

# LDP-PS-REP-65

Chloe Duddy

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**From:** sandra duffy [REDACTED]  
**Sent:** 27 January 2020 17:00  
**To:** Local Development Plan  
**Subject:** Fwd: LDP response  
**Attachments:** LDP draft strategy response (1) (1).docx

Please find attached my response to the LDP consultation.

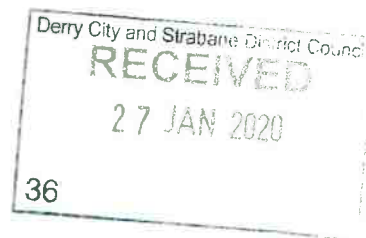
Regards  
Sandra

----- Forwarded message -----

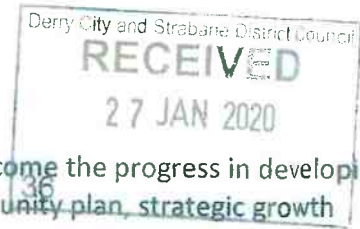
**From:** Michael Cooper [REDACTED]  
**Date:** Mon, 27 Jan 2020 at 16:16  
**Subject:** LDP response  
**To:** Sandra Duffly [REDACTED] Christopher Jackson  
[REDACTED]

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Sandra Duffly



A chara



On behalf of Sinn Fein I wish to take this opportunity to welcome the progress in developing a local development plan that can help deliver on our community plan, strategic growth plan and reflect the growing needs of the north west region.

While there are many positives in the draft plan strategy, as a party we wish to formally respond to the consultation to raise our concerns of the restrictive nature of aspects of this strategy.

It has been widely acknowledged that the current local plans have been outdated for some time and do not reflect the needs of our council area, these plans have played a part in the growing housing crisis that we are experiencing throughout Derry city and Strabane. We see the creation of a new development plan as an opportunity to redress these failures and help deliver the housing that so many of our citizens require.

Unfortunately this draft strategy falls short of what we believe is needed to deliver on the housing needs of our council. We are disappointed in the projections of NISRA and feel that the Housing Growth Indicators need to be challenged in the strongest possible terms to allow us to develop a plan that reflects the needs of the district.

Further to this, we have concerns about the figures that are contained within HOU 5. Within this policy there is a quota of no more than 70% of either private or affordable houses in a development. While we welcome a better housing mix, we believe that while a need exists there should be no restrictions on the percentage of social housing that can be delivered in any development. We would welcome the removal of affordable houses from this statement, it is contained within the policy that if a need does not exist council can consider a suitable proportion on a case-by-case basis, therefore this restriction on social housing is unnecessary.

Point 16.46 states that the social housing need for Derry city and Strabane is 4,750 units for the period of 2017-2032. Given that there is a current need in excess of 3000 units in Derry city alone, it is difficult to accept that these figures will adequately address the housing crisis throughout the lifetime of our plan.

In terms of tourism development, we welcome the approach in TDU 3 and 4 which seeks to permit the development of tourism infrastructure across the district. We feel it is vital that a flexible approach is permitted in this regard to ensure that visitor spend and footfall is encouraged across our district. We also urge flexibility regarding applications for activity tourism projects for the same reasons.

TDU 2 12.18 refers to the possibility of permitting short term tourist accommodation. Whilst we are not opposed to this in a general sense, there is a particular concern within many urban residential areas with limited parking that Air B & B style accommodation is being allowed to trade without proper enforcement where no consent has been given and where a high level of burden of proof is required by planning enforcement to prove that this is the

case. We would encourage some reference to this in either this section or in sections of the plan relating to enforcement.

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Cllr Sandra Duffy  
Sinn Fein Council group leader