



Derry City & Strabane
District Council

Comhairle Chathair
Dhoire & Cheantar
an tSrátha Báin

Derry Cille & Strábane
Deistrick Cooncil

DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT PLAN STRATEGY

Monitoring and Review Report EVB 40, December 2019

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Derry City and Strabane District Council LDP Draft Plan Strategy – Monitoring and Review

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1.0 Introduction

- 1.1 An integral and important part of the new LDP preparation process is the requirement for ongoing monitoring, with annual reporting and the 5-yearly review of the LDP. The Council must undertake comprehensive and reliable monitoring in order to establish how the objectives of the Plan Strategy are being achieved and should test and monitor the effectiveness of its policies and proposals to trigger whether any changes are required to ensure the continued delivery of the Plan Strategy.
- 1.2 This paper sets out the indicators and targets to assess the effectiveness of the key LDP policies within the draft Plan Strategy. It is not necessary to measure all of the LDP objectives or all of the policies and therefore not all objectives / policies will have an associated indicator set within the monitoring framework, particularly as some policies do not have readily measurable, regular and reliable indicators. The information recorded in undertaking this monitoring will then inform the Council's LDP Annual Monitoring Report (AMR) and subsequently the review of the Plan.

2.0 Legislative and Policy Context

- 2.1 Section 21 of The Planning Act 2011 requires a council to prepare an annual monitoring report (AMR) which must contain information on the extent to which the objectives of the LDP are being achieved.
- 2.2 Regulation 25 of the LDP Regulations sets out the minimum standards and more detailed requirements regarding the Annual monitoring Report. As set out in (Local Development Plan) Regulations (Northern Ireland) 2015, the Local Government (Performance Indicators and Standards) Order (NI) 2015, Departmental Practice Notes, (especially Test 8 on p.30 of DPPN 6) and the Department's Planning Performance Management and Reporting Framework, additional statutory and administrative monitoring requirements will be kept under review. This will provide more flexibility and enable councils to adapt to changing circumstances.

3.0 Approach to Monitoring of the Local Development Plan

- 3.1 Given the legislative and policy context referred to above, Derry City and Strabane District Council's LDP monitoring approach will be to focus on the key LDP objectives and to develop indicators that will enable us to assess the extent to which they are being achieved through the policies and proposals set out in the LDP. This information will form the basis of the AMR to be submitted annually to DfI, post adoption of the LDP.
- 3.2 As a minimum, the AMR should report on the amount of housing land and number of units built, together with the amount of economic land in a Council's area. The Council may also include other information as it considers relevant.

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- 3.4 The LDP must show how objectives, policies and proposals for the area will be implemented. Arrangements for monitoring and implementation, may include setting up appropriate structures to monitor and assess development on housing and economic land and ensuring appropriate delivery mechanisms e.g. working groups are set up to ensure that performance targets and measures are met. It may also be necessary to ensure that the LDP remains in line with prevailing regional policy, broader context indicators or general statistics for the District that the LDP may have an impact on, both within and beyond the Council area.
- 3.5 Where a policy is not being implemented, the AMR should state the reasons for this and set out the steps to secure its implementation. Alternatively, a council may prepare a revision of the LDP to replace or amend the policy.
- 3.6 Therefore, the AMR will provide an important source of evidence to ascertain if policy changes or a review of the LDP will be required. Furthermore, the Council must also undertake monitoring requirements as part of the Sustainability Appraisal and Equality Impact Assessment of its LDP.
- 3.7 As the LDP will provide a long term Planning framework for the council area, a LDP is unlikely to be effective if it cannot deal with unexpected or changing circumstances. Social, economic and environmental issues may change over time and the LDP should be able to handle this uncertainty by alternative strategies if considered necessary. Throughout the Plan, the Council will have regard to any changes made to the Housing Growth Indicators, Social / Affordable Housing needs and other needs such as public services and provisions identified by the relevant bodies such as the Education Department, Environmental Health, Health and Social Care Services and Utility Providers.
- 3.8 In line with the SPSS, councils must keep the implementation of their plans under review and report annually to the Department on whether the objectives in the Plan Strategy or Local Policies Plan are being achieved.
- 3.9 The Council may revise its Plan Strategy or Local Policies Plan at any time (after adoption), or by direction by the Department. If a review identifies any changes and a revision of the Plan is required, the Plan will go through the appropriate part of the plan process. Depending on the size and scale of the revision, it may result in a replacement of the full LDP. However, where a minor change is identified and required the Local Policies Plan can only be altered where it remains consistent with the Plan Strategy.

