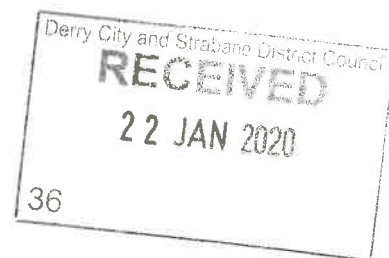


20 January 2020

Draft Plan Strategy Team
Derry City and Strabane District Council
98 Strand Road
Derry
BT48 7NN



Dear Chief Planning Officer

RESPONSE TO THE DRAFT PLAN STRATEGY 2032

I wish to respond to the Draft Plan Strategy 2032 (DPS).

1. Proposed Green Belt

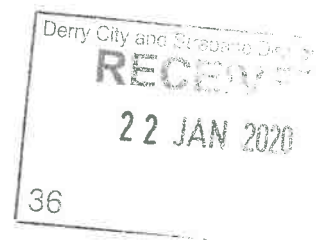
I note that a new Green Belt is proposed for Strabane. PPS 21 abolished Green Belts and replaced them with a suite of planning policies which were deemed to provide sufficient control over new development in rural areas. While Derry, the second city, may require a Green Belt, I note that other Councils have not felt the need to impose Green Belts on towns similar in size to Strabane. I feel that the planning policies set out in the DPS would provide more than adequate control without the need to introduce a Green Belt around Strabane and the adjoining settlements.

In the event that a Green Belt is introduced, it should not extend westwards beyond the proposed line of the new A5 Dual Carriageway between Sion Mills and the Glebe.

2. The Glebe; Proposed Housing Requirement: 30 to 44 units

Between January 1997 and the end of 2019, 87 new houses were built in the Glebe. The new houses were, in the vast majority of cases, occupied by people returning to the area. The housing completion figure (87) contrasts greatly with the DPS's 'Share of Housing Requirement' figure for the Glebe, which is 41 to 44 units (Table 1, Appendix 5). The completion figure is also much greater than the proposed 'Indicative Share of District's Housing' figure of 30 units (Table 2, Appendix 5).

Given the completion figure for the Glebe, these figures represent a serious underestimate of housing need in the area up to 2032.



3. The Glebe; ‘Approximate Current Housing Capacity’

The Glebe’s ‘Approximate Current Housing Capacity’ is contained in column 9 of Table 2 in Appendix 5. The current capacity is listed as 147 units. This figure needs to be revisited because it fails to reflect the uptake in land inside the Development Limits established through the Strabane Area Plan.

4. Uptake of land (working East to West through the village)

The most northerly land on Peacock Road (West side) is now being developed for 1 house and foundations have already been laid.

The infill sites on the south side of Primrose Park have either all been developed or are at an advanced stage of development.

The land East of Peacock Road/School Terrace has nearly all been developed as Sperrin View.

The land North of Garvan Road has been developed as Garvan Park, Garvan Court and The Paddock.

The land West of Garvan Road (South of the Primary School) has recently been developed as Glebe Heights. The remainder of the land West of Garvan Road is Council owned and provides much needed and heavily used open space/playing field/play areas.

The remaining undeveloped areas within the Development Limits comprise:

1. Green fields and a former farm yard on the Southern side of Garvan Road, and
2. Small infill sites and ‘rounding off’ opportunities.

Clearly, the area listed in 1 above has the most potential. However, it would seem from planning records that the biggest part of this area (the Eastern field) has never been the subject of a planning application even though it has been inside the limits since they were proposed in 1987.

If the area listed in 1 above were developed in a manner in keeping with the land on the Northern side of Garvan Road (directly opposite) it would achieve an output of around 50 units. This does not come close to the ‘Approximate Current Housing Capacity’ figure in DPS which is 147 units.

5. Conclusions regarding the Glebe in the DPS

Between January 1997 and the end of 2019, 87 new houses were built in the Glebe.

The DPS proposes to allocate between 30 and 44 units to the Glebe for the period up to 2032. These figures compare very badly with a completion figure of 87.

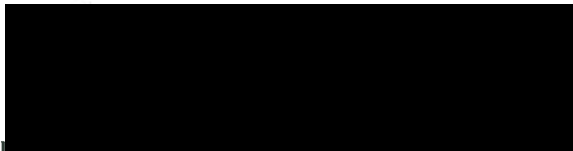
The 'Approximate Current Housing Capacity' for the Glebe in the DPS is 147 units. However, the analysis in section 4 above strongly suggests that this is a massive over estimate.

In short, the allocation of housing to the Glebe does not reflect recent completion rates and the estimated current capacity is unrealistic.

Finally, I would ask you to:

- Drop any intention to designate a Green Belt around Strabane and the adjoining settlements,
- Increase the housing allocation to the Glebe,
- Review the current approximate capacity for the Glebe, and
- Indicate in the Plan Strategy that it is likely that additional land will need to be included within the Limits of Development for Glebe.

Yours sincerely

A large black rectangular redaction box covering the signature of Eugene Lynch.

Eugene Lynch