

Hannah Flynn

From: Angela Wiggam <angela.wiggam@turley.co.uk>
Sent: 01 February 2022 17:04
To: Local Development Plan
Cc: Emma Kelly
Subject: Focused Changes - Draft Plan Strategy
Attachments: Heron Bros_Focused Changes.pdf; NIFHA Response_Focused Changes.pdf; Clanmil Response_Focused Changes.docx

Follow Up Flag: Follow up
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To whom it may concern,

Please find enclosed our response to the Focused Changes consultation on behalf of:

- Heron Bros
- Clanmil Housing Association
- NIFHA

Should you have any queries regarding our submission, please contact either Emma or myself.

Kind regards

Angela

Angela Wiggam
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Derry City & Strabane District Council Draft Plan Strategy

Summary of Proposed Changes

January 2022

On behalf of our client, Clanmil Housing Group please find below our response to the Focused Changes consultation. These comments should be read alongside our original Representation to the Derry City & Strabane Draft Plan Strategy (LDP-PS-REP-51); for ease of reference a short summary of our previous comments is also set out.

Summary of proposed changes - Derry City & Strabane District Council Draft Plan Strategy

Policy	Turley Response to Draft Plan Strategy	Cross ref.	Proposed Changes Sought by Council	Turley Response
Growth Strategy & Draft Policy HOU1	<p>There is a lack of evidence to support Council's Strategic Housing Allocation of 9,000 homes and confirmation that consideration has been given to other alternatives.</p> <p>The draft plan fails to demonstrate that it has been formulated on robust evidence having given consideration to alternatives and that the Plan period is realistic.</p> <p>The growth strategy and HOU 1 fail soundness test P1, C1, C4, CE1 and CE2.</p>	Section 3	HOU 1 - To introduce 'Phase 3 Zoning' into HOU 1 to meet the Social Housing Need. This will formalise and manage the 'exceptional circumstances' provision and ensure that adequate lands can be brought forward for affordable housing	<p>Disagree with Council's approach which will place restrictions on the number and location of proposed developments. Policy as previously worded provided for <i>exceptional circumstances</i> in order to ensure flexibility within the policy.</p> <p>The changes do not address the previous weaknesses identified by Turley re the Soundness</p>

			Test; points of concern remain unchanged
Draft Policy HOU5	<p>There is no evidence is provided to robustly justify the thresholds as set out in draft policy and no evidence is provided to support the view that the policy would deliver sufficient affordable housing.</p> <p>The policy fails to confirm a strategic position on the provision of affordable housing which would provide assurances to private developers and housing associations on the requirements for affordable housing.</p> <p>The draft policy fails against soundness tests P2, P3, CE1, CE2, CE3 and CE4.</p>	<p>Paragraphs 4.1 to 4.26</p> <p>Title amended to 'Affordable and Private Balanced-Tenure Housing in Settlements'.</p> <p>Council is proposing to increase the minimum threshold for the provision of affordable housing from 10% to 20% in respect of developments of 10 units or more, or on sites in excess of 0.5 ha</p>	<p>Disagree with Council's approach. No evidence provided to support this policy change</p> <p>Weaknesses previously identified by Turley remain unchanged</p>
Draft Policy HOU6	<p>Elements of the policy duplicate the policy provisions outlined under HOU5 and there is a lack of evidence to support the policy as currently worded. There is also no information to demonstrate how other alternatives were considered.</p> <p>The draft policy fails against soundness tests CE1 and CE2.</p>	<p>Paragraphs 4.29 – 4.41</p> <p>Policy was previously entitled <i>HOU 6 – House type, size and tenure</i>. Council is proposing to remove the word tenure from the title</p> <p>Within the J&A Para 16.63 (p 238) the text (penultimate sentence) is amended to read: '<i>A well-designed scheme can add visual interest through a variety of house types and allow households with different backgrounds and incomes to live together.</i>'</p>	<p>The removal of the word tenure addresses part of our original objection, but no information has been provided to demonstrate how other alternatives were considered</p> <p>Weaknesses previously identified by Turley remain unchanged</p>

<p>Draft Policy HOU25</p> <p>The draft policy is overly restrictive of the provision of social housing adjacent to small settlements and villages and fails to take account of potential changes in the level of need or the deliverability of land within settlements.</p> <p>The draft policy fails against soundness test CE4.</p>	<p>Paragraphs 4.46 to 4.29</p>	<p>Change relates to the supporting J&A text. The proposal is to expand on the exception to the rule that only one group of housing will be allowed on eligible countryside sites, an extra J&A para after 16.180 expanding on 'generally' (in the policy) – '<i>if more than one development is required by exception, it must be justified by ongoing social housing need and should be reflective of the scale of the settlement. The design, layout and quantum of development should be as per guidance in paragraph 16.29 [informal groupings of 5 to 10 dwellings].</i></p>	<p>Currently the policy is capped at 14 dwellings. This change would permit that additional residential units could be delivered, if there is a social housing need</p>
			<p>This change addresses the weaknesses previously identified, in that the proposed policy is flexible to respond to changes during the plan period</p>