Implementation

- 3.10 To fully deliver the LDP PS Vision and Objectives and those contained in the Strategic Growth Plan will require the full intervention of a wide range of stakeholders. As well as the Council's leadership and investment, successful delivery will also be required from the private sector and committed investors, through submitted planning applications and investment. The full realisation of the City Deal proposals will also be important. As part of the LDP PS preparation, all

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relevant Government Departments have been consulted as to their future proposals for the District and the timeline for their implementation during the LDP period. As well as monitoring the relevant data sets within the Table in Section 4, in terms of planning permissions granted, the Council will also be recording progress of implementation of those permitted schemes against their timelines, to ensure delivery is also being monitored.

Indicative Monitoring Framework

- 3.11 To monitor the Key Indicators as set out in the Monitoring Framework Table, the Council will provide a monitoring resource within the Planning Department and wider Council Departments to undertake effective and ongoing monitoring in order to produce an LDP AMR. Certain baselines have already been defined and recorded whilst others will be set and reviewed / revised as needed during the process. Regular and reliable official statistics will be used where available, in addition to longer-term measures of outcomes, such as the 2021 Census. The Table seeks to include a balanced range of LDP indicators, as well as targets for progress and ‘triggers’ for possible concern / closer analysis in terms of the LDP review and decision-making regarding LDP Revision. This Indicative Monitoring Framework may be revised as part of the AMR review process during the LDP Plan and Implementation phase.

4.0 Indicative Monitoring Framework Table

| | Topic Area | LDP Objective | Indicator | Relevant Policy | Target | Source | Trigger |
|-------------------------|--|---------------|---|---|--|---|---|
| Overall Strategy | | | | | | | |
| 1. | Growth Strategy/ Spatial Strategy | A (i) – (v) | Population Change | | 160k people by 2032, from 2017 baseline of 150k. | Census, Mid-Year population estimates (NISRA) | Population growth more than 10% above / below projections |
| 2. | Growth Strategy/ Spatial Strategy | B (i) – (ix) | Net additional employee jobs | | + 8-15k additional jobs by 2032, from 2017 baseline of 55,800 | Job statistics NISRA, Census of Employment, Business Registration Employment Survey | Additional jobs more than 10% above / below statistic. |
| 3. | General Development Principles & Policies | D (iv) | The number of planning permissions (PPs) granted to incorporate SuDS measures in development proposals. | GDPOL 1 TAM 10, HOU 8 & 9, OS 3, UT 2, FLD 4, PD 6 | Increasing number of development proposals permitted with SuDS. To be reviewed as NI-wide practice is put in place | DCSDC Planning Decisions | Above / below target |

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| | Topic Area | LDP Objective | Indicator | Relevant Policy | Target | Source | Trigger |
|----------------|--|---------------|---|------------------------------------|--|---|---|
| Economy | | | | | | | |
| 4. | Economic Development Land | B (i) – (iii) | Quantity of zoned employment land | ED 1 & 4 | No zoned or current economic development land lost to non-employment uses. | Economic Land Monitor | Provision falls to level below 5 - year supply |
| 5. | Economic Development Land | B (i) | The number of PPs for office development in the Derry city centre & Strabane Town Centre. | ED 1 & 3 | Increased number from current (baseline to be set) | DCSDC Planning Decisions | Any trigger on Baseline. |
| 6. | City/Town Centres, Retailing, Offices, Leisure & other uses | B(viii) | Number of retail PPs in the retail hierarchy. | RP 1,2,3,4 & 5 ED 1, 4 GEDAs | “Town centre” uses such as retail, will be directed towards the town centre first. | Based on the range of Town Centre Health check indicators as set out in SPPS para 6.285 | More than 5% of the retail floorspace approved in any one year outside Town Centres |
| 7. | City/Town Centres, Retailing, Offices, Leisure & other uses | B (viii) | No. of non-retail PPs permissions in primary retail cores and other centres | RP 8 | Improve on 2017 Baseline. | DCSDC Planning Decisions | Non-retail uses must not exceed 30% |

