

## Sch 2 Annex 1

### RP1-City / Town Centre-First

Derry City and Strabane District Council will adopt a City / Town centre-first approach for retail and other main town centre uses 25. A sequential test will be applied to all applications that are not within an existing centre. DCSDC will require proposals for retail and other main town centre uses to be considered sequentially in the following order of appropriate preference as applicable to the specific nature of the proposal and the centre(s) in question.

1 Primary Retail Core

2 Town Centres (including City Centre, Town Centre, District Centre and Local Centre)

3. Edge-of-Town Centre (including edge-of-City Centre, edge-of-Town Centre, edge-of-District Centre and edge-of-Local Centre)

4. Out-of-centre locations that are or can be made accessible by a choice of public transport modes.

The sequential test will direct development within centres before considering an edge-of-centre site. Preference will be given to edge-of-centre land before considering an out-of-centre site. Where more than one centre falls within the catchment area of a proposal, sequential preference should normally be given to the higher order centre, or its edge-of-centre where applicable.

Refer to Policies RP 2 – RP 6 for proposals in the specific centres, and to RP 9 for any out-of-centre proposal.

25 Includes cultural and community facilities, retail, leisure, entertainment and businesses. 'Town' centre also includes 'city' centre, as per SPPS 6.269

### Justification and Amplification

10.11 A key objective of the LDP is to strengthen Derry city centre and also Strabane town centre. This order of preference is also consistent with both the RDS and SPPS in terms of defining a network and hierarchy of centres. The RDS highlights the need to strengthen and secure the role of Derry as the principal city for the North West and a strong and vibrant city centre should be at the heart of this, in accordance with the *'town centre first'* approach in the SPPS. Prioritising the city centre is therefore a key objective of the LDP.

10.12 Derry City Centre is the main regional centre for shopping and a range of other uses. It is home to a range of cultural destinations, restaurants, pubs, as well as businesses and residential properties and it is important to maintain and improve its offer across all these areas. The policy is set out to ensure that any potential further out-of-centre retail and / or commercial leisure development does not undermine its role in the hierarchy.

10.13 Beyond Derry City Centre, Strabane is the dominant town within the District, with findings from our retail study underlining its important role as a main service centre and with cross-border retailing being a significant part of its overall role and function.

## Sch 2 Annex 1

10.14 Castlederg, Newtownstewart and Claudy all contain a broad mix of main town centre uses and are performing roles commensurate with a town centre. They provide a broad range of facilities and services which are found in the definition of *'main town centre uses'* in the SPPS and which function as a focus for the local community. The LDP will not be defining or designating 'village centres' in relation to the retail policies.

10.15 District Centres typically contain groups of shops that are separate from the town centre and are often anchored by a larger food-store offer, as well as providing other non-retail services and in some cases, community and business facilities. As set out in the SPPS, these centres should be complementary to the role and function of town centres. In this regard, the LDP identifies that centres which are performing this role and function are all found in Derry, specifically Lisnagelvin, Northside, Rath Mór and Springtown.

10.16 Local shopping centres serve an important role in Derry and typically contain a small grouping of shops and services catering for local day-to-day shopping needs. Village centres perform a similar role in the settlements.

10.17 Following City/Town Centres, preference will be given to edge-of-town centre land before considering out-of-centre sites. In line with SPPS para 6.287, to be considered as edge-of-centre, a site should either be adjacent or clearly associated with that boundary of that centre, taking account of physical or perceived barriers, with the proximity being proportionate to the scale of that settlement and the centre in question e.g. in a Derry City Centre context, 300 metres from the City Centre boundary could be reasonable, whereas for Strabane or a local Town Centre, it would be less. For District or Local centre contexts, it would need to be immediately adjacent.

10.18 For clarity, a higher order centre is one that is within a higher tier in the RP 1 Hierarchy or, within Tier 2 - Derry City Centre is higher order than its District Centres and the District Centres are higher order than the Local Centres. Similarly, elsewhere, a Town Centre is higher order than a Local Centre.

10.19 The network of centres for the District in terms of locations is set out in Designation NC 1: Proposed Network of Centres. The exact location and associated boundaries of the centres will be confirmed as part of the LPP. All policies and proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment.