

**From:**  
**Sent:** 23 October 2020 18:01  
**To:** Local Development Plan  
**Subject:** Representation Draft Plan Strategy  
**Attachments:** Landownership Map CONFIDENTIAL.pdf; POP Representation PJB 2018.pdf; Draft Plan Strategy Representation PJB 2020.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

> Dear Sir/Madam  
>  
> Please see attached my representation on the Draft Plan Strategy. Please acknowledge receipt of my correspondence.  
>  
> Regards,

Local Development Plan Team  
Derry City and Strabane District Council  
98 Strand Road  
Derry, BT48 7NN

Date: 23rd October 2020

Dear Sir/Madam

**RE: REPRESENTATION TO COUNCILS LDP DRAFT PLAN STRATEGY**

This letter is submitted on the consultation of the publication of the Draft Plan Strategy and identifies why some of the draft policies are not sound. A previous representation was also submitted as part of the Preferred Options Paper (correspondence dated 1<sup>st</sup> May 2018 and appended to this correspondence). I would draw your attention to the land identified in the correspondence which is suitable for housing and which would contribute to meeting the needs of Strabane, as set out in the Strategy. The submission at the POP should be read in conjunction with this representation. This letter sets out why it is considered the plan is not 'sound' in terms of coherence and effectiveness tests; CE1, CE2, CE3 and CE4.

Section 16 Housing in Settlements – section 16.4 states that the majority of housing growth will be delivered through existing housing sites within existing built up areas. However this is unsound as within Strabane there is a severe shortage of zoned housing land or white development land within the settlement. All of the zoned housing land has already been built upon or has committed development or other planning applications pending. There is a shortage also of other development

land (white lands) within Strabane and limited opportunities to be able to provide housing to satisfy the towns needs whether it be for social or private housing. Due to the lack of supply during the previous plan period 1986-2001 Strabane has already suffered both in terms of growth and lack of economic investment.

This has also had a knock-on effect for economic delivery within the town centre. There has been a significant lack of investment within Strabane town centre which when coupled with a shortage of land to provide housing has meant that most young people leave to search for both suitable living accommodation and work elsewhere and in other parts of the region. The new LDP should provide for opportunities for both housing and economic development to return Strabane to the vibrant market town it once was.

In section 16.8 it is questionable how the housing figure is to be fairly distributed for the whole of the district. Strabane's indicative allocation as per table 8 is 8-10% with an indicative number of dwellings projected at 720-900 in comparison to the City's allocation of 5850. Strabane is to be recognised as having a key supporting role as the main hub to Derry. The housing growth over the plan period to 2032 is very limited and it should not be underestimated the importance of Strabane's Strategic location to the city but also to Letterkenny and Omagh. Strabane is the 'gateway' to the North West Region and its location and proximity to the A5 Transport Corridor make Strabane an important town for the overall growth of the North West Region. Sufficient land should be provided within the Local Development Plan to enable sufficient growth of this Main 'gateway' Town. In-fact section 5.3 of the draft plan strategy recognises the importance of growth for Strabane, and does in fact state that joint studies between DCSDC and Donegal County Council identified pathways to growth of the region with 'plans to significantly expand the resident populations of Derry, Letterkenny, Strabane and the wider North West cross-border growth Region.

Section 16.12 does recognise that in Strabane the housing land quantum is limited. However, section 16.13 states there is ample 'housing land' available within the Districts settlements.' This is disputed in regards to Strabane. Table 9 identifies an urban capacity and white land figure for Strabane at being 1000 units on 33 ha. The majority of the urban capacity sites within Strabane are not suitable for housing not yet alone providing mixed tenure housing in terms of providing detached/semi-detached properties and in offering 'choice'; and what small sites and restricted sites that are available would only provide for potential apartment development. The remaining white land sites within Strabane have either no access to the lands or restricted access from the A5 protected route;

or are located within the DFI Rivers designated floodplain or have other restrictions/constraints and are undeliverable.

