

## **Sch 2 Annex 4**

### **NOTE – This Annex sets out changes to HOU1, HOU2, HOU5 & Corrected Figures for Table 1 at Appendix 5 of LDP draft Plan Strategy**

#### **POLICIES FOR STRATEGIC HOUSING ALLOCATIONS**

- 16.18 The LDP will deliver its strategic supply of housing land through the following strategic policies. All proposals in relation to strategic housing development will need to be particularly cognisant of the LDP principles to promote sustainable development and being resilient to climate change, as well as the other relevant LDP sections.

#### **HOU 1 Strategic Allocation and Management of Housing Land – Zoned Housing Land and LUPAs.**

The LDP allocates land to deliver at least 9,000 new homes in the District as set out in Table 8 or Appendix 5 Tables 1 & 2. The quantum of existing commitments significantly exceeds the future housing requirements for the LDP period. The identification and release of land for housing will be managed as follows:

##### ***(a) City, Main Town and Local Towns***

To provide a managed release of housing land across the District, the Council will zone housing land within the City, Main Town and the Local Towns in three phases. Phase 1 sites will be developed first and should be sufficient to meet future housing needs over the LDP period. Small sites and brownfield sites will also provide housing opportunities (see Policy HOU 2).

**LDP Phase 1 Zonings** – Phase 1 housing land will be zoned on sites (of 0.2 hectares or 10 or more dwelling units in the following circumstances:

- Existing commitments i.e. previously-zoned or unzoned land with live residential planning permission;
- Selected Urban Capacity Sites (City and Main Town) and Selected Whiteland Sites (Local Towns) identified at LPP;

**LDP Phase 2 Zonings** – Phase 2 housing land will be zoned and held in reserve in the following circumstances:

- Other appropriate Derry Area Plan (DAP) and Strabane Area Plan (SAP) housing zonings, without current residential planning permission; and
- Other Urban Capacity Sites (City and Main Town) and Other Whiteland Sites (Local Towns).

If during the LDP period, there is a need for Phase 2 housing zonings earlier than anticipated, the following will apply:

- Phase 2 can be re-zoned as Phase 1 as a consequence of an LDP amendment following an LDP Review and the re-appraisal of future housing requirements. Conversely, if certain Phase 1 land is not implemented, it can be re-zoned as Phase 2 or alternatively, either Phase 1 or Phase 2 lands can be rezoned for an alternative land-use, following an LDP Review;
- Phase 2 land can be approved through a planning application from a registered housing association for social / affordable housing where there is a localised housing stress / need. Such a need should be supported by NIHE.

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### **LDP Phase 3 Zonings – Strategic Housing Land Reserve**

A strategic reserve of Phase 3 Housing lands will be identified at the LPP stage, comprising a limited amount of land that previously lay just outside of the City / Town settlement development limits (SDL) and is located immediately adjacent to those areas identified (by NIHE) as having the most acute social housing need.

In exceptional circumstances, where there is extreme localised social / affordable housing stress / need and it is demonstrated to the Council that the need cannot be met through the above sequence of Phase 1, Phase 2 or other HOU 2 lands, then a planning application can come forward on a Phase 3 site for immediate development to address that need. Such a planning application, after the LPP adoption, shall be from NIHE or a registered housing association\*, primarily for affordable housing, and the development shall be part of a Balanced Community in accordance with Policy HOU 5. Such a need should be supported by NIHE.

### ***(b) Villages and Small Settlements***

Within the Villages and Small Settlements, the Council will identify Land Use Policy Areas (LUPAs) in the LPP. These will indicate where most new houses within settlements will be located and also their appropriate scale and form generally. Exceptions may be made for social housing where a Housing Association demonstrates a need within a settlement that cannot be met inside a LUPA.

Within all settlements, housing developments and associated residential facilities will be acceptable in principle on LDP Phase 1 zoned housing land, the exceptions and HOU 2 land and relevant LUPAs, subject to the following Housing policies and Chapter 7 General Development Principles and Policies. In order to ensure delivery of sustainable Housing, alternative uses will not normally be permitted on zoned Housing land.

