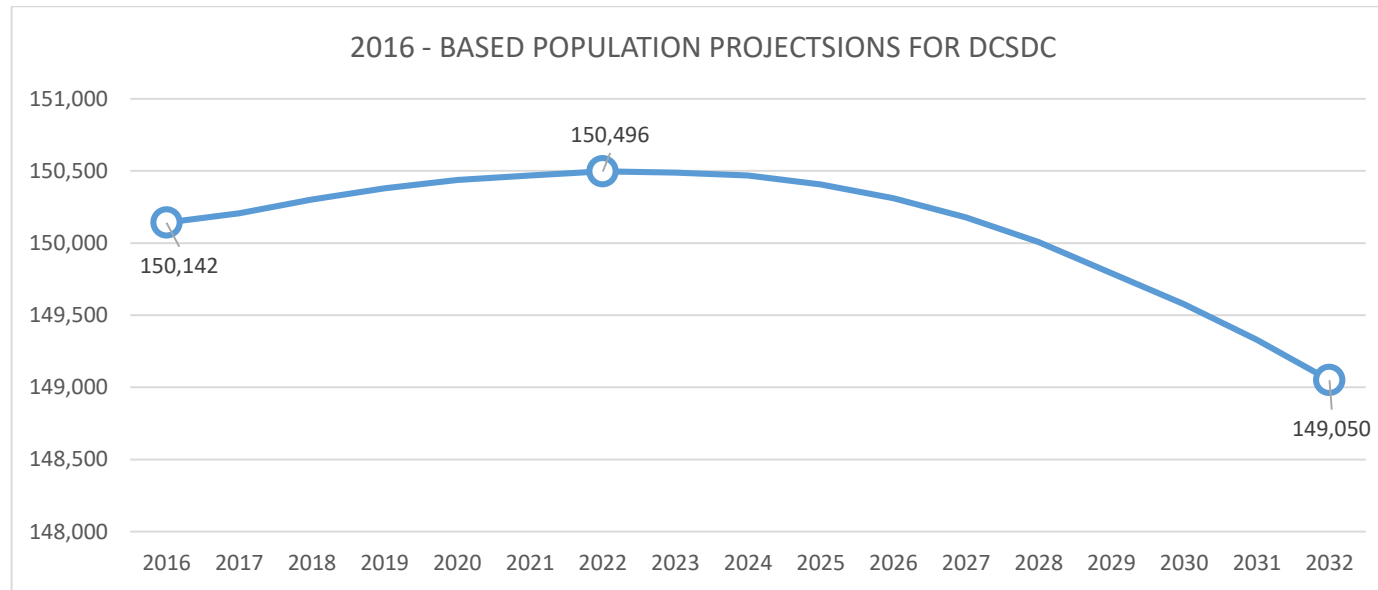


Table 2:

2012-BASED HOUSEHOLD PROJECTIONS FOR DCSDC, 2012-2037																										
Household Type*	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
One adult households	15,636	15,883	16,124	16,377	16,566	16,755	16,961	17,170	17,369	17,535	17,733	17,952	18,161	18,392	18,598	18,813	19,038	19,208	19,346	19,494	19,644	19,795	19,952	20,080	20,202	20,323
Two adults without children	12,791	12,969	13,132	13,287	13,396	13,481	13,563	13,636	13,691	13,762	13,861	13,983	14,159	14,330	14,495	14,661	14,817	14,938	15,069	15,193	15,314	15,425	15,520	15,599	15,666	15,713
Other households without children	9,154	9,226	9,270	9,289	9,250	9,190	9,115	9,036	8,930	8,824	8,762	8,716	8,737	8,782	8,801	8,838	8,871	8,862	8,874	8,866	8,898	8,908	8,917	8,923	8,924	8,915
One adult households with children	5,157	5,103	5,066	5,033	5,022	5,029	5,034	5,040	5,053	5,063	5,054	5,031	4,983	4,925	4,873	4,813	4,752	4,709	4,660	4,610	4,559	4,510	4,459	4,412	4,369	4,329
Other households with children	13,416	13,290	13,201	13,124	13,115	13,130	13,154	13,178	13,222	13,260	13,246	13,196	13,073	12,927	12,792	12,639	12,481	12,371	12,244	12,112	11,977	11,846	11,711	11,586	11,467	11,355
Total households	56,154	56,471	56,793	57,110	57,349	57,585	57,827	58,060	58,265	58,444	58,656	58,878	59,113	59,356	59,559	59,764	59,959	60,088	60,193	60,295	60,392	60,484	60,559	60,600	60,628	60,635
* Children are defined as aged under 16.																										
Household Size	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1 person	15,636	15,883	16,124	16,377	16,566	16,755	16,961	17,170	17,369	17,535	17,733	17,952	18,161	18,392	18,598	18,813	19,038	19,208	19,346	19,494	19,644	19,795	19,952	20,080	20,202	20,323
2 persons	15,602	15,749	15,891	16,027	16,128	16,217	16,301	16,376	16,436	16,511	16,603	16,712	16,861	17,000	17,136	17,269	17,392	17,489	17,593	17,690	17,784	17,868	17,936	17,991	18,035	18,061
3 persons	9,665	9,668	9,675	9,669	9,653	9,643	9,624	9,603	9,575	9,542	9,514	9,484	9,465	9,445	9,415	9,387	9,352	9,310	9,271	9,226	9,186	9,145	9,101	9,059	9,018	8,973
4 persons	8,500	8,472	8,448	8,422	8,407	8,394	8,380	8,364	8,347	8,328	8,302	8,264	8,216	8,170	8,120	8,069	8,016	7,971	7,928	7,883	7,835	7,787	7,737	7,691	7,645	7,599
5+ persons	6,751	6,699	6,655	6,615	6,595	6,576	6,561	6,547	6,538	6,528	6,504	6,466	6,410	6,349	6,290	6,226	6,161	6,110	6,055	6,002	5,943	5,889	5,833	5,779	5,728	5,679
Total households	56,154	56,471	56,793	57,110	57,349	57,585	57,827	58,060	58,265	58,444	58,656	58,878	59,113	59,356	59,559	59,764	59,959	60,088	60,193	60,295	60,392	60,484	60,559	60,600	60,628	60,635
Average Household Size	2.62	2.61	2.60	2.58	2.58	2.57	2.56	2.56	2.55	2.54	2.54	2.53	2.52	2.51	2.50	2.48	2.47	2.46	2.46	2.45	2.44	2.43	2.42	2.41	2.41	2.40

NOTE : In general the precision of the household projections could be considered to be no better than to the nearest 100.

Methodology:

The 2016-based household projections replace the 2012-based projections. Projections of numbers of households by LGD based on 2016 population projections, and using trends in household formation between the 2001 and 2011 Census. The methodology is described in detail in the methodology paper:

<https://www.nisra.gov.uk/statistics/population/household-projections>

<https://www.nisra.gov.uk/publications/northern-ireland-household-projections-2016-based>

"Notable Changes to the methodology are:

(1) Previous projections used the trends between the 1991 and 2001 Census; the new projections used information from the more recent 2011 Census; and

(2) whereas in previous projections the proportion of the population in communal establishments was kept constant at the most recent Census, the 2012-based projections assume a falling proportion over the projection period for those aged 75 and over.

The above methodology is replicated for each Local Government District to produce sub-regional household projections over the period 2012 to 2037. The results were scaled by household type and size to ensure that the aggregate sub-regional projections match the Northern Ireland household projections."

Household Projections for Derry City & Strabane LGD2014, 2016-2041																	
Household Type*	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
One adult households	16,516	16,667	16,833	16,999	17,168	17,321	17,499	17,682	17,857	18,055	18,233	18,413	18,627	18,782	18,902	19,032	19,169
Two adults without children	13,413	13,488	13,554	13,616	13,666	13,741	13,837	13,948	14,123	14,291	14,460	14,634	14,817	14,944	15,089	15,225	15,352
Other households without children	9,267	9,212	9,147	9,077	8,980	8,889	8,835	8,794	8,824	8,873	8,899	8,950	9,025	9,031	9,055	9,077	9,097
One adult households with children	5,075	5,073	5,073	5,072	5,075	5,079	5,065	5,045	5,000	4,948	4,899	4,841	4,772	4,727	4,676	4,626	4,575
Other households with children	13,273	13,272	13,286	13,302	13,336	13,356	13,335	13,294	13,176	13,037	12,905	12,749	12,556	12,433	12,298	12,157	12,018
Total households	57,544	57,712	57,893	58,066	58,225	58,386	58,571	58,763	58,980	59,204	59,396	59,587	59,797	59,917	60,020	60,117	60,211
* Children are defined as aged under 16.																	
Household Size	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1 person	16,516	16,667	16,833	16,999	17,168	17,321	17,499	17,682	17,857	18,055	18,233	18,413	18,627	18,782	18,902	19,032	19,169
2 persons	16,174	16,247	16,311	16,370	16,419	16,495	16,582	16,681	16,832	16,971	17,113	17,256	17,402	17,504	17,622	17,731	17,831
3 persons	9,716	9,698	9,677	9,650	9,618	9,590	9,564	9,539	9,528	9,515	9,494	9,475	9,456	9,419	9,385	9,347	9,312
4 persons	8,481	8,465	8,453	8,440	8,423	8,402	8,376	8,345	8,304	8,263	8,216	8,169	8,116	8,072	8,028	7,984	7,937
5+ persons	6,657	6,635	6,619	6,607	6,597	6,578	6,550	6,516	6,459	6,400	6,340	6,274	6,196	6,140	6,083	6,023	5,962
Total households	57,544	57,712	57,893	58,066	58,225	58,386	58,571	58,763	58,980	59,204	59,396	59,587	59,797	59,917	60,020	60,117	60,211
Average Household Size	2.58	2.57	2.57	2.56	2.55	2.55	2.54	2.53	2.52	2.51	2.50	2.49	2.48	2.47	2.46	2.45	2.44

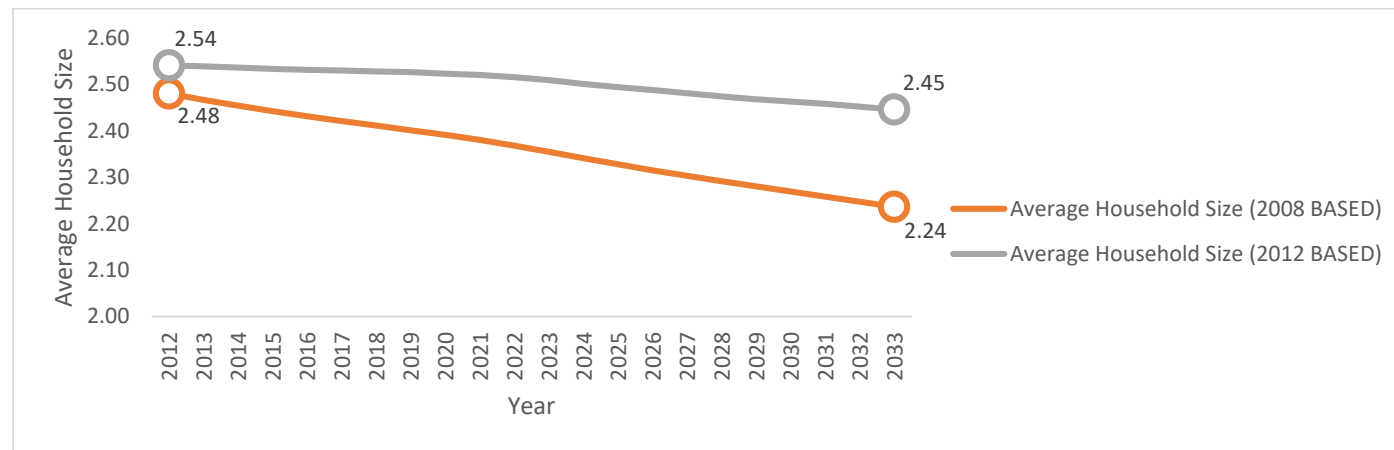
Table 3:

