

**ANNEX B – Response Pro-forma**

**Name: TOIRLEACH GOURLEY**

**Address: 35 MOVEAGH ROAD, COOKSTOWN, BT80 9HE**


**Original Representation Reference Number: MUDPS/188 (for administrative use only)**

**Please tick the applicable box below.**

- a) I confirm that I wish for my original representation to be considered as my representation.

- b) I confirm that I wish to amend or add to my original representation.

- c) I confirm that I wish for my original representation to be withdrawn and that I no longer wish to make a representation.

**Signature: ...**  .....

**Date: .....** 24-9-2020 .....

If you require assistance when completing the above, please contact [developmentplan@midulstercouncil.org](mailto:developmentplan@midulstercouncil.org)

**Please ensure you return this completed Pro forma (along with any additional documents if you have ticked [b]) above) to Development Plan Team, Planning Department, Mid Ulster District Council, 50 Ballyronan Road, Magherafelt, BT45 6EN, by 5pm on 21st May 2020.**

**Michael McGibbon**

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**From:** Toirleach Gourley <[REDACTED]>  
**Sent:** 19 April 2019 15:58  
**To:** DevelopmentPlan@midulstercouncil.org  
**Subject:** Representations in Respect of Local Development Plan 2030 Draft Plan Strategy  
**Attachments:** B Douglas MULDP DPS Representation.pdf; B McGinn MULDP DPS Representation.pdf; J McKenna MULDP DPS Representation.pdf; D Donnelly MULDP DPS Representation.pdf; G Hegarty MULDP DPS Representation.pdf; T Gourley MULDP DPS Representation.pdf

Dear Sir/Madam,

Please find attached six separate representations in respect of the Local Development Plan 2030 Draft Plan Strategy.

I would be very grateful if you could acknowledge each of the representations separately.

Regards,

Toirleach Gourley

***T A Gourley Planning Consultancy  
Moveagh House  
35 Moveagh Road  
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Mobile: [REDACTED]***

**Representation on Behalf of Gerard Hegarty in Respect of the Mid  
Ulster Local Development Plan 2030 Draft Plan Strategy**

**April 2019**

## 1.0 Introduction

1.1 This representation is made on behalf of Gerard Hegarty in respect of the Mid Ulster Local Development Plan 2030 Draft Plan Strategy. Mr Hegarty is owner of lands on the edge of the settlement limit of Benburb which front onto Drumflugh Road as outlined red in Figure 1 below.

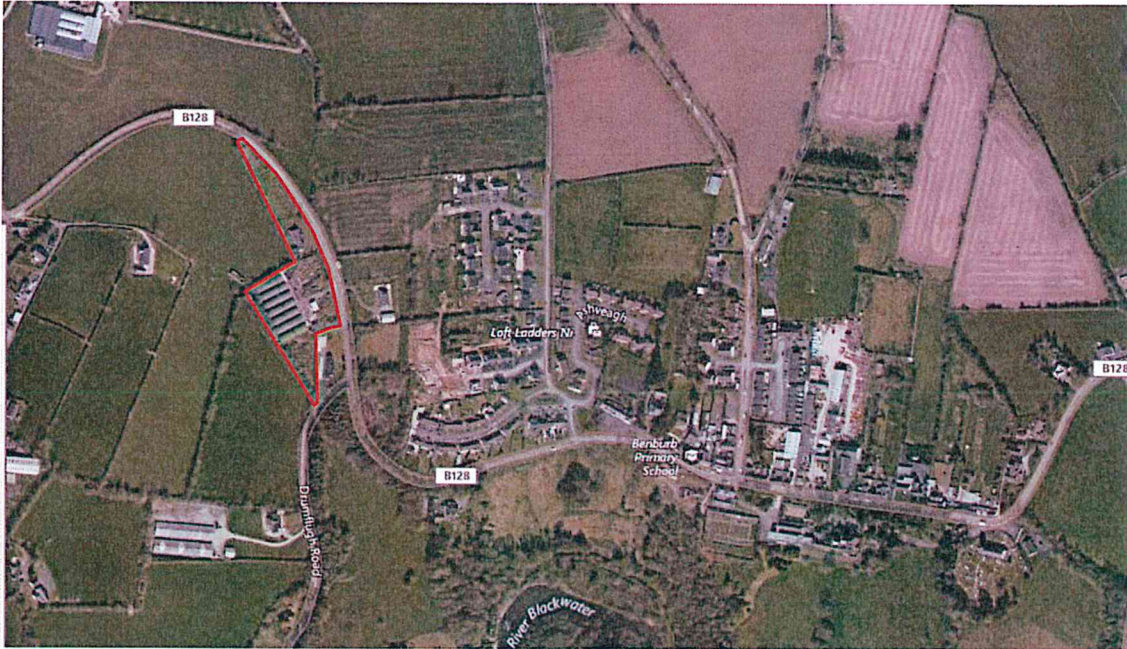


Figure 1

1.2 A portion of the subject lands are occupied by Mr Hegarty's residence with the remainder in mushroom production and containing a number of mushroom houses. The lands are accessible from Drumflugh Road and are generally flat. Commenced planning permissions for six dwellings exist on that part of the site occupied by the mushroom production facility.