### ***(c) Housing in the Countryside***

The LDP expects to deliver approx. 1,100 to 1,400 houses in the countryside over the LDP period; these will be strategically delivered via policies HOU 18 – 26.

\*A Registered Housing Association' (RHA) is a housing association registered and regulated by the Department for Communities as a provider of accommodation for special needs groups. RHAs are the main developers of new social housing for rent in Northern Ireland. The NIHE also has the power to build and provide social housing and as such this policy also applies to applications made by NIHE.

### **Justification and Amplification**

- 16.19 Housing provision in the District's settlements will be reflective of the LDPs overall Strategic Growth Plan, Spatial Growth Plan and Settlement Hierarchy. The Council will strategically allocate and manage housing for 9,000 new homes for the LDP period. This is in accordance with the indicative numbers and breakdown in Table 8 in this chapter and as broken down further in Appendix 5, Tables 1 and 2. In many of our settlements, the number of existing commitments is sufficient to meet the housing requirement up to 2032 and even beyond. It will only be after these commitments are delivered that a requirement will emerge for the phased release of selected sites for housing. As such, the on-going monitoring of housing delivery will be vital to allow for the proper phased and managed release of selected Phase 2 sites.

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- 16.20 A criteria-based approach to selecting sites for each phase will be undertaken in the Local Policies Plan (LPP). The selection criteria will take account of a number of factors including: Housing Monitor; Urban Capacity; Windfall and Housing Needs Assessment (HNA). Sites may be zoned at LPP with key site requirements to guide their development. Sites will only be selected where it can be shown that they can accommodate 5 or more dwellings.
- 16.21 As previously stated, Phase 1 sites that are considered as existing commitments are only those with a current planning permission or that have made a valid material start or where development is ongoing. Any previously permitted site that has not made a material start or has development ongoing prior to their permission expiring may not have the permission renewed and will thus be considered as a Phase 2 site', unless it meets the criteria as a Selected Urban Capacity or a Selected Whiteland Site in accordance with Phase 1 (see the next paragraph). In addition, both Phase 1 and Phase 2 Lands may be considered for rezoning to alternative land uses, such as community open space, if residential development on such sites is not brought forward within a reasonable timescale. At the LDP Reviews, the Council will use this mechanism, to review the identified housing land and may rezone all or some of that land, so as to ensure commencement and delivery of housing, rather than contribute to delay and land-banking of the Housing lands that it has identified in the LDP.
- 16.22 Phase 1 sites will also include Selected Urban Capacity sites and Selected Whiteland sites. The process for selecting these sites will be outlined and completed at LPP stage A criteria-based approach to selecting the sites for each phase will be undertaken in the Local Policies Plan (LPP). The selection criteria will take account of a number of factors particularly Accessibility Analysis to ensure that the most central / sustainable sites come forward first. An initial analysis has been undertaken to establish the likely potential output of available sites as indicated in Appendix 5 Table 2, from which these further sites will be selected.
- 16.23 Phase 2 sites will be held as a reserve to meet future need. This approach provides a vision for the long-term management of our existing oversupply of housing land. Phase 2 housing zonings can be released at an earlier time as detailed in the policy, account will be taken of the latest housing requirements and housing stress / housing need as detailed by NIHE.
- 16.24 In addition to the Phase 1 and 2 approach, the Council has identified that there may be a very specific shortage of housing land, matched with a very high social housing need, in certain local areas. In these circumstances, if no alternatives can be identified after a sequential consideration, it may be necessary to exceptionally permit some additional housing lands. These Phase 3 Lands are being introduced to formalise the potential provision of additional land at the edge of the city or towns for social / affordable Housing, in exceptional circumstances, thus ensuring the orderly and consistent release and development of such lands by the Council through the LDP. The amount of Phase 3 land identified will be limited to that which is reasonably necessary and sustainable; it will be decided by the Council at LPP stage, dependent on the amount of Phase 1 & Phase 2 land that can be identified / Zoned in a local area (related to the NIHE-defined local housing areas) and dependent on the amount of Housing Need prevailing in that area at that time. Such lands, whether inside or outside of settlement development limits, should also be sequentially assessed, to be sustainable, accessible and as centrally located to services as far as possible.