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| | Topic Area | LDP Objective | Indicator | Relevant Policy | Target | Source | Trigger |
|-----|-------------------------------|--|---|------------------------|---|--|---|
| 8. | Transport and Movement | A (iii)B (v1), B (vii), C (iii), D (vii) D (vii) & (viii), E (vii) | Number of people travelling by sustainable modes – active travel, bus & rail. | GDP 5, 6, TAM 6 | Year – on – year improvement on Baseline levels. | Travel Survey for Northern Ireland (TSNI) (DFI), Sustrans. | Reduction in numbers of people travelling by sustainable modes. |
| 9. | Transport and Movement | E (v) | Restriction of new access onto Protected routes | TAM 3 | No new accesses onto Protected routes except where justified through policy provisions. | DCSDC Planning Decisions | More than 1 application permitted in any one year contrary to DFI Roads Service. |
| 10. | Transport and Movement | E (v) | Restriction of development on protected transport schemes and disused transport routes. | TAM 4, TAM 5 | No new development on protected transport, except where justified through policy provisions | DCSDC Planning Decisions. | More than 1 application permitted in any one year for a use other than prescribed in the policy |
| 11. | Tourism Development | A (ii) ,B (ix) | Number of new tourism amenities and accommodation developments. | TOU 1,2,3,4,5,6 & 7 | To have increasing trend. | DCSDC Planning applications & decisions and tourism statistics (NISRA) | To have positive PPs every year. |

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| | Topic Area | LDP Objective | Indicator | Relevant Policy | Target | Source | Trigger |
|---------------------------|---|----------------|--|-----------------|--|---|--|
| 12. | Tourism Development | A (ii), B (ix) | Number of tourism applications adjacent to the Derry City's Historic Walls. | TOU 1, HE 3 & 4 | No PPs causing harm to Walls. | DCSDC Planning Decisions. | PPs causing harm to Walls. |
| 13. | Minerals Development | B (v) | Monitor annual minerals returns. Industry Feedback | MIN 1 | To have adequate minerals supply to meet needs of local/regional economy. | DCSDC PPs. DETI Annual Minerals Returns. | Inadequate minerals supply to meet needs of local/regional economy. |
| 14. | Signs & Outdoor Advertising | D (i) | No of signage applications adjacent to the Derry Walls. | AD 2 | To have no signage that harms the walls. | DCSDC PPs & Enforcement Records. | Any signs that harm the Walls. |
| 15. | Agriculture & Other Development in the Countryside | B (iii) | Number of applications for Farm Diversification Schemes | AGR 1 | Increase on 2017 Baseline. | DCSDC PPs. Rural Development Programme Records. | A lack of FD schemes getting PP. |
| Social Development | | | | | | | |
| 16. | Housing in the Settlements and the Countryside | C (i) | Amount of housing growth across the settlement hierarchy to maintain a sufficient supply of land for housing | HOU 1 | To ensure that a sufficient number of dwellings are built and remain available in settlements to align with the spatial distribution of the indicative strategic housing allocation. Appendix 5 Table 2. | Housing Stock Tables 2008 – 2019, Census (NISRA), Housing Monitor | Number of new dwellings exceeds 10% above / below the target set in the strategic housing allocation in any settlement or sector of Derry or Strabane Town or Local Towns. |