1.3 The surrounding area is characterised by the rural urban fringe with existing development located to the immediate east and southeast of the subject lands.



## 2.0 Comments on the Draft Plan Strategy

2.1 It was stated in the preferred options paper that the Plan shares the aim of the Regional Development Strategy 2035 (RDS) to:

*“Support our towns, villages and rural communities to maximise their potential”*. This aim is welcomed and supported particularly in the context of villages such as Benburb.

2.2 It is noted that in respect of ‘Accommodating People and Creating Places’ in the Draft Plan Strategy that the following objectives are set out:-

- *“To protect and consolidate the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands.”*
- *“To provide for vital and vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside proportionate to the extent of existing rural communities.”*
- *“To provide for 11,000 new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car. (MUDC Position Paper – Housing Allocation Addendum – Revised HGI figures June 2016)”*

2.3 It is also noted that Strategic Planning Framework SPF4 of the Draft Plan Strategy states *“Maintain and consolidate the role of the villages as local service centres providing opportunity for housing, employment and leisure activities in keeping with the scale and character of individual settlements”*.

2.4 The objective to protect and consolidate the role of local villages such as Benburb is welcomed and supported, particularly in respect of facilitating additional housing to support and sustain existing local services. The objective to accommodate sustainable growth in the countryside is also welcomed and supported in the context of facilitating housing development of an appropriate scale in villages such as Benburb. The objective to provide for a range of housing in various locations, particularly in villages such as Benburb, is welcomed.

2.5 In respect of settlements the preferred options paper stated *“The RDS has an objective to deliver development in a more sustainable manner. This means providing additional housing in the main urban centres whilst also sustaining rural communities’ i.e. smaller towns, villages and open countryside.”*

2.6 The recognition in the Draft Plan Strategy that over the plan period the RDS Housing Growth Indicators (HGIs) may change and these will be taken into account when preparing our Local Policies Plan and at Plan Review is welcomed. It is assumed that a significant proportion of housing would be allocated to villages such as Benburb in order to maintain and sustain the existing level of services within these villages, to reduce car journeys generated by one off housing spread across the countryside, and to promote other modes of transport such as walking and cycling to access local services in villages.

2.7 It is considered that in order to maintain and sustain the existing level of services within villages such as Benburb, a greater level of housing allocation should be allocated to the villages at the expense of rural housing. The allocation of more housing to villages such as Benburb will reduce car journeys generated by one off housing spread across the countryside, and assist in promoting other modes of transport such as walking and cycling to access local services in villages.

2.8 It is noted that it is proposed to allocate economic development land between the three main towns. However in order to fulfil Strategic Planning Framework SPF4 to maintain and consolidate the role of the villages as local service centres providing opportunity for employment, consideration should be given to zoning an appropriate amount of land within villages such as Benburb for economic development. The zoning of economic development land within villages such as Benburb will reduce car journeys generated in travelling from the countryside, villages and small settlements to employment in the main towns, and will assist in promoting other modes of transport such as walking and cycling to access employment in villages.

2.9 It is noted in Appendix 1 that housing allocations have been set out for the various settlements in the District based on the existing percentage share of existing housing. However, given that the villages have a greater level of services than the small settlements, a greater percentage of housing allocation should be awarded to larger villages at the expense of small settlements. This will build a critical population mass within the villages, thereby assisting in sustaining and expanding existing services within these villages, and preventing the fragmentation of services across a large range of the small settlements which may never realise a critical population mass to sufficiently support services.

2.10 It is also noted in Appendix 1 that an allocation/demand of 21 units is expected in Benburb based on the existing share of houses. It is further indicated that a supply of 52 units has been identified through extant permissions and residual zoning. It should be borne

in mind that extant permissions may expire either prior to the adoption of the plan or during the plan period, and that some residual zonings may no longer be in appropriate locations or indeed available for development. Thus a comprehensive review of zoning and extant permissions should be carried out at the local policies stage of the plan preparation and Appendix 1 amended appropriately.



### **3.0 Conclusion**

3.1 The objectives and policies proposed within the Draft Plan Strategy which protect, support and consolidate the role of local villages by providing opportunity for housing, employment and other services are welcomed. However, it is considered that the plan should enhance and expand these policies to encourage more housing and employment opportunities to develop within the villages, given the existing level of services provided within the villages and the need to sustain these services.

3.2 Furthermore a greater percentage of housing allocation should be awarded to larger villages at the expense of small settlements. This will build a critical population mass within the villages, thereby assisting in sustaining and expanding existing services within these villages and preventing the fragmentation of services across a large range of the small settlements which may never realise a critical population mass to sufficiently support services.

3.3 Having regard to the above, it is submitted that the role of villages such as Benburb should be enhanced further, and thus the lands owned by Mr Hegarty should be considered for inclusion within the settlement limit of Benburb to allow for its expansion, particularly having regard to the commitment of the development of six houses already existing on the lands. It is accepted and acknowledged that specific proposals for the inclusion of lands within settlement limits should be put forward at the local policies stage of the plan preparation, and thus Mr Hegarty reserves the right to augment and expand upon the points made within this representation in respect of his lands at that stage.