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- 16.25 Development proposal for housing on unzoned ‘greenfield sites’<sup>36</sup> that are within the settlement limits will not normally be approved as they would undermine the LDP strategy for housing allocation. This will also apply to development proposals for the renewal of existing and lapsed planning permissions (i.e. existing commitments) on ‘greenfield sites’.
- 16.26 **Land Use Policy Areas (LUPAs)** in villages and small settlements will be designated for housing and certain other uses including community uses, open space and economic development, all appropriate to the scale of the settlement. These LUPAs will be designated based on a number of considerations at LPP stages. These will include, but is not restricted to, the settlement’s indicative allocation, sewerage capacity, school capacity and Social Housing Need.
- 16.27 The LUPAs will be identified following a detailed analysis and character appraisal of the settlements, and will focus on providing housing in locations where it is most likely to integrate into the character of the settlement. The LUPAs will also be proportionate with the scale of, and the future housing requirement of, the individual settlement.
- 16.28 In recent decades, some of the villages and small settlements, especially those close to Derry and Strabane, have experienced unsustainable levels of housing development, often with no or low levels of nearby service provision. Such developments can be considered to be too large in relation to their position in the settlement hierarchy and the availability of services. Similarly, they are often out of character with the traditional pattern of growth. Conversely, some other villages and small settlements, especially those in remote rural locations have had very little housing growth within their settlement limits, thereby resulting in declining population numbers. Consequently, local services such as schools, shops, pubs, sports teams and other community facilities suffer through this gradual decline. The aim of the LDP is to sustain vibrant rural communities and small settlements, so it will be important to monitor to ensure that adequate amounts of new housing is being approved and built.
- 16.29 Therefore, assisted by the designation of LUPA’s in the LDP Local Policies Plan, the LDP Plan Strategy will seek to deliver in the villages and small settlements over the LDP period, the appropriate scale and type of housing developments to reflect their settlement status and level of services so as to sustain them at the heart of vibrant rural communities. Housing developments in villages will be expected to restrict the number and size to reflect the above and the indicative housing requirement in Table 2. Typically, village housing development should be modest-scale of not more than 10 – 20 dwellings. Small settlements should have small-scale housing development of single dwellings, some infill and small groups of typically 5 – 10 dwellings. The layouts should be informal and house designs should also reflect the rural location - refer to Chapter 26, Place Making and Design Vision, Chapter 30, Strategic Vision and Design, and Chapter 31, Small Settlements: Strategic Vision and Design for more information. In the transition period until LPP adoption of LUPAs, these standards will be applied for planning applications. In this manner, the LDP will manage and deliver the appropriate housing to meet requirement of the villages/small settlements as part of the District Housing overall requirement.

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<sup>36</sup> ‘Greenfield Sites’ – Land that has not previously been developed.

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### **HOU 2 – Strategic Allocation of Housing in Settlements - other than Zoned Housing Land and LUPAs**

It is the LDP's intent that all new housing development within the city and towns of the area will be delivered on land zoned under Policy HOU 1 or elsewhere on appropriate sites within the Settlement Development Limits under this policy. This policy promotes the development of new housing on appropriate vacant and underutilised land at sustainable locations within the settlements.

Therefore, Planning permission will be granted for housing developments on brownfield sites<sup>37</sup>, small whiteland<sup>38</sup> or open space (if it accords with Policy OS1) within the settlement limits which are not zoned for housing or mixed use (to include an element of housing), where the following criteria are met:

- a. The site is suitable for housing development;
- b. The location is accessible by walking, cycling and public transport to key services and facilities.
- c. Provision is made for any additional infrastructure required as a result of the development, including its cumulative impact alongside committed and planned housing development.