Paragraph 16.17 states the LDP will carry forward most of the housing zonings/designations from the Derry Area Plan and Strabane Area Plan 2001. With specific reference to Strabane the majority of the housing zonings in Strabane have been built out or have committed developments or planning applications pending. What little does remain in current Area Plan 2001 would not deliver adequate housing growth over the plan period and therefore would not deliver or promote for the sustainable growth of Strabane Town.

Policy HOU 1 Strategic Allocations and management of housing land - with specific reference to LDP Phase 1 Zonings which relates to existing commitments and selected urban capacity sites; as stated above there is limited remaining zoned housing lands left within Strabane and few existing commitments in terms of live planning applications. Most of what had permission has been built out or under construction. Therefore, this element of the policy in considering Strabane settlement is not sound. With reference to the urban capacity sites in HOU 1, as stated above the urban capacity sites in Strabane are not suitable to provide sustainable mixed housing tenure or to promote mixed sustainable communities and therefore would not provide any opportunity to offer housing choice. Regarding white land sites that remain within Strabane, the deliverability of these sites is questionable given that there are other constraints that need to be considered to be able to bring these lands forward for development opportunities given some of the remaining white lands are designated floodplain and others have accessibility issues including no access from the A5 protected route. How therefore can these lands be brought forward in the new LDP when they are not deliverable. Given that the settlement itself is largely built out with limited opportunity at present to bring the specified lands forward in phase 1 zonings; this will not enable proper growth of Strabane. Policy HOU 1 and therefore policy HOU 2 Strategic Allocations are not sound with specific reference to Strabane Town and it can be evidenced that there should be new allocation for land throughout the plan period until 2032 given the limited existing opportunities that Strabane has to secure adequate growth over the plan period. Therefore, the limitations and restrictions both HOU1 and HOU2 policies place specifically to Strabane are considered unsound and should be re-considered.

With reference to Phase 2 zonings in HOU 1 the re-zoning of land is favoured towards social housing only. It is only the Housing Associations who can supply social housing and therefore this policy totally restricts any private development being able to come forward. There are significant

differences between the social housing need in the City and that in Strabane, and specifically, the localised need is different across parts of Strabane settlement. There currently is no social housing need in Strabane North Ward as is evidenced in the NIHE Housing Need figures for Strabane Town. This policy restricts any private housing being provided within Strabane as part of the phase 2 lands. This policy is therefore unsound as the preference is to social over and above any private housing, even when there may be a need for private housing in a particular locality of Strabane settlement, and specifically in the North Ward. The North Ward of Strabane has seen little to no development opportunities for housing in the last 26 years since the development of Tullacorr, with the exception of a small site which was developed at Woodend Road in the more recent intervening years.

Policy HOU 1 and HOU 5 are favoured towards social and affordable housing and not for private housing which will have a detrimental impact on the private housing sector and therefore on the economy. A private housing market is required to ensure that Strabane develops as a sustainable and vibrant town and is not focused solely to the social development market. Having a mix of social and private housing opportunities will create vibrant and sustainable communities, however these policies do not enable this to happen. There are areas within Strabane such as the North Ward which currently do not have any social housing need and therefore private developers should be given the opportunity and be encouraged to provide for private/affordable developments which will ensure a vibrant housing market and which will go a long way to improving the economic growth of Strabane.

I have attached to this submission my previous representation submitted at POP stage. The site identified in the maps which form part of that documentation is located in the North Ward of Strabane and is immediately adjacent to the settlement limit of Strabane as per the extant Area Plan 1986-2001. The Strabane Area Plan was adopted in 1986 (34 years old), and there has been little to no development opportunities for almost 26 years in the North Ward since the development of housing at Tullacorr. The site identified is located east of the existing developments at Tullacorr, which is an established residential area. Consideration should be given to either zoning this land for housing or other potential development land, white lands.