Derry City and Strabane District Council LDP – Survey & Profile of District

NI - AVERAGE HOUSEHOLD SIZE																														
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Average Household Size (2008 BASED)	2.53	2.52	2.51	2.49	2.48	2.47	2.45	2.44	2.43	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.34	2.33	2.32	2.30	2.29	2.28	2.27	2.26	2.25	2.24	-	-	-	
Average Household Size (2012 BASED)	-	-	-	-	2.54	2.54	2.54	2.53	2.53	2.53	2.53	2.53	2.52	2.52	2.52	2.51	2.50	2.49	2.49	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.43

Average Household Size	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
2008	2.53	2.52	2.51	2.49	2.48	2.47	2.45	2.44	2.43	2.42	2.41	2.4	2.39	2.38	2.37	2.36	2.34	2.33	2.32	2.3	2.29	2.28	2.27	2.26	2.25
2012	-	-	-	-	2.54	2.54	2.54	2.53	2.53	2.53	2.53	2.53	2.52	2.52	2.52	2.51	2.5	2.49	2.49	2.48	2.47	2.47	2.46	2.46	2.45
2016	-	-	-	-	-	-	-	-	2.58	2.57	2.57	2.56	2.55	2.55	2.54	2.53	2.52	2.51	2.50	2.49	2.48	2.47	2.46	2.45	2.44

Table 4:



Derry City and Strabane District Council LDP – Survey & Profile of District

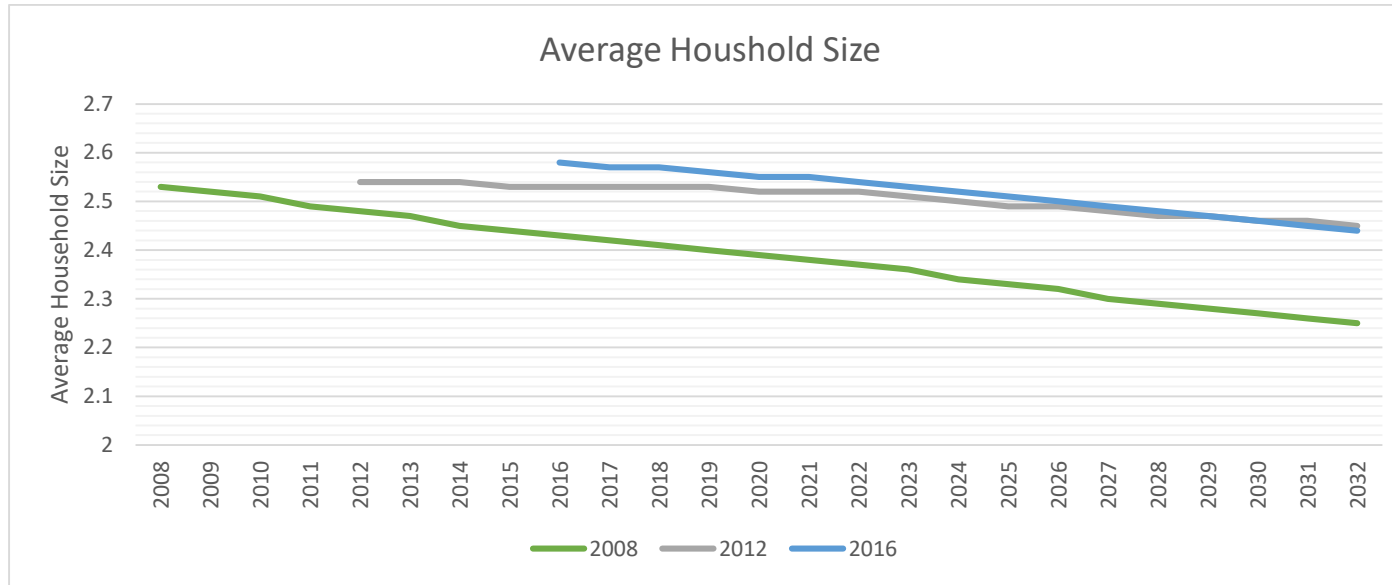


Table 5:

Age Structure of Population 2001

2001	0-15 years	16-64 years	65+ years
N Ireland	23.62%	63.13%	13.25%
Derry District	26.85%	63.36%	9.79%
Strabane District	26.03%	62.36%	11.61%

Source: Census 2001

Table 6:

Age Structure of Population 2011

2011	0-15 years	16-64 years	65+ years
N Ireland	20.95%	64.49%	14.56%
Derry & Strabane	22.36%	65.16%	12.48%
Derry District	22.44%	65.65%	11.91%
Strabane District	22.14%	63.84%	14.03%

Source: Census 2011

Table 8: Marital Status 2001

2001	All People ≥ 16	Single (never married) %	Married * %	Divorced %	Widowed %
NI	1,287,211	33.11	54.96	4.12	7.81
Derry District	76,861	37.87	51.73	4.17	6.23
Strabane District	28,291	35.16	55.15	2.63	7.06

Source: Census 2001

*2001 Married – This includes people who were remarried and those who are separated but still legally married.

Table 9: Marital Status 2011

2011	All People ≥ 16	Single (never married) %	Married * %	Divorced %	Widowed** %
NI	1,431,540	36.14	51.63	5.45	6.78
Derry and Strabane	114,683	40.39	48.13	5.39	6.09
Derry District	83,663	41.59	46.88	5.66	5.87
Strabane District	31,020	37.18	51.50	4.66	6.67

Source: Census 2011

*2011 Married – This includes people who were remarried; those who are separated but still legally married; and those in a same-sex civil partnership. ** 2011 Widowed includes surviving partner from a same-sex civil partnership.

Table 10: Gender Balance

Sex	Derry-Strabane	Derry District	Strabane District	N. Ireland
Male	49.25%	50.12%	49.99%	49%
Female	50.94%	49.88%	50.01%	51%

Source: Census 2011

Table 12: Health and Disability

2001	Limiting long- term illness	Good General Health	People Providing Unpaid care
NI	20.4%	70.0%	11.0%
Derry District	21.6%	69.8%	10.6%
Strabane District	23.4%	67.0%	10.1%

Source: - Census 2001

Table 13: Health and Disability

2011	Limiting long-term illness	Good or Very Good General Health	People Providing Unpaid care
NI	20.69%	79.51%	11.81%
Derry District	22.39%	77.95%	11.33%
Strabane District	24.47%	75.04%	11.09%

Source: - Census 2011

Table 14: Households with Dependent Children

Households	Both Districts	Derry District	Strabane District	N. Ireland
% with dependent children 2011	37.66%	38.00%	36.75%	33.86%
% with dependent children 1981	39.32%	39.46%	39.17%	45.98%

Source: Census 1981, 2011

Table 15: Household Composition Source: Census 2011

2011	All Households	1 Person Household (%)	2 Person Household (%)	3 to 4 Person Household (%)	5 or more Person Household (%)	Average Household Size
NI	703,275	27.93	30.19	31.44	10.46	2.54
Derry and Strabane	55,596	27.60	27.71	32.50	12.20	2.63
Derry District	40,779	27.87	27.87	32.39	11.87	2.61
Strabane District	14,817	26.87	27.27	32.79	13.08	2.67

Table 16: Country of Birth

	N Ireland	Rest of UK	Republic of Ireland	Rest of Europe	Outside Europe
Both Districts	88.70%	4.26%	4.49%	1.18%	1.32%
Derry District	88.60%	4.40%	4.13%	1.24%	1.57%
Strabane District	88.95%	3.88%	5.45%	1.02%	0.64%
N Ireland	88.84%	4.57%	2.09%	2.61%	1.85%

Source: Census 2011

Table 17: Religious Composition 2011

Religious belief	Derry and Strabane	Derry District	Strabane District	N. Ireland
Roman Catholic	65.46%	67.44%	60.10%	40.76%
Protestant/Other Christian	22.48%	19.43%	30.75%	41.56%

Source: Census 2011

Table 18: Economic Activity of Population (16-74 year olds) 2011

	Economically Active	Economically Inactive		
		Total	Unemployed	Long-Term Unemployed
NI	66.22%	33.78%	4.96%	44.98%
Derry District	60.51%	39.49%	7.53%	48.32%
Strabane District	60.20%	39.80%	7.10%	49.66%

Source: - NISRA Census 2011

Table 19: Employee Jobs by Industry 2011

	Total No of Jobs	% Jobs in Manufacturing	% Jobs in Construction	% Jobs in Services
Derry District	41,228	8.32%	3.42%	86.73%
Strabane District	10,069	10%	8.95%	79.95%
Derry and Strabane	51,297	8.65%	4.5%	85.4%
NI	680,403	10.45%	4.6%	83.9%

Source: DETI District Council Briefings November 2013. Employee jobs by Industry, September 2011 (Northern Ireland Census of Employment 2011)

Table 20: Qualifications of Population over 16

	Derry District	Strabane District	Northern Ireland
No or low qualifications	44.32% (60.89%)	52.09% (69.94%)	40.63% (58.86%)
Level 2 or 3 qualifications	27.02%	24.67%	27.22%
Degree or higher qualification	21.84% (15.09%)	16.09% (9.29%)	24.0% (15.80%)

Source: Census 2011, NISRA

Source: Census 2011, NISRA. Figures in () are for 2001.