Planning permission will be subject to proposals meeting all other policy requirements.

### **Justification and Amplification**

- 16.30 In addition to the lands identified under HOU 1, housing will also be permitted on brownfield sites, small whiteland sites or open space (in accordance with OS 1). Housing will not normally be permitted elsewhere, as such developments would undermine the LDP Housing Strategy. Development on 'brownfield' sites within settlements will be encouraged as it can assist in returning derelict sites to a productive use; help deliver more attractive environments; assist with economic renewal; reduce the need for development on existing underdeveloped or greenfield sites; and to contribute to the regional target for 60% of new housing to be located in appropriate brownfield sites.
- 16.31 Development on whiteland within settlements will be permitted where the proposal is less than 0.2ha or is for less than 10 units and meets the above HOU 2 criteria, to ensure that sustainable sites come forward. Exceptionally, development will be permitted on open space in accordance with the exception test of policy OS 1, Protection of Open Space. The Council will not accept proposals which seek to artificially divide larger sites and bring them forward in a succession of smaller sites to meet the size criteria as set out in Policy HOU 2.
- 16.32 This approach is in accordance with the sequential approach in the SPPS; however; the LDP will only identify brownfield sites as HOU 1 Phase 1 sites at LPP stage in local areas where there is an identified housing need. Otherwise, brownfield sites can come forward under this policy, with a presumption in favour of their permission, subject to meeting the other relevant LDP policies, including the ED 4 protection of Economic Development land.
- 16.33 Where suitable brownfield sites are identified, it is vital that any potential impact from such developments on the surrounding character and infrastructure provision, is minimised and that development is planned to contribute to sustainable development. It is essential that housing coming forward from windfall sites meets the same high level of sustainability as the sites identified and zoned in the LDP and that there is sufficient infrastructure capacity to support development.

<sup>37</sup> Brownfield sites are sites within a settlement limit, which are or were occupied by a permanent structure.

<sup>38</sup> Whiteland refers to undeveloped land that is included within a development limit but has not been zoned for a specific use.

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### **HOU 5 Affordable and Private Balanced-Tenure Housing in Settlements'**

In order to achieve the Council's stated objectives of delivering adequate numbers of affordable housing and also providing balanced / mixed communities, planning permission will be granted for a residential development scheme of, or including 10 or more residential units (or on a site of 0.5 ha or more), where a minimum of 20% of units are provided as affordable housing. Where there is an acute localised need as demonstrated by the NIHE, the proportion required may be uplifted on an individual site, and this will be indicated as a KSR at the LDP LPP stage.

All such housing schemes will be required to deliver balanced and mixed communities. All relevant proposed housing developments will be expected to provide a balance of suitable tenures, taking account of the proposed and existing mix in that local area. Applicants will be required to clearly demonstrate and submit underpinning evidence, supported by the NIHE, of how they intend to deliver an appropriate affordable / private housing mix to meet any identified acute localised need. Any exceptions to proportions of tenures will need to be specifically justified and evidenced by the applicant.

Where it can be demonstrated that the number of affordable housing units required by this policy would exceed the need, a lower number of units will be acceptable. Furthermore, where a developer is able to demonstrate that it would not be sustainable or viable for them to provide the number of units required by the policy, the Council will consider a suitable number on a fully-evidenced case-by-case basis. Where it can be demonstrated that there is no need in the area, then accordingly the requirements of this policy do not apply.

The agreed ratio of private to affordable housing will need to be implemented and maintained during, and for an agreed period after, the construction of the scheme.

In villages and small settlements, sites below the normal threshold of 10 dwellings may also need to provide affordable housing if there is an identified need; such a need in that settlement will be identified at the LPP stage, or may be sought directly with applicants on a case-by-case basis via the development management process at the planning application stage.