This site is within walking distance to the town centre and other local amenities including Strabane Academy, Strabane Primary school, Council Offices, Churches and North West Regional College, a post office and shop all of which are located on Derry Road. The site is accessed via an adopted road from the existing A5 Transport Corridor which has a bus stop located at the entrance to Tullacorr a

few minutes walk from the site. This land would be a natural extension to the development limits which can easily connect to existing infrastructure, roads and services.

The north ward is constrained for potential development to the west because of the proposed A5 dualling scheme. Expanding to the east to this site is a natural and viable option for sustainable growth of the settlement. Beyond this site there would be no further opportunities for expansion. This is a much sought after location within Strabane given its proximity to Strabane Town Centre, local amenities and the A5 and its close proximity to Derry City and links to the North West Region including Donegal, Letterkenny and also Omagh. As Strabane is identified as the Main Hub to the City this site would go some way to encourage and ensure adequate growth of the settlement limit and in particular the North Ward which has had no development opportunities for growth in some 26 years.

The site also is in the ownership of one landowner, with a small portion of the site currently on short term lease to Council and its current use provides community gardens and allotments. As there is a significant lack of community facilities in Strabanes North Ward and should the lease be extended this could be incorporated into any future housing development provision along with other open space provision. To include this site for future housing provision within the new Local Development Plan would go some way to addressing the housing needs and growth of the settlement of Strabane, and in particular the North Ward.

I trust you will take these comments into consideration.

Regards

(attached previous representation)





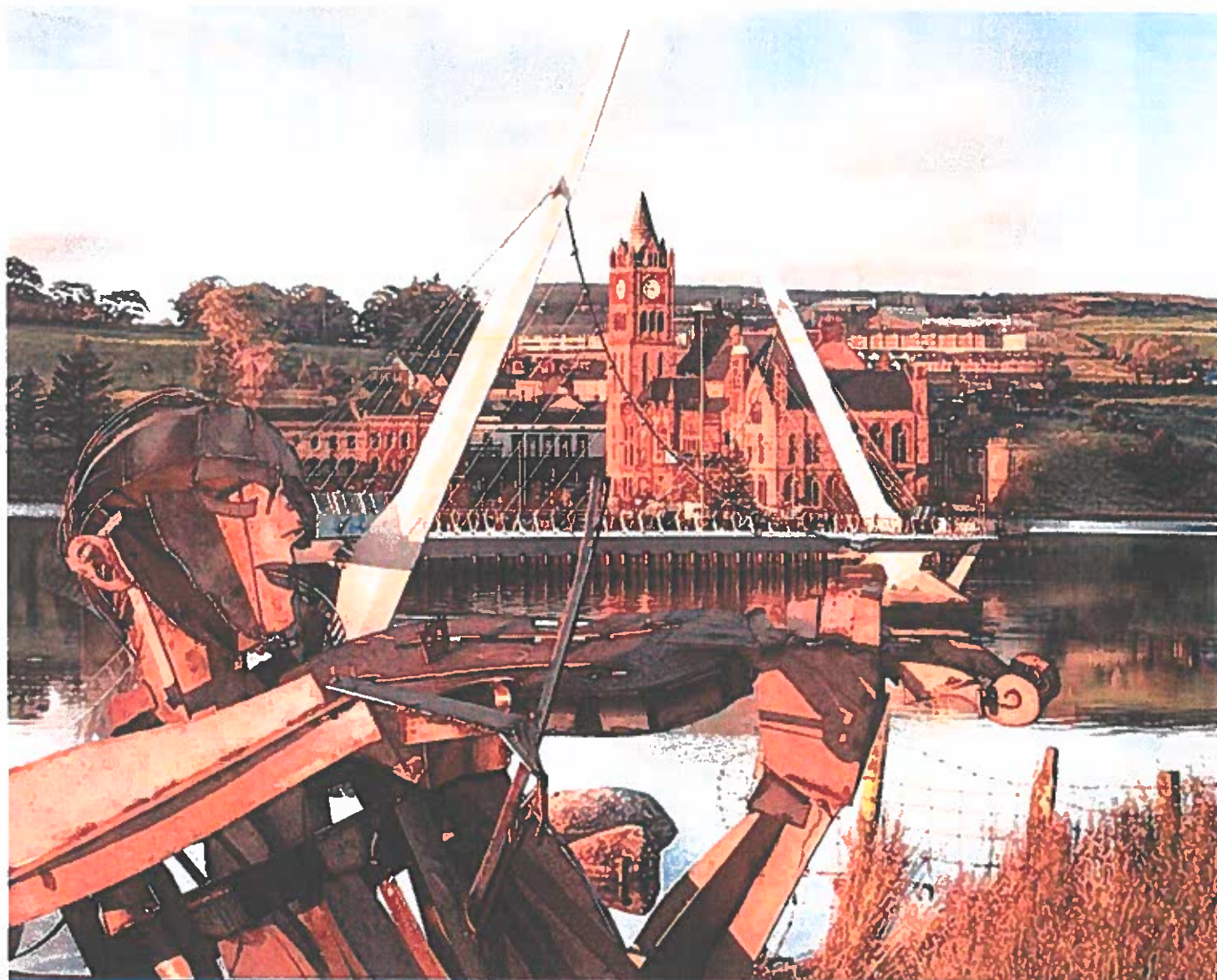
Derry City & Strabane  
Districte Coillle  
Cathair Dhoire &  
Chontair an tStráibe Bann  
Derry Cille & Strabane  
Districte Coillle