Table 21: Population Trends 1991-2011

Source: - Census of Population 1971 Summary Tables; Census of Population 1981 Summary Report; 1991, 2001 & 2011 figures sourced from Population Totals Table (administrative geographies) published April 2014

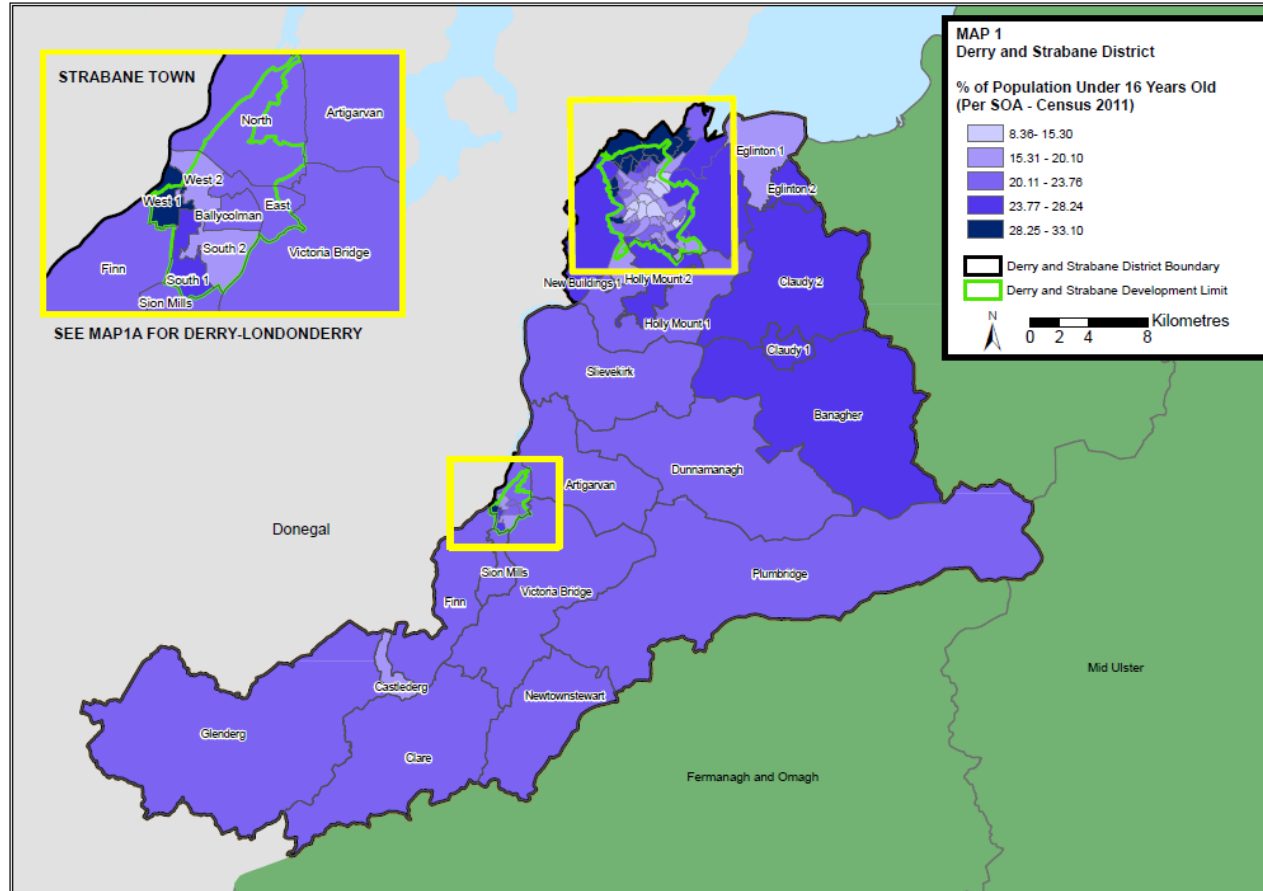
Year	Derry District	Strabane District	Both Districts	NI
1971	84,901	34,364	119,265	1,536,065
1981*	86,148	35,307	121,455	1,501,066
1991	97,597	36,164	133,761	1,607,295
2001	105,535	38,275	143,810	1,688,836
2011	108,261	39,930	148,191	1,814,318
% change 1971-1981	+1.47	+2.74	+1.84	-2.28
% change 1981-1991	+13.29	+2.43	+10.13	+7.08
% change 1991-2001	+8.13	+5.84	+7.51	+5.07
% change 2001-2011	+2.58	+4.32	+3.05	+7.43
% change 1971-2011	+27.51	+16.21	+24.25	+18.11

APPENDIX 2

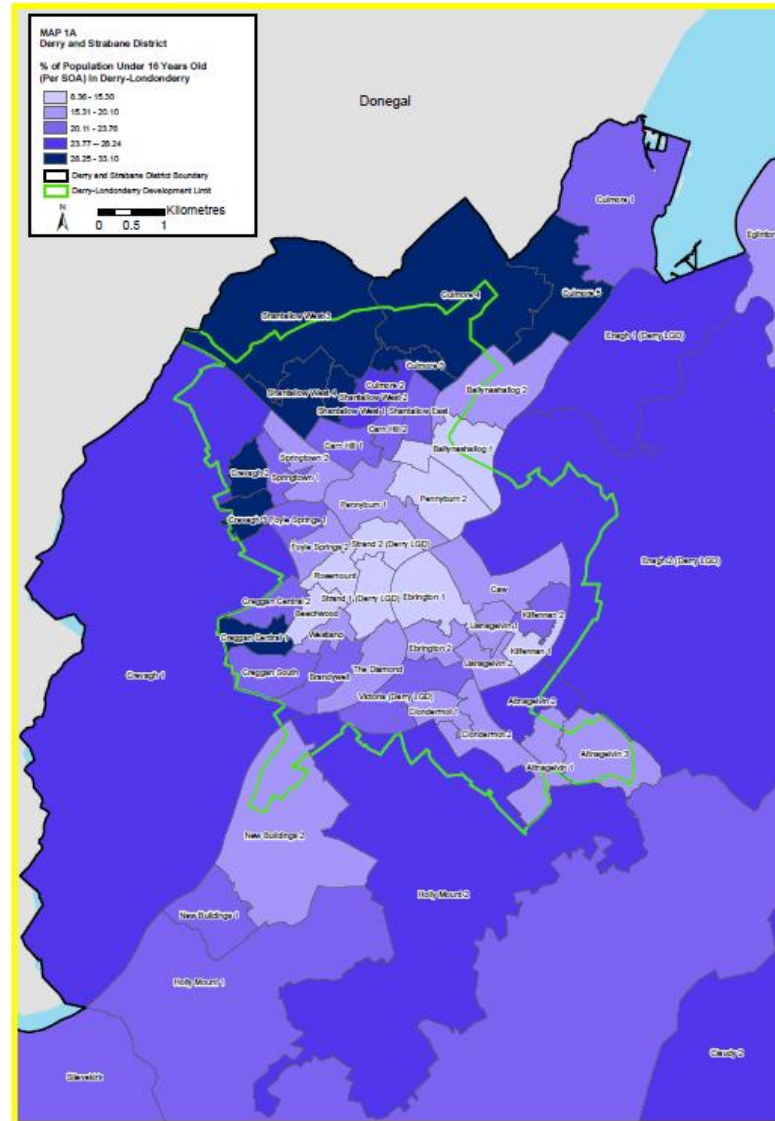
DERRY AND STRABANE DISTRICT:

Maps for 'Population Characteristics'