Planning permission will not be granted for development proposals containing less than 10 housing units where lands have been artificially divided for the purposes of circumventing these policy requirements. Where there is a phased approach to the development of a site, this should be discussed with the Council at the outset to ensure that the affordable housing requirement can be developed in a comprehensive way over the whole scheme.

Affordable housing will be secured as appropriate, depending on size of the development, by way of a condition or Section 76 Planning Agreement, which should be in place in advance of planning permission being granted. An off-site developer contribution may be required and will be considered on a case-by-case basis.

#### **Mixed Tenure / Tenure-Blindness**

The design and external appearance of the affordable housing in the development should reflect the character of the remainder of the site. These should be interspersed within the market housing so that they are not readily distinguishable in terms of external design, materials and finishes.

### **Justification and Amplification**

- 16.45 One of the main aims of the RDS is to promote development which improves the health and well-being of communities and that the provision of more affordable housing will also help to build strong balanced communities. Given the importance of affordable housing in the District, this policy will ensure that it is delivered as an integrated part of all new residential developments over a site size threshold.
- 16.46 The District has a higher proportion of social housing compared to Northern Ireland as a whole. The total new-build social housing need for Derry City and Strabane District Council for the period 2017 – 2032 is 4,750<sup>3</sup> units. Within this District, there is significant demand for affordable housing, especially in Derry City. It is anticipated that the significant majority (approximately 4,400) of the required Social Housing Need will be delivered through existing housing sites under construction or with current planning permission (commitments) or via remaining housing zonings. Therefore, the general requirement in this policy that 20% of all new housing units should be affordable housing, should be adequate to deliver the remaining number of dwellings to address ongoing Housing Need.
- 16.47 Affordable housing, while enabling the delivery of new homes to meet needs, should also ensure that growth contributes positively to the creation of mixed, inclusive and sustainable communities and delivers high-quality, well-designed homes and neighbourhoods. A range of housing in terms of dwelling size, type, tenure and affordability is central to achieving mixed communities, and ensuring that areas are attractive to people of different ages, lifestyles and incomes. Refer to Policy HOU 6, House Types, Size and Tenure.
- 16.48 Where an application is submitted and is subject to an affordable housing requirement, the Council will liaise with the NIHE to establish that affordable housing on that site is needed. Applicants are encouraged to seek advice from NIHE to discuss the exact mix of affordable housing required in each case. This should ensure that affordable housing takes account of the number of applicants in housing stress in a locality, according to the common housing selection scheme and that it meets recognised housing need as identified through an up-to-date Housing Needs Assessment (HNA). Advice from a Housing Association on the layout and design of the affordable housing units and the financial and technical regime within which Housing Associations work will assist the applicant in submitting a residential scheme that meets this policy.
- 16.49 Where the Council can demonstrate, supported by up-to-date evidence provided by NIHE, that an acute localised need for a higher proportion of affordable housing cannot be fully addressed by the minimum 20% requirement, the proportion of affordable housing required may be uplifted on an individual site. If this is the case, the LDP Local Policies Plan will vary the proportion of affordable housing through a Key Site Requirement (KSR) on zoned housing land.
- 16.50 If need, in the local area, has been met or has decreased, the affordable housing requirement may be lowered or removed. Under this policy, developers will need to provide the Council with robust evidence to justify raising, lowering or removing the affordable housing requirement on a site.
- 16.51 The Council has indicated that there should be no more than a 70 – 80% proportion of either private or affordable housing in an area in the interests of achieving balanced and sustainable communities. The Council will seek an indicative mix from proposed housing schemes of no more than a maximum of 80% of either private or affordable houses to deliver the Council objective of such balanced communities. The applicant will need to provide evidence and submit a statement which takes into account the existing tenure mix. This would include up-to-date NIHE information including supported private- rented accommodation evidence if required.