Derry City & Strabane District Council

# Local Development Plan

(LDP) 2032

Representations Form for the Re-Consultation of the LDP  
Draft Plan Strategy & Associated Appraisal / Assessments



September 2020

<http://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>



## Re-Consultation on LDP Draft Plan Strategy

The Council's LDP draft Plan Strategy was already published in December 2019, followed by a consultation period which ended in January 2020. However, a procedural error has been identified so this further consultation period is now being undertaken. Any additional or revised representations may now be submitted during this re-consultation period.

If you did not make a Representation to the draft Plan Strategy during the previous consultation period and now wish to do so, please use this form to make your Representation. Similarly, you can use this form to provide any additional or revised information to a previously made Representation or to indicate that you do not wish to add any further information to your previously submitted Representation.

## What is the Local Development Plan (LDP)?

The new LDP will guide land-use development and set out Planning policies and proposals for the use, development and protection of our settlements and countryside across our District to 2032. Crucially, it will help to deliver the outcomes in the Strategic Growth Plan. Once the LDP is adopted, its Planning policies, zonings and development proposals will be used to determine planning applications across the District. The LDP will comprise of two development plan documents: this LDP Plan Strategy and, in due course, the LDP Local Policies Plan.

## What is the LDP Plan Strategy (PS)?

This LDP draft Plan Strategy sets out the Council's strategic Planning objectives, designations and policies for the District in line with regional strategies and policies, but tailored to the local needs of this City and District.

The preparation of the PS has been informed by the Council's LDP Preferred Options Paper (POP – May 2017) which provided the basis for consulting with the public and stakeholders on a series of options for dealing with key issues in the Plan area. It set out the Council's initial proposals and policy direction, therefore aiming to stimulate public comment and help interested parties to become involved in a more meaningful way at the earliest stage of Plan preparation. The published draft LDP PS fully reflects a consideration of all the representations made during the POP consultation period and all engagement with stakeholders, consultees and elected Members of the Council.