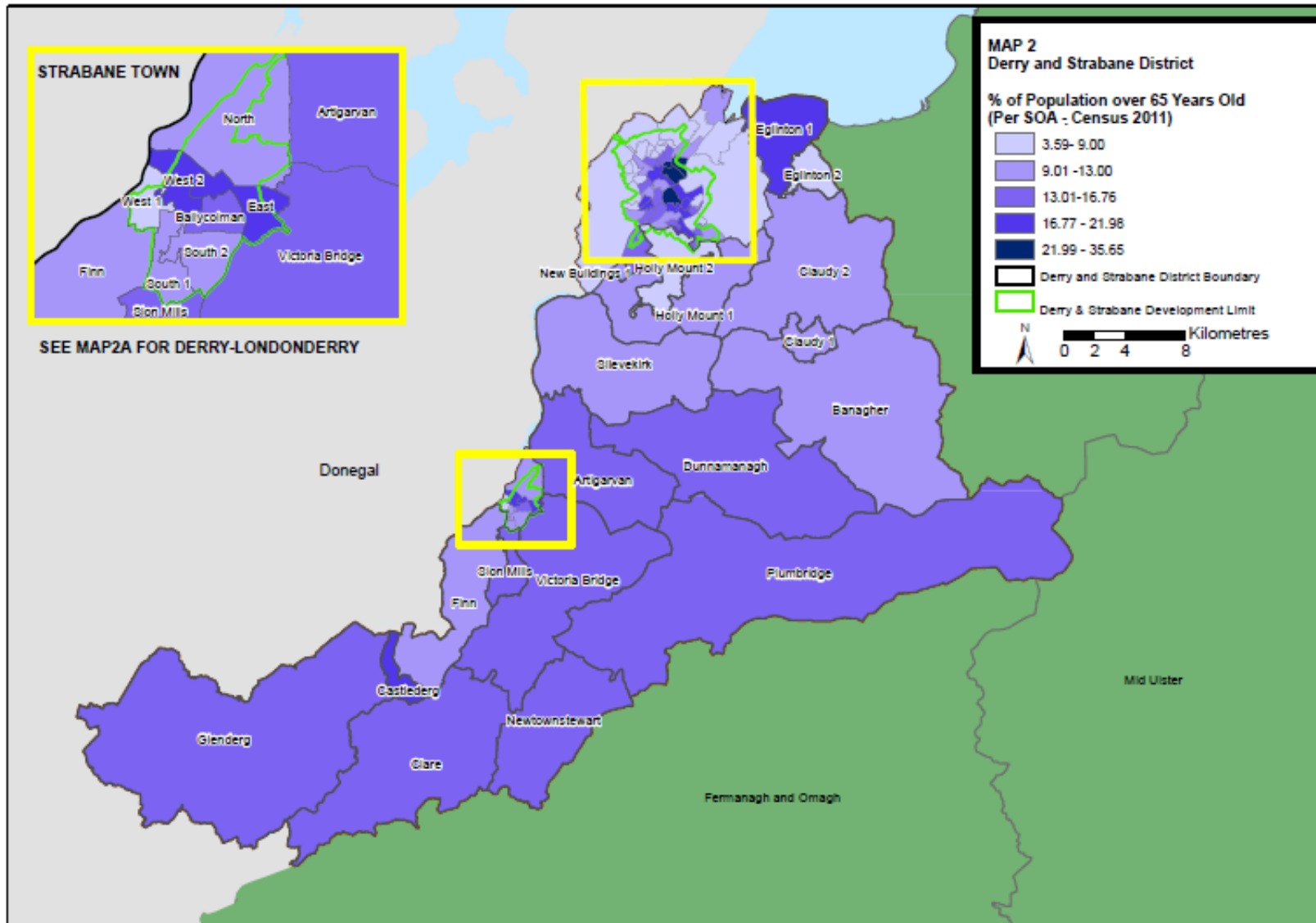
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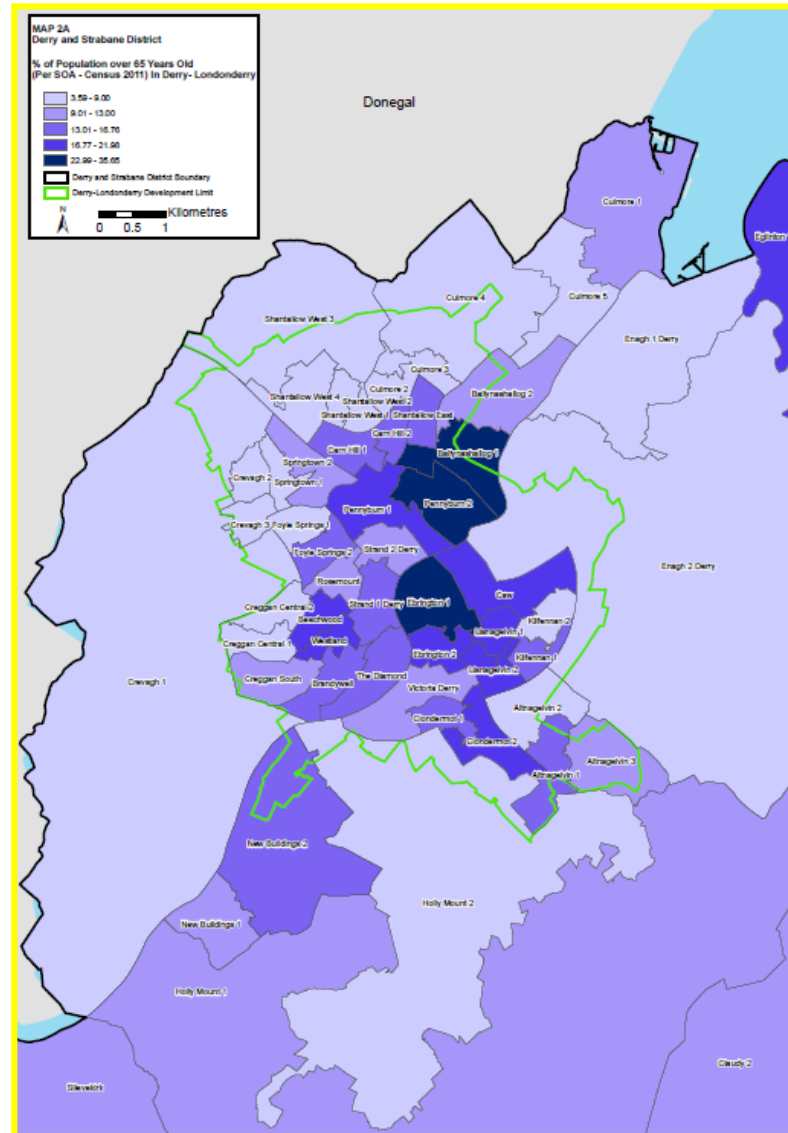
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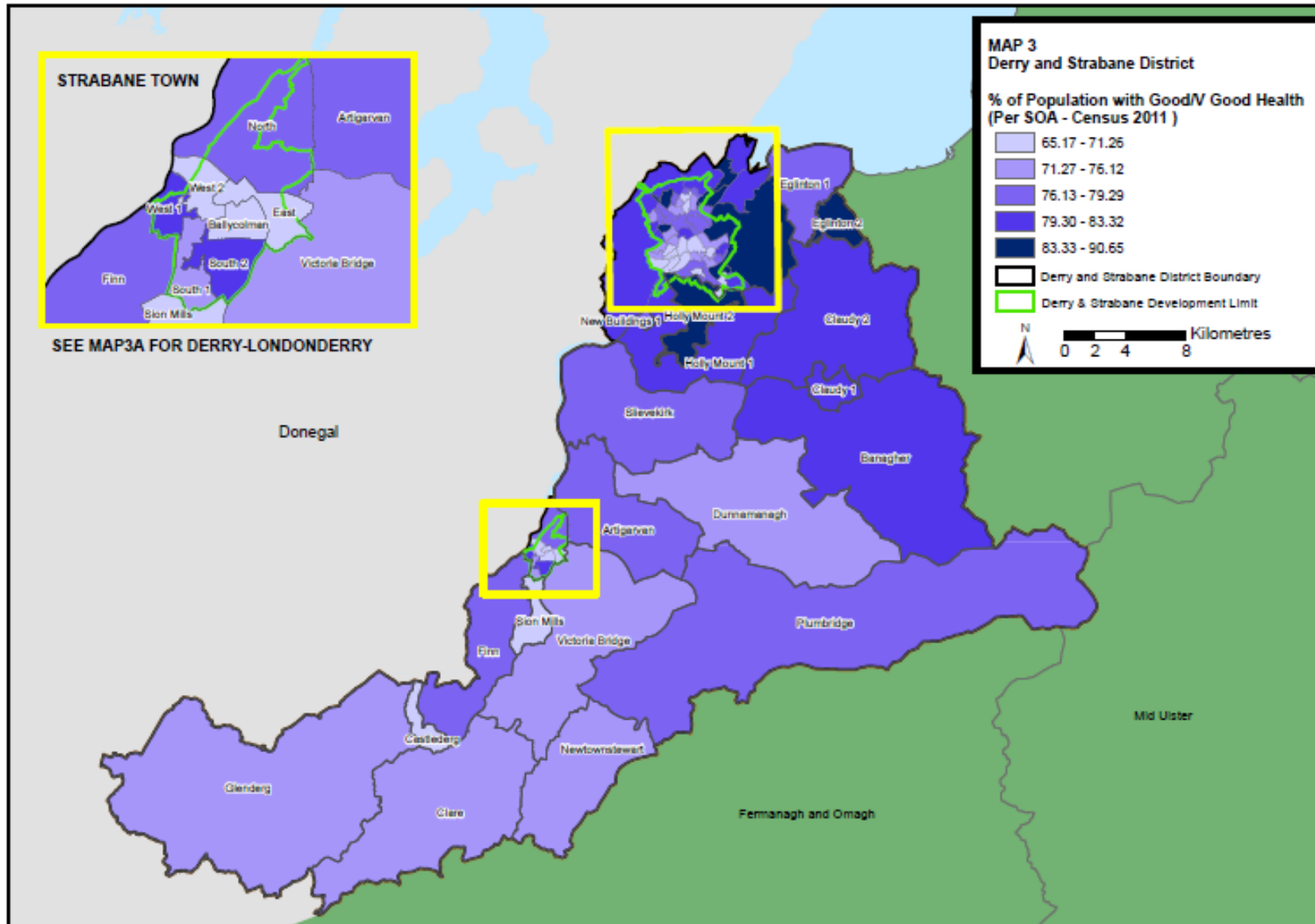
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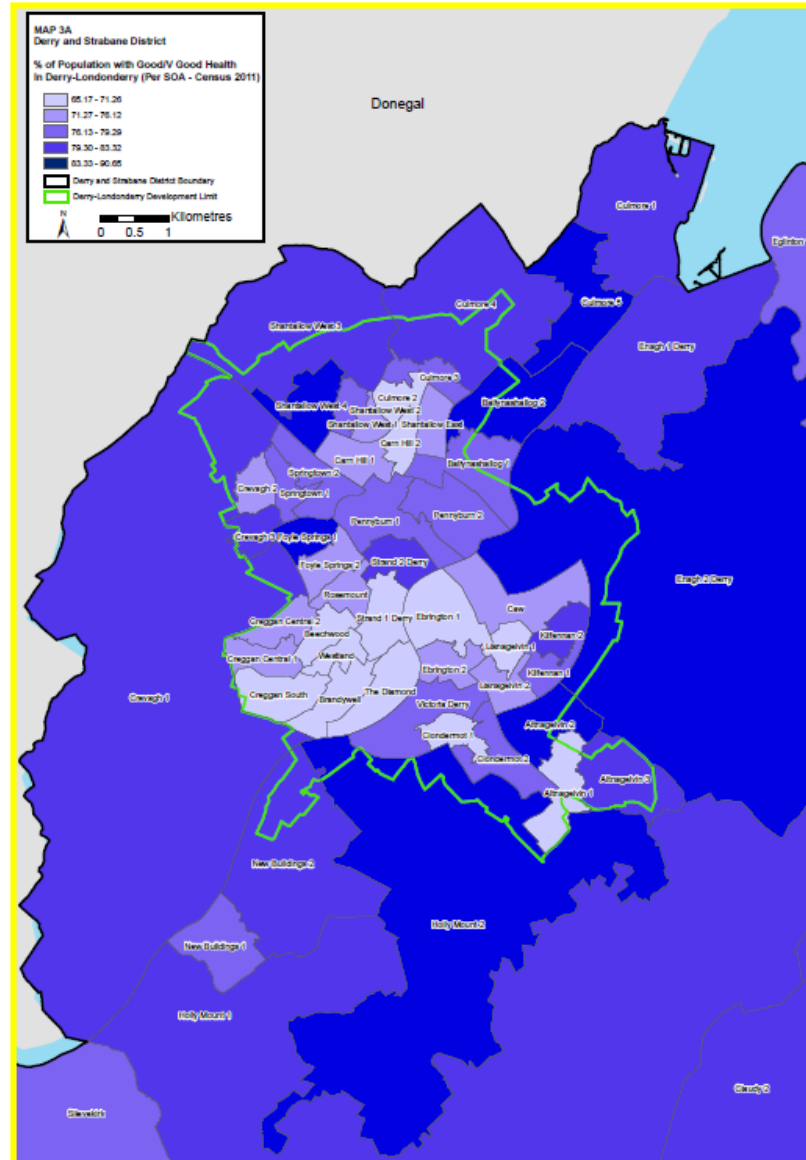
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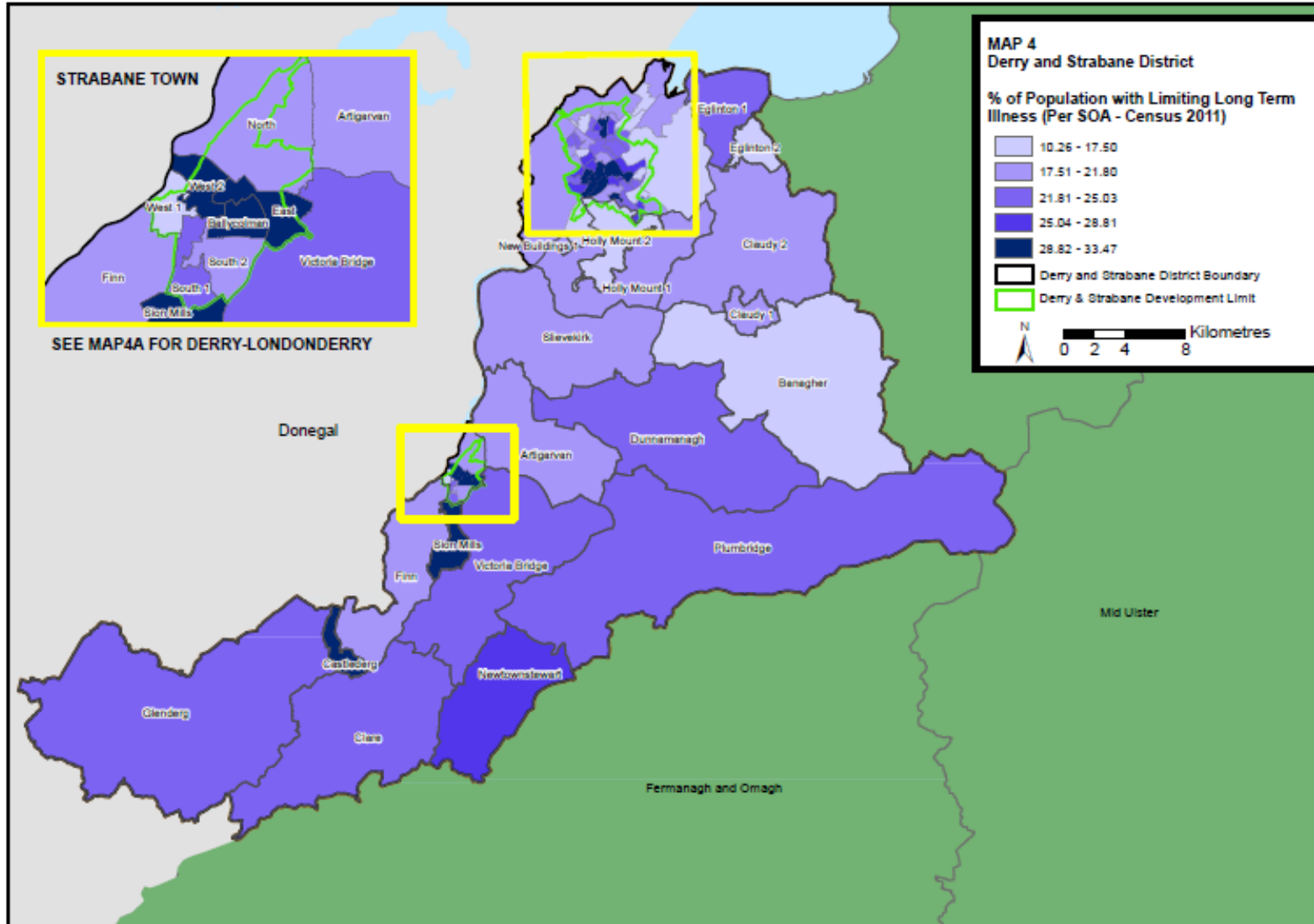


