

Local Plan Briefing

Derry City and Strabane District Council,
draft Plan Strategy 2032 (dPS)



December 2019

Turley

Overview

A seismic policy shift - 15 year development impact

Derry City and Strabane District Council has published its Draft Plan Strategy (dPS). Formal consultation on the dPS will run from Monday 2 December 2019 until Monday 27 January 2020.

The dPS sets out the council's overall vision, objectives and strategic planning policies that will guide, inform and shape growth and development of the city and district up to 2032.

Our initial review of the proposed policies and strategies has revealed that it will be all change for the district, if the dPS is adopted in its current form.

Key proposals of the draft Plan Strategy include:

Housing: New standards and limits

- **An allocation of c.9,000 new homes is proposed**, in a balance of private and social housing and with a mix of tenures within a new system of managed / phased release that prioritises existing commitments before existing zoned sites (without permission or urban capacity / whiteland sites). **No new greenfield housing zonings** are proposed for Derry, whereas an extension to the settlement boundary of Strabane may be appropriate.
- A **new Affordable Housing** (comprises social rented and / or intermediate housing) policy is proposed requiring a minimum of 10% of units to be allocated for a scheme of 10 units or more or on a site of 0.5ha, the proportion required may be uplifted where an acute localised need is demonstrated by NIHE. This could mean that private housing developments may have to incorporate up to 30% social housing and vice versa.
- New housing schemes will be required to comply with **Lifetime Homes** standards and for developments of over five units. The application must outline how the applicant has considered or will propose to accommodate **Wheelchair Standards** for 10% of the homes.
- **Design Concept Statements** will be required to accompany all residential applications and a **Concept Master Plan** for schemes with 200 units or more, or on a site of 10ha or more.
- **Density Bands** will be defined across the city with high density (Band 1) on city centre / immediate areas, a Band 2 / medium – high density (along key transport corridors and adjacent to district centres / local centres) and a Band 3 (for the remainder outside of Bands 1 & 2) wherein density will be based on the established density of the area. Policy for siting and design of **Large-Scale Managed Student Accommodation** is also proposed.

Environment: Establishing a new Green Belt

- New environmental designations are proposed, such as **Special Countryside Area (SCAs)** and **Areas of High Landscape Importance (AHLIs)** to protect important landscapes and proposed **Green Belts** around Derry and Strabane to contain urban sprawl and development pressure.

Renewable energy: Approaching capacity

- **All Renewable and Low Carbon Development** is to accord new proposed criteria and with the relevant landscape designations including **Wind Energy Capacity Areas** (WECAs), designated to reflect that certain areas are considered to be at or reaching capacity with wind turbines / wind farms.

Economic development: Targeted growth

- Economic development growth is to be accommodated in a series of new designations including: **Strategic Redevelopment Areas** (SRAs) focussed in the city centre, **Special Economic Development Areas** (SEDAs) focussed on key areas such as Ebrington, Fort George and the university, **General Economic Areas** (GEDAs) based on existing industrial/business parks and **New Economic Development Areas** (NEDAs) will be identified to meet the needs of expanding urban areas and / or areas of social disadvantage.

Climate change: Addressing the challenge?

- **Climate Change** proposals are identified as a General Development Principle, informed by the council's Green Infrastructure Plan (GIP) 2019 – 2032, as well as policy for Improving **Health and Well-being** that includes a recommendation for Health Impact Assessments (HIAs) for large scale developments.

Development Opportunity Sites

- A '**call for sites**' exercise will identify **Development Opportunity Sites** at the Local Policies Stage and these will include a mix of retail, office, leisure, cultural and residential uses.

Accessibility

- **Specific needs of people with disabilities or whose mobility is impaired** are to be considered in the design of new development, where the building is open to the public, to be used for employment or education purposes.

Transport and parking: A new strategy

- Protection is afforded to **New Transport Schemes** and planning permission will not be granted for development that would prejudice the implementation of a scheme.
- A new **Car Parking and Servicing** strategy is proposed for Derry City under which the council may introduce areas of parking restraint in the Local Policies Plan. Parking provision in new city developments will be controlled within three zones, permitting only operational parking in Zone A and reduced parking provision may be acceptable in Zones B and C subject to satisfying criteria.

Minerals: Extracting value

- **Areas of Constraint on Minerals Development** will be defined in the Local Policies Plan and a **Valuable Minerals** policy is proposed for applications to exploit minerals limited in occurrence and with some uncommon or valuable property.

Implementation

- **Transitional arrangements** will operate until such times as the LDP Plan Strategy has been adopted and until the Local Policies Plan stage. The council is requesting '**Good-will**' implementation of dPS standards in the interim, including Lifetimes Homes, dwelling space standards, mixed tenures / types, landscaping / tree-planting, high quality design standards, etc.

If you or your clients / partners / colleagues have any interests in the city or district, we would strongly recommend that you engage with the plan now and contact us to understand more about making a representation. Failure to do so will mean that you will not be able to make counter representations or have your interests represented at the Independent Examination.

We would remind clients that valid submissions to the dPS must be based on the 12 tests of 'soundness' relating to procedure, consistency, coherence and effectiveness.

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