## How We Are Consulting

Complete this draft Plan Strategy Representations Form and either return by email to [LDP@DerryStrabane.com](mailto:LDP@DerryStrabane.com) or download a copy and post to:

**Local Development Plan Team,  
Council Offices,  
98 Strand Road,  
Derry,  
BT48 7NN**

Hard copies of the form will be available at the above address and our other main office at 47 Derry Road, Strabane, Tyrone, BT82 8DY. **Please note that if you are making a representation in any other format, it must include the requested information set out in this form and address the Tests of Soundness.**

The draft Plan Strategy is published for formal public consultation for a period of eight weeks beginning on **11th September 2020** and closing on **6th November 2020**. Please note that in order for comments to be considered valid, you must include your contact details. We will use these details to confirm receipt of comments and to seek clarification or request further information. Anonymous comments or comments which do not directly relate to the draft Plan Strategy will not be considered as part of the consultation process.

## Availability of Documents

The LDP draft Plan Strategy and supporting documents, including the Sustainability Appraisal Report (incorporating the Strategic Environmental Assessment), the Habitats Regulation Assessment, Rural Needs Impact Assessment and the Equality Impact Assessment, are all available to view online [www.derrystrabane.com/ldp](http://www.derrystrabane.com/ldp)

From Friday 11th September to 6th November 2020, between the hours of 9am-5pm (Monday to Friday), all documents will also be available for inspection, by appointment only, at the Council's offices at 98 Strand Rd, Derry BT48 7NN, or at 47 Derry Rd, Strabane BT82 8DU. In order to arrange an appointment to view the documents, or if you have any queries on accessing the documentation, the Planning Office can be contacted on 028 71 253 253 or [ldp@derrystrabane.com](mailto:ldp@derrystrabane.com)

The dPS document will also be available at the Council Leisure Centres and Public Libraries that are open in the District, due to COVID 19 restrictions, from 11th September 2020.

Please note that, due to the current COVID 19 circumstances, there will be no further public meetings or drop-in sessions with this re-consultation. Instead, during the re-consultation period, an appointment may be made to speak to or meet / virtual meeting with a Planning Officer by contacting us at the email / telephone number above, where you can ask questions in the same manner as you would at a public meeting or drop-in.

## Section A: Data Protection

### Local Development Plan Privacy Notice

Derry City and Strabane District Council is a registered data controller (ZA119397) with the Information Commissioner's Office and we process your information in accordance with the General Data Protection Regulation and Data Protection Act 2018 (GDPR).

Derry City and Strabane District Council only collects and processes personal information about you in order to fulfil our statutory obligations, to provide you and service users with services and to improve those services. Your personal information will be used to populate the LDP Representations Database.

If you wish to find out more about how the Council processes personal data and protects your privacy, our Corporate Privacy Notice is available at:  
<https://www.derrystrabane.com/Footer/Privacy-Policy>

It contains the standards you can expect when we ask for, or hold, your personal information and an explanation of our Information Management Security Policy. All representations received will be published on our website and made available at our Local Planning Office, 98 Strand Road, Derry BT48 7NN, for public inspection and will be forwarded to the Department for Infrastructure (DfI) and hence to the Independent Examiner / PAC.

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### Why are we processing your personal information?

- To enable the preparation of the Council's Local Development Plan;
- To consult your opinion on the Local Development Plan through the public consultation process;
- To ensure compliance with applicable legislation;
- To update you and/or notify you about changes; and
- To answer your questions.

If you wish to find out more information on how your personal information is being processed, you can contact the Council's Data Protection Officer:

**Data Protection Officer**  
**47 Derry Road**  
**Strabane**  
**BT828DY**  
Telephone: **028 71 253 253**  
Email: [data.protection@derrystrabane.com](mailto:data.protection@derrystrabane.com)

## Section B: Your Details

**Q1. Are you responding as an individual, as an organisation or as an agent acting on behalf of individual, group or organisation?** (Required)

Please only tick one

- Individual** (Please fill in Question 2, then proceed to Section C.)
- Organisation** (Please fill in the remaining questions in the section, then proceed to Section D.)
- Agent** (Please fill in the remaining questions in the section, then proceed to Section E.)