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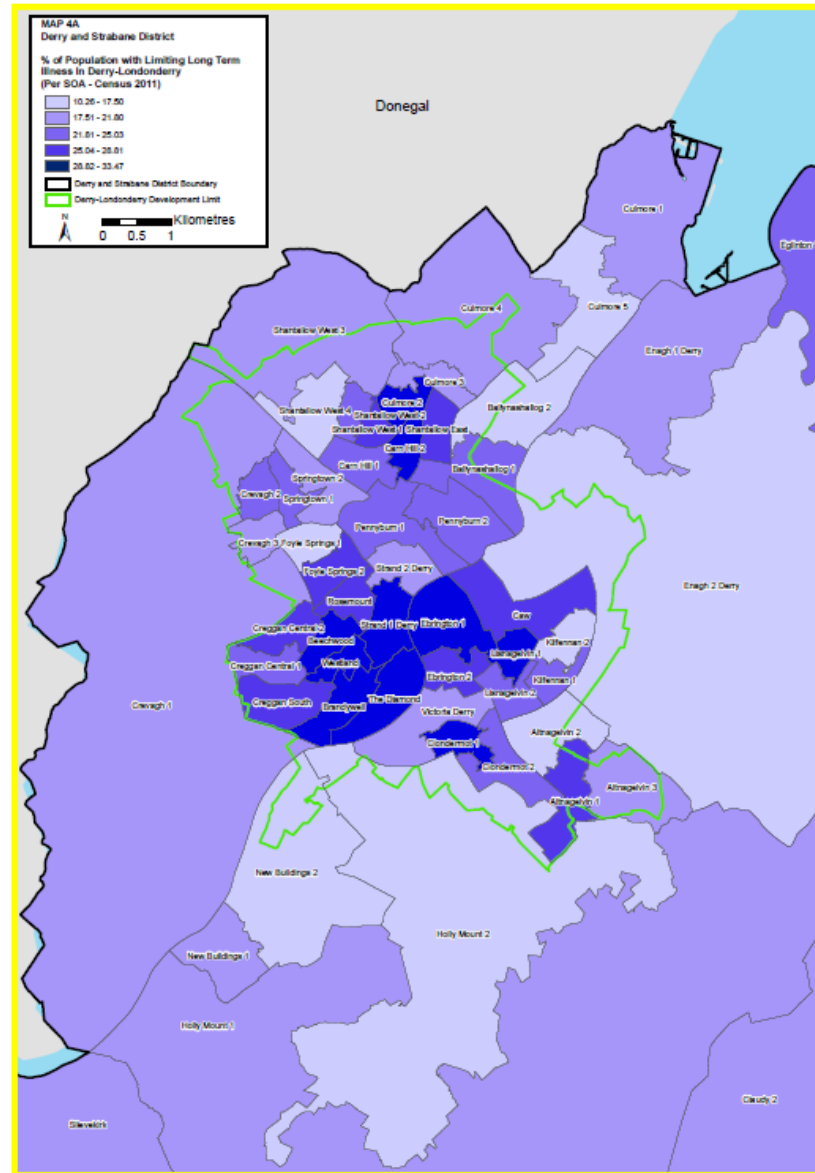


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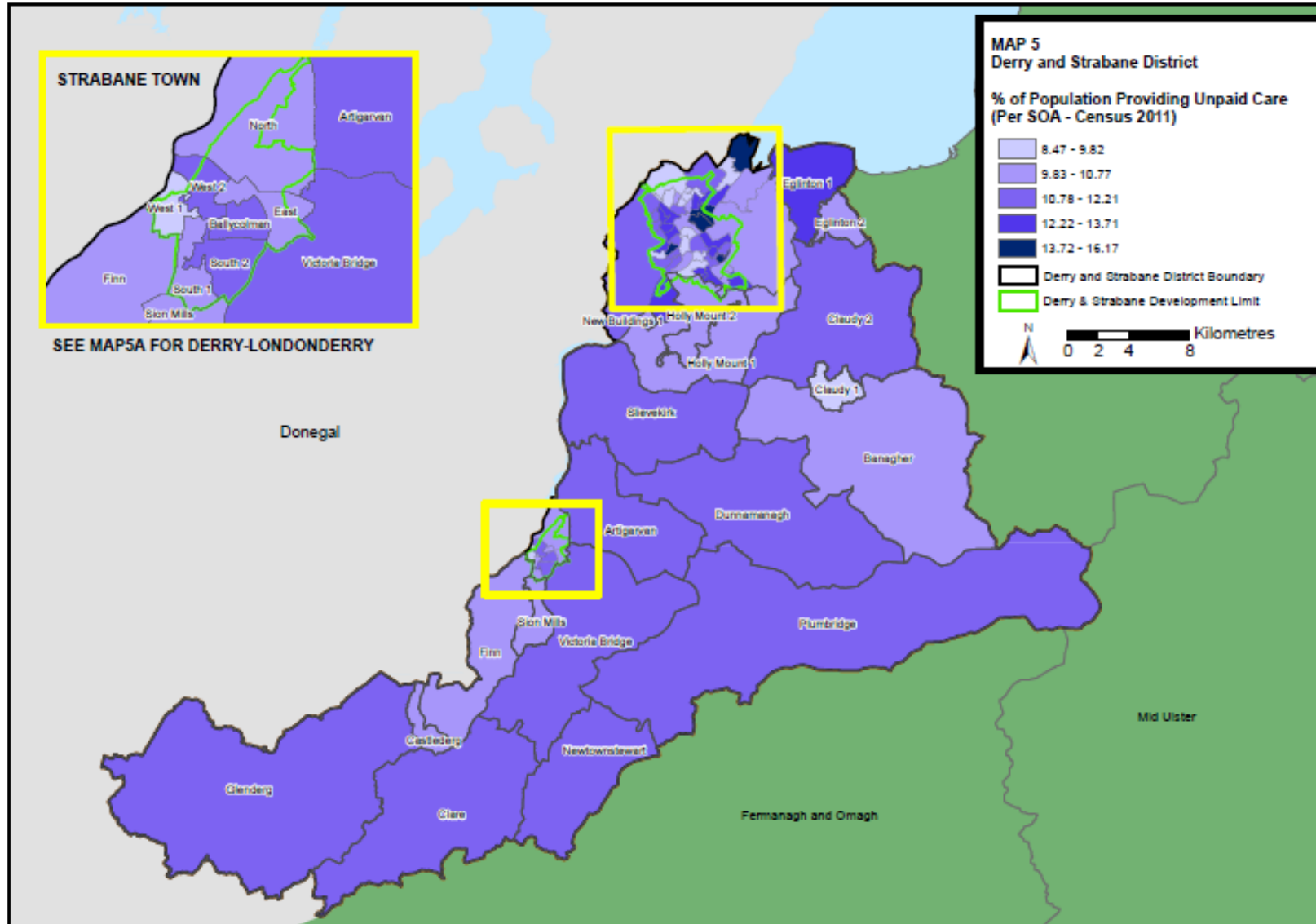