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<sup>3</sup> Northern Ireland Housing Executive (NIHE) - 15 Year Social Housing Need Assessment to 2032 (December 2018)

- 16.52 The Department for Communities issued a revised definition of affordable housing in April 2021. Affordable housing is now defined as:
- a) Social rented housing; or
  - b) Intermediate housing for sale; or
  - c) Intermediate housing for rent
- that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.
- 16.53 The SPPS recognises that the definition of intermediate housing ‘may change over time to incorporate other forms of housing tenure below market rates’. The NI definition of intermediate housing may be further expanded in the future to include these other products to support the SPPS aim of assisting eligible households into affordable housing. Where this is the case, such additional products will normally be considered suitable to meet the affordable housing obligations of this policy in the future.
- 16.54 Mixed tenure is residential development, which combines a range of tenure options, which can include owner-occupier housing, shared ownership housing and rental properties (social, intermediate and private). The focus of mixed-tenure development is fostering greater social, economic and community mix to support thriving and sustainable communities (see HOU 6, House types and Size).
- 16.55 To support mixed tenure development, the affordable housing units should be interspersed with the market housing. ‘Tenure Blindness’, as well as ‘pepper-potting’ is widely accepted as a key component of any successful mixed tenure development. In essence, it means there should be no distinction, particularly in the external specifications and standard of finishes between tenures and any external design finishes should be minimal. Research has shown that visible differences in tenure can contribute to a sense of difference and division between residents, which would be entirely counterintuitive to efforts to promote mixed tenure communities in which neighbourly relationships can thrive. Planning permission may be refused where schemes do not provide effective integration of affordable units in new developments.
- 16.56 This policy also states that developments cannot be artificially divided or phased to avoid housing obligations. Partial redevelopment of a site will only be considered acceptable where an overall concept masterplan demonstrating that all of the provisions of this policy can be met and future affordable housing provision can be ensured through a planning condition or Section 76 Planning Agreement, where appropriate.
- 16.57 There may be cases where, due to the nature, scale or locations of the proposed development, on-site provision for affordable housing may not be necessary or desirable.
- 16.58 Off-site provision will only be acceptable in exceptional circumstances. It will only be agreed where the approach contributes to the creation of mixed and balanced communities in the local area. It must be subject to robust justification based upon, for example, if the housing priorities could be better met in an alternative location, determined by the Council, in consultation with NIHE. Provision of affordable housing units on an alternative site will be in addition to any applicable affordable housing requirement arising from the development of any market housing on the alternative site. The Council



will require applicants to have secured planning permission for the required amount of off-site affordable housing before any occupation of the market housing development on site. An off-site Developer Contribution will also be considered on a case by case basis. (See Chapter 34 Developer Contributions and Community Benefits for further information)

# Appendix 5 – Housing Allocation Tables

Table 1 – Allocation of Housing over LDP Period 2017 – 2032, for DC&SDC’s Settlements, based on crude Size

Settlement Tier	Settlement	Approx. No. of Households <sup>84</sup>	% Share of all Households	Population (150,497) <sup>85</sup>	% Share of Population	Share of Housing Requirement (9,000) by % Households	Share of Housing Requirement (9,000) by % Population	Approximate Current Housing Capacity <sup>86</sup>
<b>District Total</b>		61,302	100.00%	150,497	100.00%	9,000	9,000	n/a
<b>Settlement Total</b>		53,278	86.91%	126,194	83.85%	7,822	7,547	20,844
<b>City</b>	Derry City	35,501	57.91%	83,163	55.26%	5,212	4,973	12,600
<b>Main Town</b>	Strabane	5,661	9.23%	13,172	8.75%	831	788	1,600
<b>Local Town</b>	Castledearg	1,367	2.23%	2,976	1.98%	201	178	784
	Claudy	531	0.87%	1,340	0.89%	78	80	348
	Newtownstewart	689	1.12%	1,551	1.03%	101	93	519

84 The figures denoting the number of households in each settlement are based on the NISRA statistics. For those settlements that NISRA did not have data for, a count was carried out for individual settlements using Pointer data, the District Total for the Approx. No. of Households is rationalized in EVB 2, Figure 8.