**Q2. What is your name?**

Title

First Name (Required)

Last Name (Required)

Email

**Q3. Did you respond to the previous LDP Preferred Options Paper?**

- Yes
- No
- Unsure

**Q4. Tick whichever is applicable:**

- I/we wish to carry forward my previously submitted representation without adding anything further (Insert Rep Number if known)
- I/we do wish to provide additional / revised information to my / our previously submitted Representation (insert Rep Number if known)
- I / we did not submit a representation during the previous consultation period (December 2019 – January 2020) and now wish to submit a Representation during this Re-Consultation period.

## Section C: Individuals

Address (Required)

Town (Required)

Postcode (Required)

On completion, please proceed to Section F.

## Section D Organisation

If you have selected that you are responding as an organisation, there are a number of details that we are legally required to obtain from you. If you are responding on behalf of a group or organisation, please complete this section, then proceed to Section F.

Organisation / Group Name (Required)

Your Job Title / Position (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

On completion, please proceed to Section F

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## Section E: Agents

If you have selected that you are responding on behalf of another individual, organisation or group there are a number of details that we are legally required to obtain from you. Please provide details of the individual, organisation or group that you are representing.

### Client Contact Details

Title / First Name (Required)

Last Name (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

Email address (Required)

On completion, please proceed to Section F

### Agent Contact Details

Title / First Name (Required)

Last Name (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

Email address (Required)

On completion, please proceed to Section F

**Q4. Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP? Please only select one**

Agent     Client     Both

## Section F: Soundness

The LDP draft Plan Strategy will be examined at Independent Examination (IE) in regard to its 'soundness'. Accordingly, your responses should be based on soundness and directed at specific strategic policies or proposals that you consider to be unsound, along with your reasons. The tests of soundness are set out below in Section J.

Those wishing to make representations seeking to change the draft Plan Strategy should clearly state why they consider the document to be unsound having regard to the soundness tests in Section J. It is very important that when you are submitting your representation that your response reflects the most appropriate soundness test(s) which you believe the draft Plan Strategy fails to meet. There will be no further opportunity to submit information once the consultation period has closed unless the Independent Examiner requests it.

Those who make a representation seeking to change the LDP draft Plan Strategy should also state below whether they wish to be heard orally at the Independent Examination (Please see [www.pacni.gov.uk](http://www.pacni.gov.uk) for further details on the IE procedures.)

## Section G: Type of Procedure

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**Q5. Please indicate if you would like your representation to be dealt with by:** (Required)

Please select one item only

- Written (Choose this procedure to have your representation considered in written form only)
- Oral Hearing (Choose this procedure to present your representation orally at the public hearing)

Unless you specifically request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only.

Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

## Section H: Is the draft Plan Strategy Sound?

Your comments should be set out in full. This will assist the Independent Examiner to understand the issues you raise. You will only be able to submit further additional information if the Independent Examiner invites you to do so.

### Sound

If you consider the Plan Strategy to be Sound and wish to support the LDP Plan Strategy, please set out your comments below.

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section I: Unsound

In this section, we will be asking you to specify which part(s) of the draft Plan Strategy you consider to be unsound.

**Note:** If you wish to inform us that more than one part of the draft Plan Strategy is unsound each part should be listed separately, and Sections J and K filled out for each separate part of the draft Plan Strategy. (i.e. if you believe that multiple parts of the draft Plan Strategy are unsound, please fill out multiple copies of Sections J & K.).

**Q6. If you consider that the LDP draft Plan Strategy is unsound and does not meet one or more of the tests of soundness below, you must indicate which test(s) you consider it does not meet, having regard to Development Plan Practice Note 6 available at:**

[https://www.planningni.gov.uk/index/news/dfi\\_planning\\_news/news\\_releases\\_2015\\_onwards/development\\_plan\\_practice\\_note\\_06\\_soundness\\_version\\_2\\_\\_may\\_2017\\_.pdf](https://www.planningni.gov.uk/index/news/dfi_planning_news/news_releases_2015_onwards/development_plan_practice_note_06_soundness_version_2__may_2017_.pdf)

Please note that if you do not identify a test(s), your comments may not be considered by the Independent Examiner. Continued on next page.