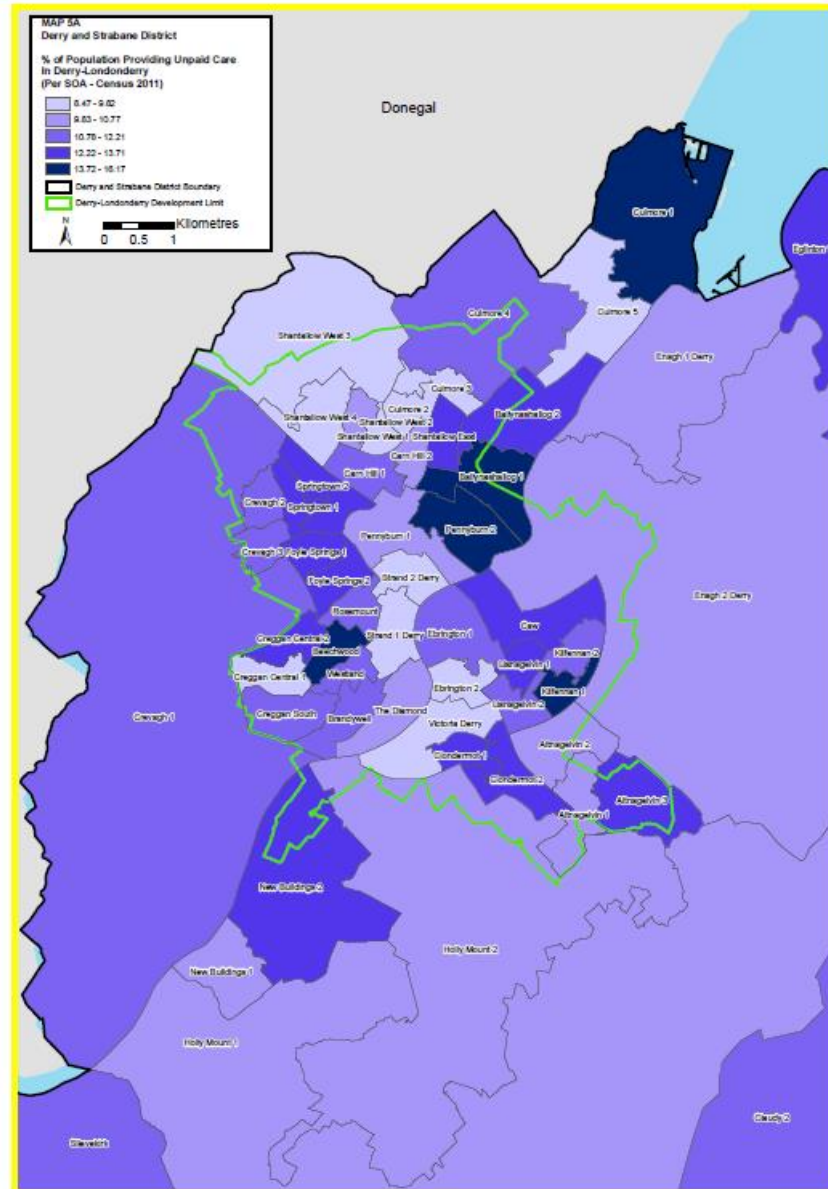
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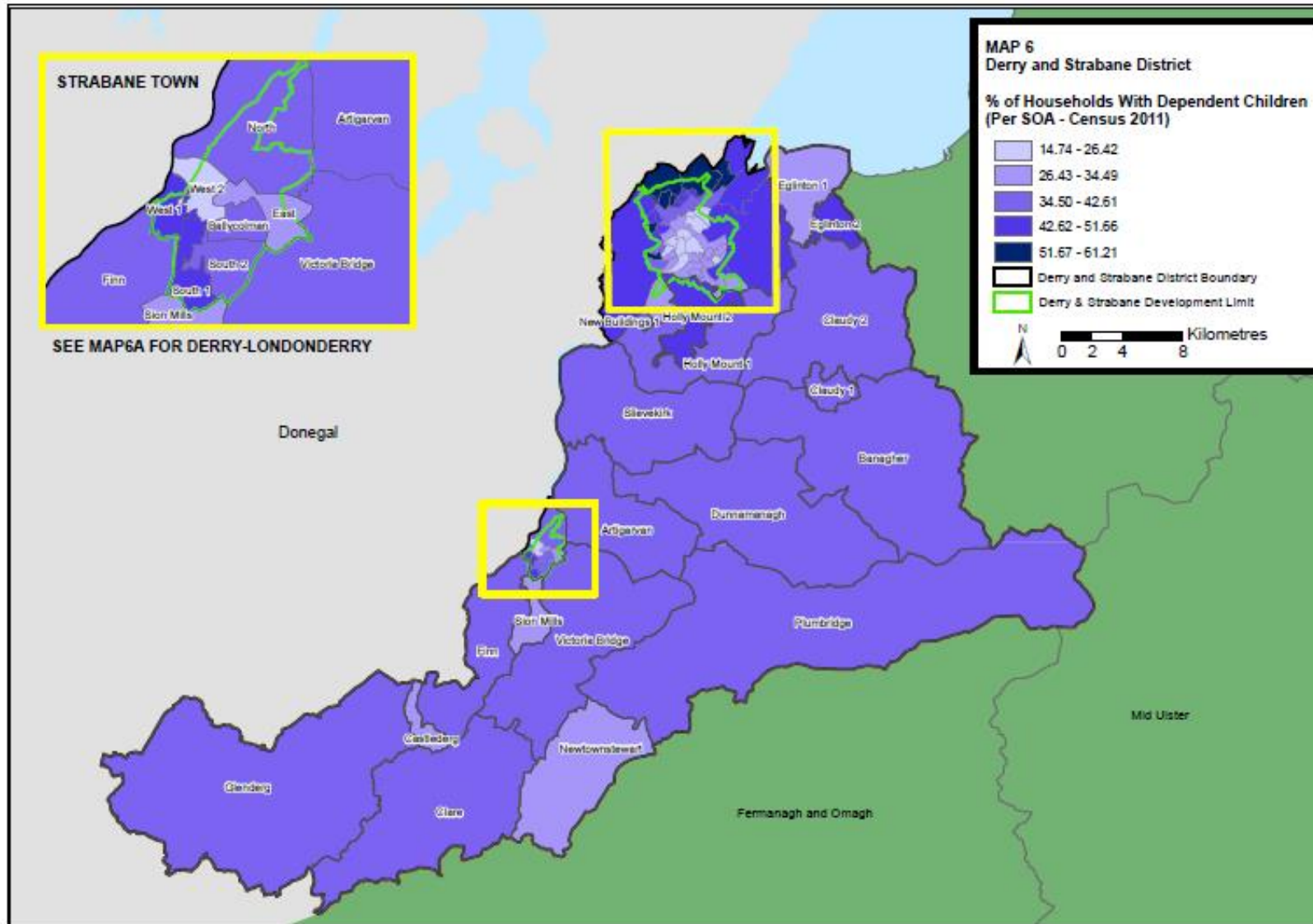
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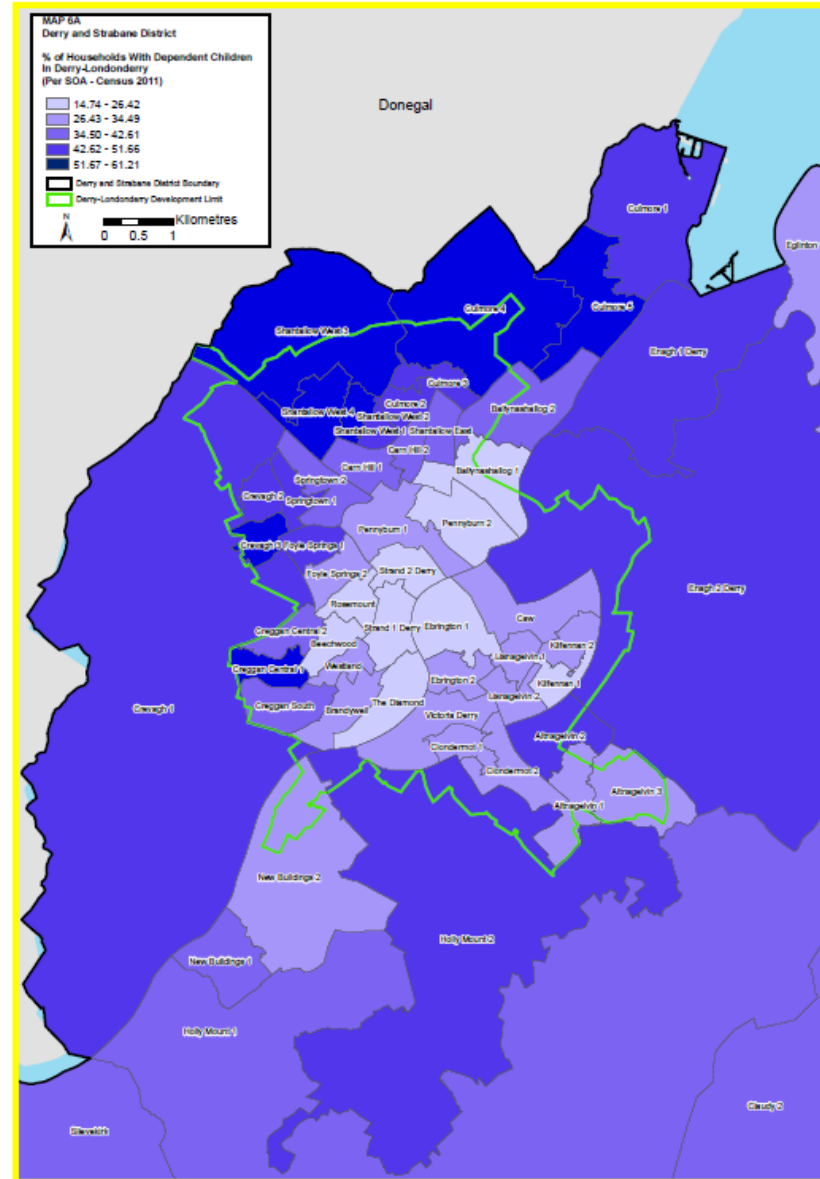
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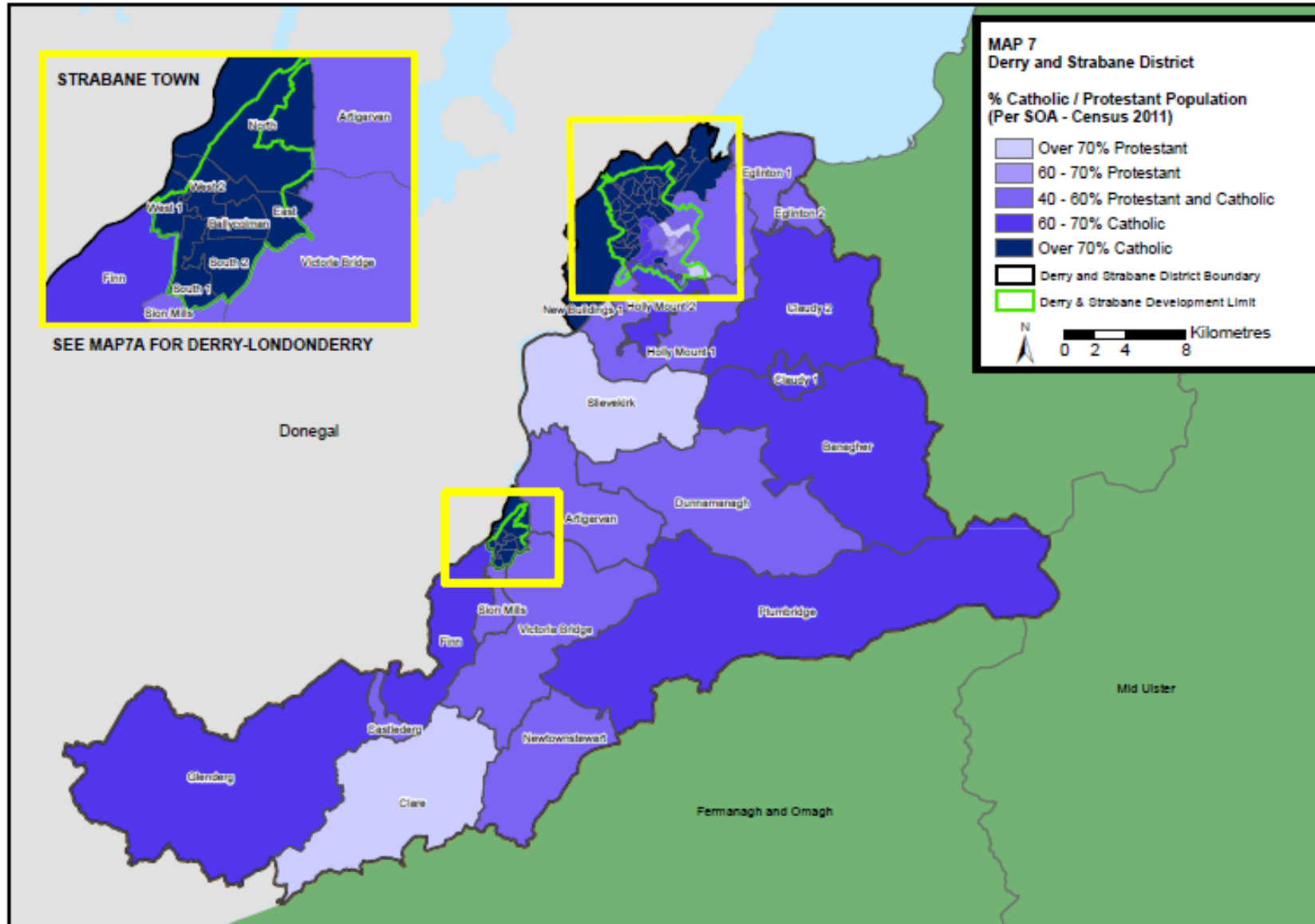
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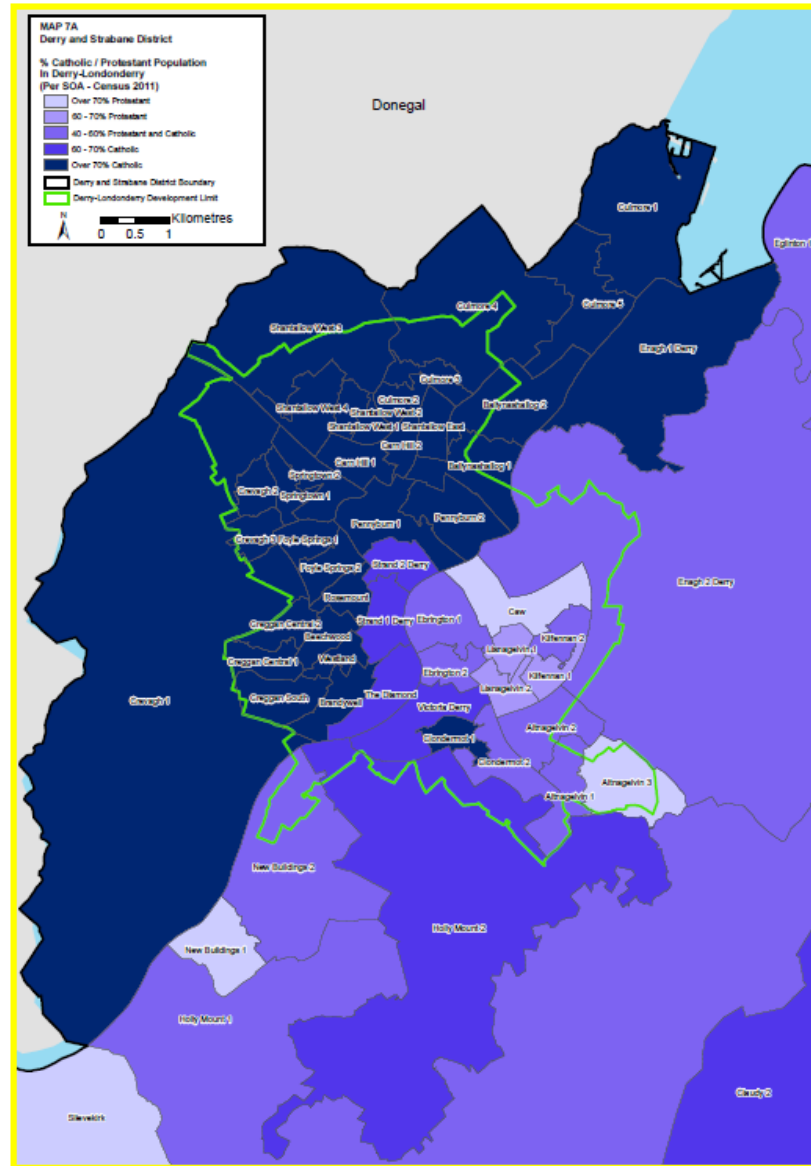
