



20 January 2020

Draft Plan Strategy Team  
Derry City and Strabane District Council  
98 Strand Road  
Derry  
BT48 7NN



Dear Planning Officer

## **RESPONSE TO THE DRAFT PLAN STRATEGY 2032**

I wish to respond to the Draft Plan Strategy 2032 (DPS).

### **Proposed Green Belt**

I note that a new Green Belt is proposed for Strabane. PPS 21 abolished Green Belts and replaced them with a suite of planning policies which were deemed to provide sufficient control over new development in rural areas. I further note that other Councils have not felt the need to impose Green Belts on towns similar in size to Strabane. I feel that the planning policies set out in the DPS, subject to the amendment sought in this letter, would provide more than adequate control without the need to introduce a Green Belt around Strabane and the adjoining settlements.

### **Policy HOU 23: New dwelling in gap site**

I note that the DPS proposes to replace Policy CTY 8 in PPS 21 with a new, much stricter policy.

The new HOU 23 policy states that,

*“For the purposes of this policy, the definition of a substantial and built-up frontage includes a line of five or more dwellings in a row along a road frontage (where it does not have accompanying development to the rear or opposite such as would qualify it for a cluster of development).”*

This definition substantially alters the Policy CTY 8 rule which only requires 3 buildings to form a road frontage.

Please note my objection to the proposed Policy HOU 3 and my request that it be replaced by Policy CTY 8 in PPS 21.

**Chapter 6 Overall Settlement Hierarchy: Request for new Small Settlement**

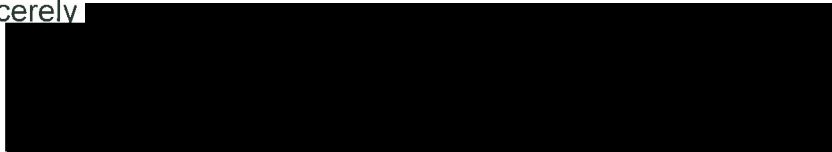
I note the proposed Settlement Hierarchy but would request that an additional Small Settlement be added.

The large area of development on Bells Park Road along with the developed and undeveloped stretches of the roads which join Bells Park Road (Sommerville Road/Hill Head Road/Rabstown Road), should be designated a new small settlement.

This area includes a Church (which dates from 1854), a church hall, Finn Valley Cottages and a large number of dwellings. The new small settlement should be named 'Urney'.

I hope that you find these comments helpful.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Bob Maxwell