## Section J: Tests of Soundness (Required)

**State which Chapter / Policy / Paragraph / Map that this Section refers to:**

Chapter 16 Housing in Settlements and in the countryside Policies HOU1 HOU2 and HOU5

This should relate to only one section, paragraph or policy of the LDP draft Plan Strategy. If you wish to inform us that you consider more than one part of the LDP draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

### Procedural tests

- P1. Has the plan been prepared in accordance with the Council's timetable and the Statement of Community Involvement?
- P2. Has the Council prepared its Preferred Options Paper and taken into account any representations made?
- P3. Has the plan been subject to Sustainability Appraisal including Strategic Environmental Assessment?
- P4. Did the Council comply with the regulations on the form and content of its plan and on the procedure for preparing the plan?

### Consistency tests

- C1. Did the Council take account of the Regional Development Strategy?
- C2. Did the Council take account of its Community Plan?
- C3. Did the Council take account of policy and guidance issued by the Department

### Coherence and effectiveness tests

- CE1. The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, is it in conflict with the plans of neighbouring Councils.
- CE2. The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.
- CE3. There are clear mechanisms for implementation and monitoring.
- CE4. The plan is reasonably flexible to enable it to deal with changing circumstances.

## Section K. Which part(s) of the draft Plan Strategy are you commenting on?

This should relate to only one section, paragraph or policy of the LDP draft Plan Strategy. If you wish to inform us that you consider more than one part of the LDP draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

### Relevant Chapter number(s)

Chapter 16 Housing in Settlements and in the Countryside

### (and/or) Relevant Policy number(s)

Policy HOU1, HOU2, HOU5

### (and/or) Relevant Paragraph number(s)

16.4; 16.8 & Table 8, 16.3 & Table 9; 16.17

### (and/or) District Proposals Map

Please give full details of why you consider this part of the LDP draft Plan Strategy to be unsound, having regard to the tests(s) you have identified above. Please be as clear and concise as possible.

Refer to attachment

Attach additional sheet(s) if necessary but please be as clear and concise as possible

If you consider the LDP draft Plan Strategy to be unsound, please provide details of what changes(s) you consider necessary to make the LDP draft Plan Strategy sound.

Refer to attachment

Attach additional sheet(s) if necessary but please be as clear and concise as possible

## Section L: Sustainability Appraisal

If you wish to submit an 'expression of opinion' in relation to the Sustainability Appraisal (SA) of the LDP draft Plan Strategy (incorporating the Strategic Environmental Assessment (SEA)) please state them below or by email to [LDP@DerryStrabane.com](mailto:LDP@DerryStrabane.com). If sending by email, please clearly state that your comments are in relation to the SA.

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section M: Draft Habitats Regulation Assessment (HRA or AA)

If you have any comments or opinions in relation to the Draft Habitats Regulation Assessment (HRA) report of the LDP draft Plan Strategy, please submit them below or by email to [LDP@DerryStrabane.com](mailto:LDP@DerryStrabane.com). If sending by email, please clearly state that your comments are in relation to the HRA.

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section N: Draft Equality Impact Assessment (EQIA)

If you have any comments or opinions in relation to the Draft Equality Impact Assessment (EQIA) report of the LDP draft Plan Strategy, please submit them below or by email to [LDP@DerryStrabane.com](mailto:LDP@DerryStrabane.com). If sending by email, please clearly state that your comments are in relation to the EQIA.

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section O: Draft Rural Needs Impact Assessment (RNIA)

If you have any comments or opinions in relation to the Draft Rural Needs Impact Assessment (RNIA) report of the LDP draft Plan Strategy, please submit them below or by email to [LDP@DerryStrabane.com](mailto:LDP@DerryStrabane.com). If sending by email, please clearly state that your comments are in relation to the RNIA.

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.