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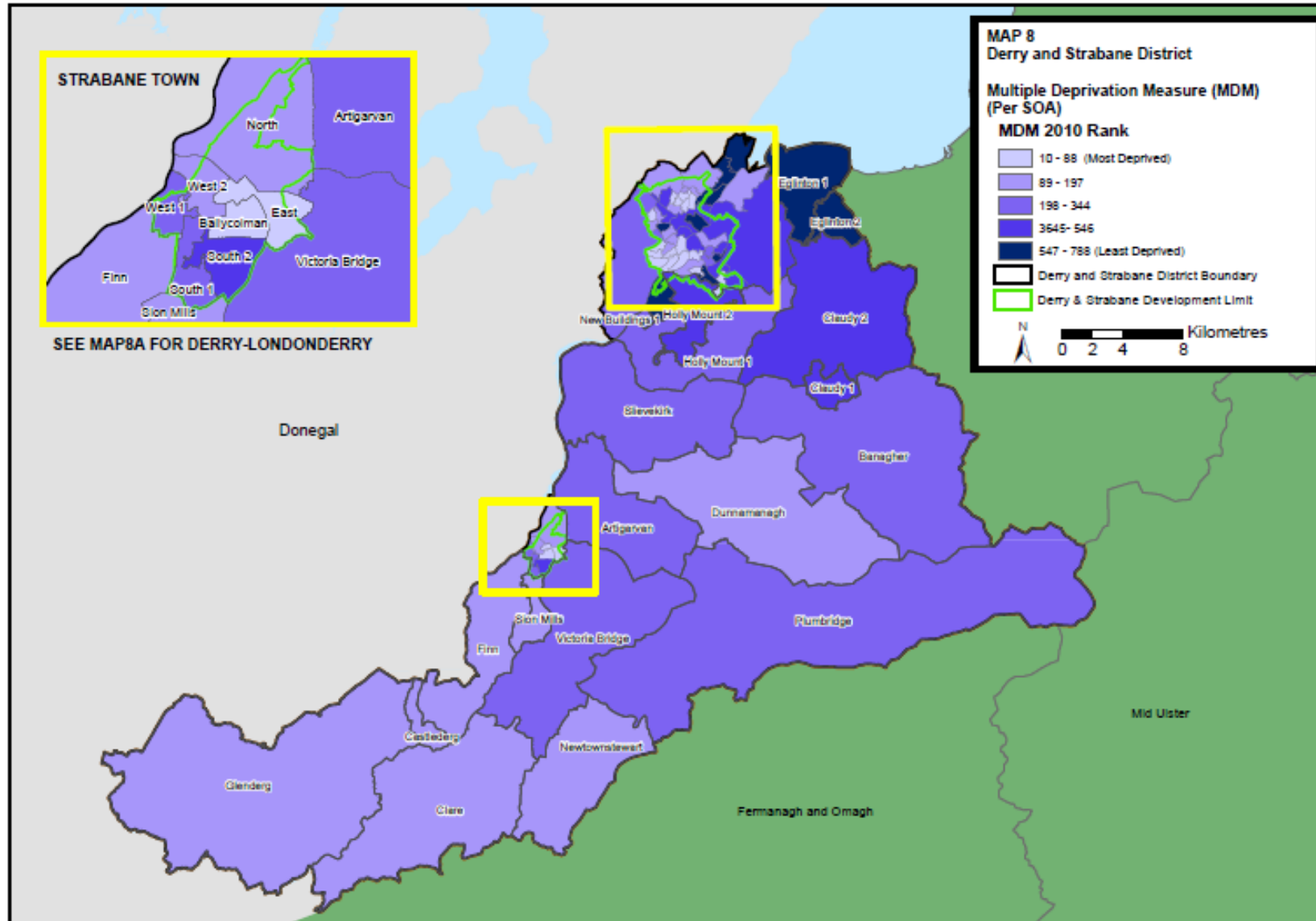
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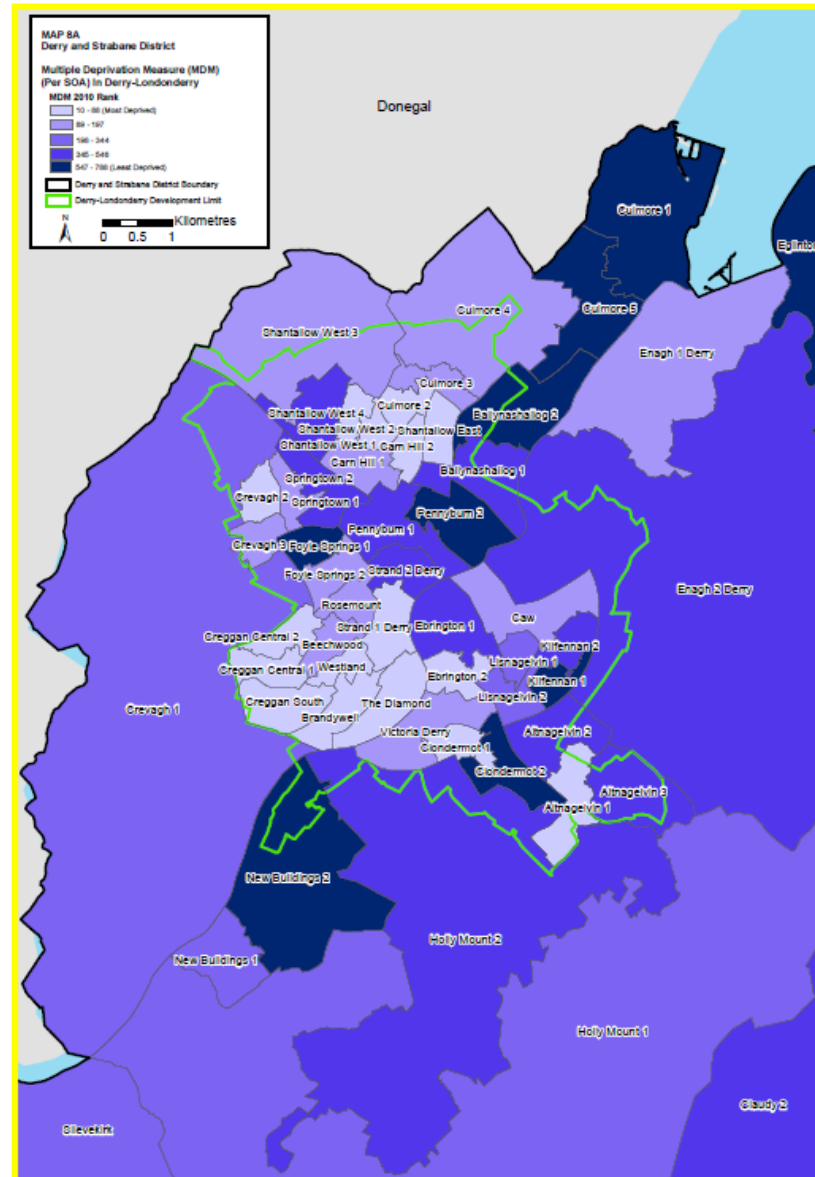
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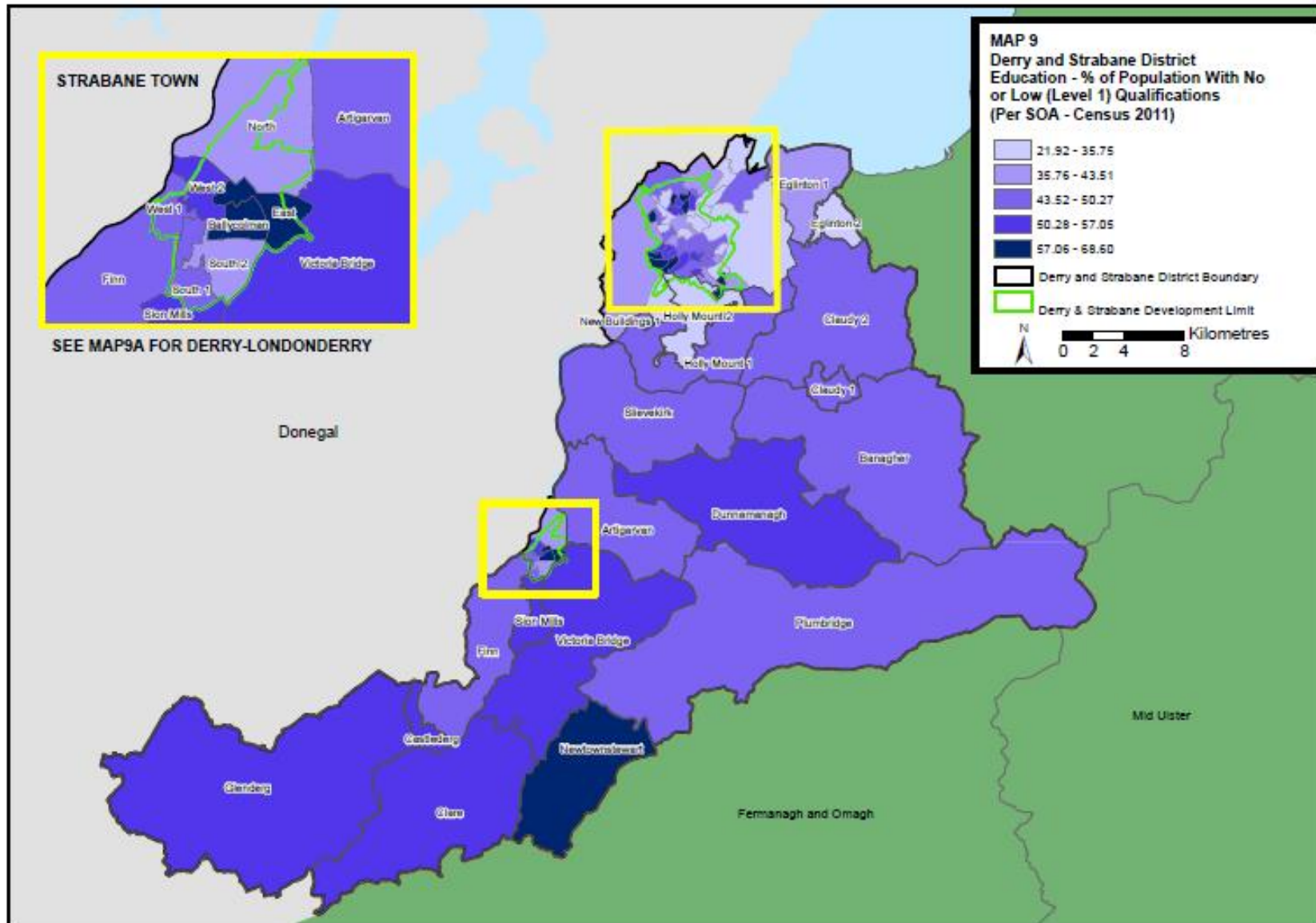
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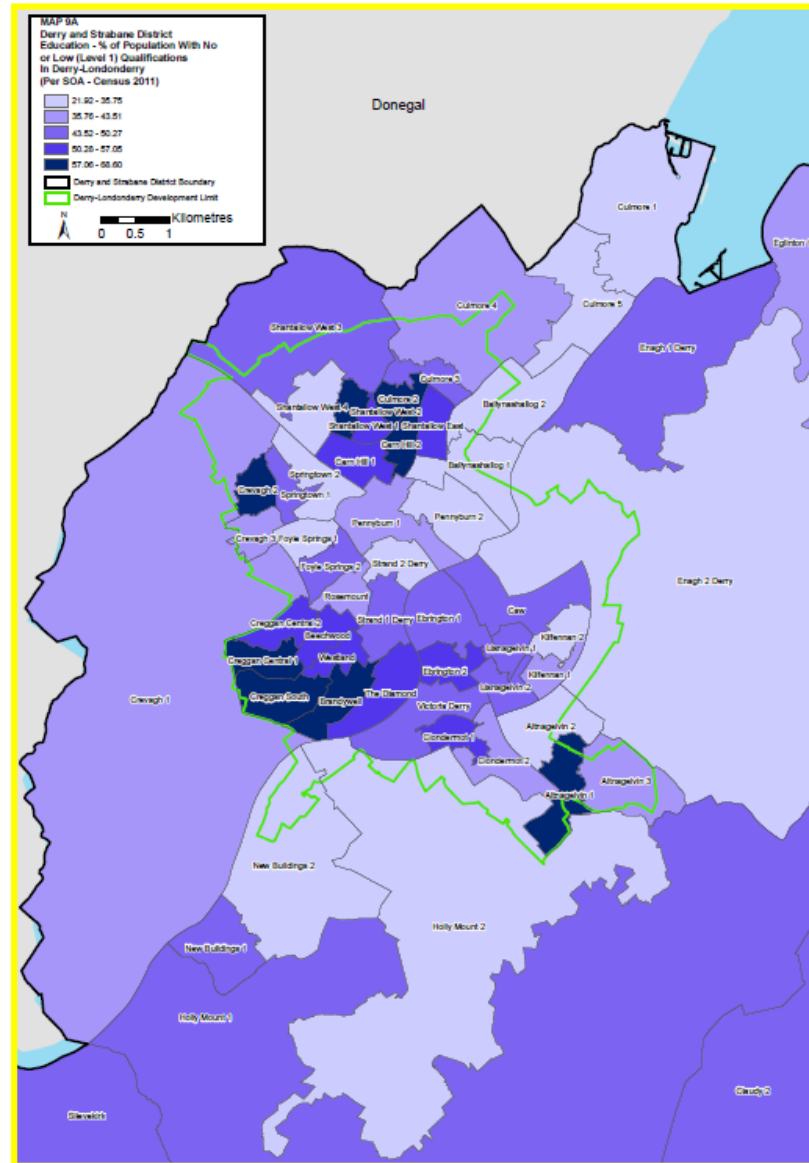
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APPENDIX 3

