

Submitted to **Belfast LDP 2035 - Plan Strategy**

Submitted on **2018-11-14 14:32:36**

## Overview

### 1. Data Protection

**Q1. Please tick to confirm that you have read and understood the privacy notice above.**

I confirm that I have read and understood the privacy notice above and give my consent for Belfast City Council to hold my personal data for the purposes outlined.

**Q2. Do you consent for us to publish your response?**

Yes, with my name and/or organisation

### 2. Your details

**Q3. Are you responding as an individual, as an organisation, or as an agent acting on behalf of an individual, group or organisation?**

**Individual, Organisation or Agent:**

Organisation

**Q4. What is your name?**

**Title:**

MS

**Full Name:**

Marie Quierly

**Q5. What is your telephone number?**

**Telephone number:**

██████████

**Q6. What is your email address?**

**Email:**

████████████████████

**Q7. Did you respond to the previous Preferred Options Paper consultation phase?**

Yes

If yes, and you have your previous response ID (beginning ANON) please enter it here::

### 4. Organisation

**Q9. If you are responding as a representative of a group or organisation, please provide details below:**

**Organisation:**

Cohousingni

**Your Job Title:**

committee member

**Address Line 1:**

66 Ailesbury Road

**Line 2:**

**Line 3:**

**City:**

Belfast

**Postcode:**

BT73FH

**6. Before you submit your comments**

**7. Is the plan sound?**

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

**Q12. Do you consider the Plan Strategy to be sound or unsound?**

I believe it to be unsound

**8b. Unsound**

**Q14a. To which part of the Plan Strategy does your representation relate?**

**Relevant Section or Paragraph::**

**Policy (if relevant):**

**Q15a. If you consider the Plan Strategy to be unsound, please identify which test(s) of soundness your representation relates, having regard to Development Plan Practice Note 6:**

P1 - Has the development plan document (DPD) 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 DPD been subject to sustainability appraisal including Strategic Environmental Assessment?, P4 - Did the council comply with the regulations on the form and content of its DPD and procedure for preparing the DPD?, 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?, C4 - Has the plan had regard to other relevant plans, policies and strategies relating to the council's district or to any adjoining council's district?, CE1 - The DPD sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant it is not in conflict with the DPDs of neighbouring councils, CE3 - There are clear mechanisms for implementation and monitoring, CE4 - It is reasonably flexible to enable it to deal with changing circumstances

**Q16a. Please give details of why you consider the Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.**

**Please give your reasons:**

Additional details re housing options

**Q17a. If you consider the Plan Strategy to be unsound, please provide details of what change(s) you consider necessary to make the Plan Strategy sound.**

**What would make it sound?:**

Belfast City Council Local Development Plan

Submission by Cohousingni

Cohousingni is an association committed to building housing developments of mixed tenure and genuinely affordable homes, where residents have their own homes, yet also have use of extensive common facilities such as open space, courtyards, a playground and a common house. Cohousing is a growing community based movement across Ireland and Britain and has demonstrated considerable success in building sustainable, connected and environmentally aware housing to meet local needs. Cohousingni was established 5 years ago and has been working to build partnerships to establish the North of Ireland's first cohousing development.

"Sustainable and inclusive development is at the heart of the LDP" and we believe that the cohousing model can make a significant contribution to the success of the Belfast City Council Local Development Plan (LDP) and matches the strategic aims and policies of the LDP. It is important that the LDP supports the allocation of land and sites for cohousing developments.

Strategic aims:

1. Shaping a liveable place

Cohousing supports the creation of sustainable and supportive communities, increasingly absent in the contemporary urban environment. Residents are able to design their own housing taking into consideration the needs of a diverse community and opportunities to share communal space.

2. Creating a vibrant economy

Cohousing will contribute to the development of diverse communities, tackling sectarian division, through the creation of small, sustainable housing development where residents are involved in designing their own community. TBUC has faced challenges in developing diverse communities. In our opinion, cohousing provides a proven model to tackle this issue.

3. Building a smart connected and resilient place

A central part of the cohousing model is to build sustainable, energy efficient and affordable housing developments with mixed tenure. Connectivity is built into the development through shared spaces and play areas.

4. Promoting a green and active place

The cohousing model creates an environment that supports cooperation between residents including the development of green spaces and allotment type areas within the housing development.

## Strategic Policies

### 5.1 Growth Strategy

Cohousing supports economic growth through the provision of inner city affordable housing.

### 5.2 Sustainable development

Cohousing creates sustainable and affordable housing developments with an emphasis on environmentally friendly and energy efficient housing structures.

### 5.3 Improving health and wellbeing

The growth of the older population and the increasing number of people living alone has serious consequences for our emotional and physical health. Cohousing builds mutually in Belfast which aim to develop community cohesion and good relations have faced considerable challenges in the past. The cohousing model creates a supportive structure where individuals and families can build relationships and tackle conflict in a positive way.

### 5.5 Positive placemaking

Cohousing promotes innovative planning and design which involves the residents in meeting their housing need.

### 5.6 Environmental resilience

The cohousing model is based on environmentally friendly building design and materials which minimizes the carbon footprint of the development.

### 5.7 Connectivity

Small and sustainable cohousing developments encourage shared transport options and active living solutions e.g. cycling and walking.

### 5.8 Green and blue infrastructure

Cohousing supports active living and socially interactive communities with shared common spaces as well as catering to individual and family needs.

## Cohousing Model

Cohousing is a way of combating the alienation and isolation many experience today, recreating the neighbourly support of the past.

- The initial residents in the group contribute significantly to the design of the cohousing community and take an active role in creating the community.
- Where possible, design is used to encourage social interaction, for example by keeping cars to the periphery and putting a common house in the centre of the site.
- Most cohousing communities have a common house, with shared facilities such as cooking and dining spaces, meeting and playing areas, laundries and guest rooms. Shared outside space for children's' play, parties and food growing can feature in a cohousing project.
- Residents manage their own community, looking after the maintenance and development of it, running the finances, tending the gardens, organising shared activities. Many communities eat together regularly.

For further information, see:

<https://cohousing.org.uk/>

<http://cohousingni.org/>

**Files should be no more than 10MB and in either PDF or Microsoft Word format:**

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**Q18a. Would you like to highlight another part of the draft Plan Strategy that you consider to be unsound?**

No

## 9. Type of Procedure

**Q18. Please indicate if you would like your representation to be dealt with by:**

Oral hearing