

Prehen
Derry

31st January 2022

Mr John Kelpie
Mr Proinsias McCaughey
Derry City & Strabane District Council
Council Offices
98 Strand Road
Derry

Dear Sir

**RE: Late Submission to Area Plan
Deer Park Field adjacent to Prehen House
Backing on to Sunningdale Drive, Knoxhill Avenue & Summer Hill, Prehen**

I have been advised that there has been a late submission to the Area Plan from the City of Derry Golf Club, the owners of what is known as "The Deer Park field" being land adjacent to Prehen House which backs onto Summer Hill, Prehen, the submission being a request to have the land zoned for housing.

I wish to strenuously object to this application on the following grounds: -

- A late submission is unfair as it does not give time or opportunity for residents who will be affected by any change to the area plan should same granted to voice their views or objections;
- Myself and my family have resided in our home since 1990 and we understood that when the land was sold by the family to the Golf Club that it was to be used for **Passive recreational purposes** only and would not be zoned for housing. However, this late submission changes the designation of the land, to which I object in the strongest terms. My property borders Deer Park Field and myself and my family have enjoyed peace and privacy to the rear of my property since we moved in and we wish to continue to do so;
- This field is landlocked by Prehen Park estate, the Golf Club and Prehen House. Therefore, an accessway would have to be provided to access the field and I believe this may be created via Summer Hill/Knoxhill Avenue. This in turn will result in further traffic in and around the streets and further roadside parking resulting in difficulties for residents, pedestrians and children using the footpaths.
- Prehen House is an A1 listed building and a housing development would **certainly** have an impact on the setting of this historical house which the residents of Prehen are proud to have within walking distance of our homes.

- The risk to the native red squirrels and general wildlife in the area would be significant and should be given great consideration prior to any decision being made in respect of this land.
- To the best of my knowledge there is a Tree Preservation Order in place in relation to particular trees situated on the lands in question which would inevitably be cut down to make way for any housing development. I understand that there is a mature Giant Redwood tree known as the “Wellingtonia Tree” which was planted to mark the Battle of Waterloo and which is the only one of its kind remaining in existence on the lands. This is an issue of great environmental significance as well as historical significance and the tree should therefore be protected, as should all the trees in the field.
- The trees edging Deer Park field act as a buffer zone between the private lands surrounding Prehen House and Prehen Park estate itself and I have frequently witnessed walkers, both with families and lone dog walkers, crossing the lands on foot as a part of their daily walking routine.
- I reserve the right to reside in my property in a peaceful manner as I have done since 1990 without interruption and without being overlooked by houses or buildings which would completely ruin the view. Currently the only noise we hear when in our back garden is the tranquil trickle of the stream/burn behind the house which separates Prehen Park estate from Deer Park field.

It is for the above reasons that I wish to have my objection to the late submission to the area plan noted in the strongest of terms.

Kindly acknowledge receipt of this letter of objection.

Yours faithfully