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|-----|---|----------------------|---|------------------------|---|---|--|
| 17. | Housing in the Settlements and the Countryside | C (i) | Number of windfall units | HOU 2 | Additional windfall potential settlement total is 985. Strong levels of brownfield, central and accessible developments. | Housing Monitor | Implementation of existing permissions. Windfall figure more than 10% above/below targets. |
| 18. | Housing in the Settlements and the Countryside | C (i) | Average density of approved residential developments | HOU 3 | All new residential housing in the character areas are within the relevant density band and assumed density for settlement tiers. | Housing Monitor | Average densities within a character area fall outside + - 10% of broad density bands. |
| 19. | Housing in the Settlements and the Countryside | C (i) & (iv) | Number of affordable homes approved/ completed | HOU 5 | 10 or more residential units or on a site of 0.5ha to provide a minimum of 10%. | Housing Monitor & NI Housing Statistics (DFC). DCSDC PPs. | Affordable housing in the District more than 10% above/below targets. |
| 20. | Housing in the Settlements and the Countryside | C (i) & (iv) | Number of dwellings by types / size approved. | HOU 6 | No. of housing development PPs without a good mix | Housing Monitor & NI Housing Statistics (DFC), DCSDC PPs. | House types in the District more than 10% above/below targets. |
| 21. | Housing in the Settlements and the Countryside | C (i) & (iv) | Number of dwellings approved by Lifetime Homes (LTH) Standards. | HOU 7 | All new developments to be built to LTH Standards. | Monitoring DCSDC planning applications | LTH Standard PPs 10% below targets. |

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|-----|---|----------------------|---|--|--|--|--|
| 22. | Housing in the Settlements and the Countryside | C (i) | Number of HMOs in Policy Areas | HOU 13 | Less than 30% HMOs in HMO policy area. No more than 10% outside HMO policy area. | HMO Register (BCC) and planning approvals. | No of HMOs approved exceeds 30% within a policy area. No of HMOs exceeds 10% outside policy area. |
| 23. | Housing in the Settlements and the Countryside | C (i) | Number of planning approvals for HMOs | HOU 14 | No target | HMO Monitoring | No trigger |
| 24. | Housing in the Settlements and the Countryside | C (i) | Number of units with planning approval for Flats Policy Areas. | HOU 12 | No target | DCSDC Planning Approvals | No trigger |
| 25. | Housing in the Settlements and the Countryside | C (i) | Number of new dwellings permitted in the countryside, to generally align with the spatial distribution of the strategic housing allocation. | LDP Strategy for housing in the Countryside. | 1,100 -, 1,400 homes in the Countryside. Sustainable development levels. Vibrant rural areas | LPS pointer data derived from Building completion certification and rates information/Rural housing monitor. | Number of new dwellings in the countryside does not fall 10% above /below the indicated levels in the strategic growth allocation. |

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|-----|---|----------------------|---|------------------------|---|--|---|
| 26. | Housing in the Settlements and the Countryside | C (i) | Number of planning approvals for conversion of replacement of buildings in the Countryside | HOU 20 | No target | DCSDC Planning Decisions - Monitor trend | No trigger |
| 27. | Open Space, Sport & Outdoor Recreation | C (vi) | Number of planning permissions granted on zoned open space including through development agreements | OS 1 & 2 | To limit the net loss of zoned open space to non-compatible/ancillary uses. | DCSDC Planning Decisions | Net loss of significant areas of zoned open space to non-compatible/ancillary uses. |
| 28. | Open Space, Sport & Outdoor Recreation | C (vi) | Public open space provision in new residential development | | 25 units or more on sites of 1 ha or more, less than 25 units on merit. | DCSDC Planning Decisions | More than 10% of housing approvals in any year does not meet the specified standards. |
| 29. | Open Space, Sport & Outdoor Recreation | C (vi) | New green and blue infrastructure created within new developments. | OS 3 | No target | DCSDC Planning Decisions | No trigger |
| 30. | Waste Planning | C (vii) | Number of applications refused due to capacity issues with WWTW | WP 10 | No target | DCSDC Planning Decisions | No trigger |