85 Population data for settlements has been taken from NINIS where the information was available. Where settlement data was not available, a population was calculated based on the number of households (2017 Pointer) x 2.5 persons per house

86 'Approximate Current Housing Capacity' include planning approvals, land zoned in the DAP and SAP, plus Urban Capacity sites, Whiteland and Windfall Allocation.

Settlement Tier	Settlement	Approx. No. of Households <sup>84</sup>	% Share of all Households	Population (150,497) <sup>85</sup>	% Share of Population	Share of Housing Requirement (9,000) by % Households	Share of Housing Requirement (9,000) by % Population	Approximate Current Housing Capacity <sup>86</sup>
Villages	Ardstraw	87	0.14%	218	0.14%	13	13	148
	Artigarvan	310	0.51%	730	0.49%	46	44	300
	Ballymagorry	274	0.45%	608	0.40%	41	36	247
	Clady	242	0.39%	538	0.36%	36	32	185
	Cranagh	32	0.05%	80	0.05%	5	5	98
	Culmore	1,161	1.89%	3,465	2.30%	170	207	256
	Donemana	271	0.44%	586	0.39%	40	35	271
	Eglinton	1,365	2.23%	3,679	2.44%	201	220	187
	Erganagh	206	0.34%	515	0.34%	31	31	45
	Glebe	273	0.45%	734	0.49%	41	44	147
	Glenmoran	63	0.10%	158	0.10%	9	9	85
	Killea (part in NI)	53	0.09%	133	0.09%	8	8	2
	Killen	115	0.19%	288	0.19%	17	17	143
	Killeter	46	0.08%	115	0.08%	7	7	45
	Lettershendoney	186	0.30%	510	0.34%	27	30	67
	Magheramason	215	0.35%	538	0.36%	32	32	192
	Newbuildings	1,109	1.81%	2,611	1.73%	163	156	324
	Park	184	0.30%	460	0.31%	27	28	40
	Plumbridge	124	0.20%	310	0.21%	18	19	148
	Sion Mills	871	1.42%	1,907	1.27%	128	114	174
	Spamount	98	0.16%	245	0.16%	14	15	321
	Strathfoyle	988	1.61%	2,419	1.61%	145	145	104
	Victoria Bridge	152	0.25%	380	0.25%	23	23	445

Settlement Tier	Settlement	Approx. No. of Households <sup>24</sup>	% Share of all Households	Population (150,497) <sup>25</sup>	% Share of Population	Share of Housing Requirement (9,000) by % Households	Share of Housing Requirement (9,000) by % Population	Approximate Current Housing Capacity <sup>26</sup>
Small Settlements	Aghabrack	16	0.03%	40	0.03%	3	2	119
	Aghyaran	6	0.01%	15	0.01%	1	1	141
	Ardmore	165	0.27%	413	0.27%	24	25	85
	Ballyrory	31	0.05%	78	0.05%	5	5	43
	Bready	79	0.13%	198	0.13%	12	12	54
	Campsey	56	0.09%	140	0.09%	8	8	44
	Cloghcor	5	0.01%	13	0.01%	1	1	60
	Craigbane	7	0.01%	18	0.01%	1	1	41
	Donagheady	50	0.08%	125	0.08%	7	7	35
	Douglas Bridge	60	0.10%	150	0.10%	9	9	96
	Drumlegagh	33	0.05%	83	0.06%	5	5	87
	Garvetagh	18	0.03%	45	0.03%	3	3	88
	Goshaden	32	0.05%	80	0.05%	5	5	0
	Killaloo	31	0.05%	78	0.05%	5	5	18
	Maydown	182	0.30%	455	0.30%	27	27	4
	Nixon's Corner	86	0.14%	215	0.14%	13	13	8
	Straidarren	169	0.28%	423	0.28%	25	25	9
	Tamnaherin	69	0.11%	173	0.11%	10	10	42
	Tullintrain	9	0.01%	23	0.02%	1	1	45