Sperrins Councils Statement of Common Ground (Draft)

**SPERRINS FORUM SUMMARY PAPER
&
DRAFT STATEMENT OF COMMON GROUND**

DRAFT



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council



Derry City & Strabane
District Council
Comhairle Chathair
Dhoire & Cheantar
an tSrátha Báin
Derry Citho & Strabane
Districc Council



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí



**Causeway
Coast & Glens**
Borough Council

CONTEXT

The Sperrins Forum was first convened in April 2017 and consisted of both elected representatives and professional planning staff of the following councils:

- Mid Ulster District Council;
- Fermanagh and Omagh District Council;
- Causeway Coast and Glens Borough Council
- Derry City & Strabane District Council

This Sperrins Forum was created primarily to ensure a high level of co-operation and communication among neighbouring councils as we all work towards the creation of each of our Development Plans. This matter is of particular relevance to the newly created councils within Northern Ireland as the test of ‘soundness’ of Development Plans is a new aspect that has now been enshrined in legislation.

Soundness is the basis on which all Development Plans in Northern Ireland will be examined. One of the tests of soundness relates to consistency and whether we have had regard to other relevant plans, policies and strategies relating to any adjoining council’s district. Another aspect of the soundness test relates to coherence and effectiveness, ensuring that where cross boundary issues are relevant our Development Plan policies and allocations are not in conflict with the Development Plan documents of neighbouring councils.

It is in this legislative backdrop that the Sperrins Forum was primarily created.

ISSUES

A number of meetings of the Sperrins Forum have been held to date. In each of these meetings the following shared strategic issues were discussed:

- Protection of landscapes and environmental assets through appropriate environmental designations;
- Management of Minerals Development;
- Improvement of road linkages and infrastructure;
- Sustainable tourism development.

OUTCOME

This statement addresses the following areas of common ground:

Protection of Landscapes

There has been recognition of the need for protection of our sensitive landscapes and environmental assets and, in particular, the integrity of the Sperrin AONB designation. Concerns were expressed on the impact of wind turbines and other high structures such as telecommunication masts on our

shared landscapes. A suggested approach was to protect our most sensitive areas within the Sperrins from such development. How this would be achieved would be a matter for each council to address within their individual Local Development Plans.

Minerals Development

It was acknowledged that sustainable minerals development is a key challenge in the Sperrins AONB with its resource of not only sand and gravel but also valuable minerals such as gold. There was acknowledgement that policy requires councils to identify areas to be protected from minerals development because of their intrinsic landscape, amenity, scientific or heritage value. There was acknowledgement that minerals development is important to the economy but the need for mineral resources must be balanced against the need to protect and conserve the environment. The timing and the methodology for designating such areas of constraint will be a matter for each individual council.

There was acknowledgement that Development Plans should seek to afford appropriate protection to our existing peat resources.

Sustainable Tourism

There was acknowledgement that tourism development is important to the local and regional economy and that the Sperrins are recognised as being a relatively undeveloped destination for tourists. Members acknowledged that there has to be a balance between protecting our most sensitive landscapes and environmental assets and accommodating sustainable tourism development. Each council will bring forward a strategy for tourist development which balances protection of the areas tourism/heritage assets with the economic and recreation benefits of the tourism industry. The timing and methodology for this will be a matter for each individual council. Councils will also take account of any Management Plan for the Sperrins AONB.

Road Linkages and Infrastructure

There was an acknowledgement among members that there is little this forum or individual councils can do to influence the provision of major roads and infrastructure projects. However there was general agreement that all members will continue to lobby central government to improve road networks across our respective areas.

Meeting Peoples Needs

Recognition is given to the importance of the hubs which will continue to operate as the main service centres. Major facilities servicing the region should be located in the main hubs where everyone has access to them, based on the town centre first approach. Recognition is also given to the importance of our smaller settlements which act as local service centres to meet the needs of the rural community complemented with other community services and facilities provided in the countryside.

Sperrins Forum Statement of Common Ground

All four councils of the Sperrins Forum are committed to the concept of sustainable development. In addition to this, this statement sets out the Forum's areas of common ground based on the cooperation between us and also includes some additional enhancements which all the members of the Forum have bought into. This cooperation will result in a cohesive planning for the Sperrins Area under which individual policies may be developed.

This statement sets out the areas of common ground which were agreed by the members of Sperrins Forum. They include the Forum's commitment to:

1. *Provide appropriate policies and/or designations to protect our most sensitive landscapes from inappropriate development;*
2. *Provide appropriate policies/and or designations to protect our most sensitive areas which are important for their intrinsic landscape, amenity, scientific or heritage value from mineral development whilst ensuring adequate supply of material to meet need;*
3. *Provide appropriate policies to afford appropriate protection to our existing peat resources from commercial extraction;*
4. *Provide appropriate policies to facilitate improvements to the transport infrastructure to enable faster and safer travel across the region;*
5. *Recognise the importance of hubs as main service centres whilst also recognising the importance of smaller settlements in serving our rural communities, complemented with other community services and facilities provided in the countryside;*
6. *Provide appropriate policies to resist major retail development outside of the town centres;*
7. *Support the delivery of stable and secure digital communications infrastructure and mobile connectivity, including fibre optic technology, to improve broadband provision across the region;*
8. *Provide appropriate policies to facilitate renewable energy to support a reduced carbon footprint;*
9. *Where appropriate work with adjoining member Councils to link policy designations and cross boundary proposals within our Local Development Plans;*
10. *Provide policy to encourage sustainable tourism without significant adverse impact on the tourism assets of the area.*

Signed on behalf of Mid Ulster District Council	
Date	
Position	
Signed on behalf of Fermanagh & Omagh District Council	
Date	
Position	
Signed on behalf of Causeway Coast and Glens Borough Council	
Date	
Position	
Signed on behalf of Derry City & Strabane District Council	
Date	
Position	

Derry City and Strabane District Council LDP – Survey & Profile of District