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|-----|----------------------------|----------------------|--|------------------------|---|---|---|
| 31. | Waste Planning | D (iii) | Development of waste management facilities in line with Council's Waste Management Plan. | WP1 | No target | Unmet need for new or extended facilities identified through Council's Waste Management Plan. | No trigger |
| 32. | Natural Environment | D (i) | Number of trees planted associated with development. Outside of development limits each new house will be encouraged to plant on- site or nearby | GDPOL 1 | To have increasing trend. | DCSDC Planning Applications & Decisions | To have positive amounts of trees planted in District. |
| 33. | Natural Environment | D (i) | New development within designated sites of nature conservation importance | NE 3 | To ensure no inappropriate development contrary to policy provisions. | DCSDC Planning Decisions and liaising with NIEA | No inappropriate development contrary to policy provisions. |
| 34. | Natural Environment | D (i) | New development within the AONB, SCA and AoHLI | NE 1, 5,6,7 & 8 | To ensure no inappropriate development contrary to policy provisions. | DCSDC Planning Applications & Decisions | No inappropriate development contrary to policy provisions. |

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|-----|-----------------------------|----------------------|--|------------------------|---|--|---|
| 35. | Coastal Development | D (i) | Amount of development within Coastal AoHLIs | AHLIs | To ensure no inappropriate development that would adversely change the quality or character of the landscape as per the policy. | DCSDC Planning Applications & Decisions. | No inappropriate development contrary to policy provisions. |
| 36. | Historic Environment | D (ii) | Number of demolitions in Conservation Areas & Areas of Townscape/Village Character (ATCs) | HE 5 & 6 | To ensure no inappropriate development contrary to policy provisions. | DCSDC Planning and appeal Decisions, Built Heritage at Risk NI (UAH/HED) | No inappropriate development contrary to policy provisions. |
| 37. | Historic Environment | D (ii) | Number of demolitions outside Conservation Areas & Areas of Townscape/Village Character (ATCs) | GDP 8, HE 5 | To ensure no inappropriate development contrary to policy provisions. | DCSDC Planning and appeal Decisions, Built Heritage at Risk NI (UAH/HED) | No inappropriate development contrary to policy provisions. |
| 38. | Historic Environment | D (i) | Number of sites of archaeological interest recorded in new developments | HE 1 & 2 | To ensure no inappropriate development contrary to policy provisions. | DCSDC Planning Approvals | No inappropriate development contrary to policy provisions. |

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|---------------------------------|--|---------------|--|-----------------------------|---|---|---|
| 39. | Renewable & Low Carbon Energy Development | A(i), B (iv) | The number of applications granted for renewable development. | RED 1 & 2 | To ensure no inappropriate development contrary to policy provisions. | DCSDC Planning Approvals | No inappropriate development contrary to policy provisions. |
| 40. | Renewable & Low Carbon Energy Development | A (i) B (iv) | To monitor the number, height and location of new or re-powered wind turbines approved/operational within Wind Energy Capacity Area (WECA) | WECA 1 RED 1 & 2 | Any further wind energy development proposals, including re-powering, will need to be very carefully considered so that they do not unacceptably intensify existing adverse landscape impacts in these areas. | DCSDC Planning Applications & Decisions | No inappropriate development contrary to policy provisions. |
| 41. | Development and Flooding | D (iv) | Quantity of development permitted in undeveloped areas of flood risk | FLD 1 | No inappropriate development contrary to policy provisions. | DCSDC Planning Decisions and DFI Rivers Consultations | No inappropriate development contrary to policy provisions. |
| Specialised Requirements | | | | | | | |
| 42. | Developer & Community Contributions | A (i) | Quality and quantity of applications received requiring a Dev Contribution | HOU 5, HOU 9, OS 1, OS 2 | Adequate and appropriate provision by developers. | DCSDC Planning Applications & Decisions | Any shortfall in provision of infrastructure or community facilities. |
| 43. | General LDP Monitoring | | Number of Planning Applications being approved in accordance with the LDP / No. contrary to Planner Recommendation | | This will be monitored through the mainstream NI Planning Monitoring Framework (Development Management). To be supplemented through additional analysis of Planning performance and decision-making. | | |