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50 Ballyronan Road
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Our Ref: MID001

Your Ref:

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Dear Dr Boomer

Representation in response to the Draft Plan Strategy published February 2019

We appreciate the work being undertaken by the Planning Department toward the adoption of a new Local Development Plan for Mid Ulster and welcome the opportunity to respond to the Draft Plan Strategy. This representation is made by Ross Planning on behalf of a range of interested parties. It identifies draft policies which are unsound and proposes changes with reference to the tests of soundness discussed within Development Plan Practice Note 6.

This letter responds to the Draft Plan Strategy chronologically.

Vision & Objectives

We support the Vision & Objectives set out on pages 29-31 of the Draft Plan Strategy. We support the objective to provide housing growth of 11,000 units and a minimum 8,500 new jobs by 2030. In this context however, the next stage of the Plan should allocate a theoretical oversupply of land to allow these targets to be met. The need for oversupply arises from the fact considerable areas of land within the existing settlement limits, including lands zoned for housing and employment, remain undeveloped while significant demand for growth remains unfulfilled. There is a need for the new Plan to identify sufficient lands to provide for the growth forecasts; this means the new Plan must:

- discount lands which are unlikely to be developed during the Plan period; and
- provide a theoretical oversupply to account for the fact significant areas of allocated land will not be developed during the plan period due to other constraints.

Growth Strategy & Spatial Planning Framework

We support the Strategy as discussed at paragraphs 4.1 to 4.6 and the settlement hierarchy under SPF1.

SPF2 identifies lands for employment use in Dungannon. We object to the allocation of specific lands through the Draft Plan Strategy because these matters should be dealt through the Local Policies Plan. It is procedurally unsound to identify individual parcels of land through the Plan Strategy, especially because SPF2 does not take a comprehensive approach.

SPF2 identifies land in Dungannon and Granville on the basis of a shortage, but it fails to recognise the shortage of available employment lands in Cookstown (as discussed later in this letter). The Draft Plan Strategy must take a consistent and coherent approach across the whole District and the proper place for the identification of land is the Local Policies Plan.

Paragraph 4.16 of SPF2 indicates a phased approach to the allocation of housing land. We object to the Phasing of housing land because it will create unnecessary limitations to growth over the Plan period. The only viable way to achieve the aim of 11,000 new homes over the Plan period is for the Local Development Plan (LDP) to allocate a theoretical oversupply of zoned residential land, without phasing. The reasons are as follows:

- Based on the outworking of the existing Area Plans we can be certain a substantial portion of zoned lands will not come forward for development during the Plan period due to various constraining factors, including land ownership and environmental constraints. Therefore, overzoning is necessary to meet the Plan aim.
- Overzoning helps reduce land values, resulting in more affordable housing provision.
- Overzoning limits the constraints on urban growth and therefore encourages more development in urban areas. This advances more sustainable patterns of growth.
- Phasing represents an unnecessary planning complication. There is no need for Phasing because under the Plan Review process the Council has every opportunity to allocate additional land when it becomes necessary to do so.
- Zoning land through the Plan Review process is the only coherent method, because instead of relying on outdated forecasting of Phase 2 land a Plan Review takes full account of up-to-date circumstances.

The Phased approach indicated by SPF2 is unsound because it is inconsistent with the regional policies' drive towards more sustainable forms of development and incoherent in terms of managing changing circumstances.

Similarly, SPF6 advances an unsustainable growth pattern by allowing too much new housing outside settlement limits. Regional policy recognises the changing patterns of lifestyle, with less people being involved with agriculture and other rural activities. The pasturelands of Mid Ulster are already heavily developed. The Draft Plan Strategy aims to continue to build 40% of new houses in the countryside, this represents an unsustainable tendency towards development sprawl which is not consistent with regional policy and is therefore unsound.

Allowing substantial new growth in the countryside will:

- increase the need for car journeys;
- further erode the character and scenic quality of the landscape;
- create conflict with other rural activities;
- exacerbate pollution of waterways; and
- is wasteful in terms of infrastructure & service provision.

There is no evidence to support the notion that 40% housing growth in the countryside area is beneficial in the round. Urban growth should be promoted because it is a significantly more sustainable pattern of development, SPF3 is unsound because it will encourage the continuation of unsustainable patterns of countryside development.

We object to the proposed RIPA's as set out under SPF3. In particular, there is no sustainable logic to underpin the allocation of the Desertcreat site. This appears to be an unrealistic, speculative proposal to create value in government-controlled lands. There is no evidence of realistic alternatives being considered and no robust evidence basis for the allocations. The allocation of such land is unreasonable by any measure of environmental or planning sustainability, there is no policy basis for the proposal, and it is plainly unsound for many reasons.

SPF7 is unsound because, as discussed above, it promotes unsustainable patterns of countryside development. Elsewhere in the Plan Strategy, Policy CT2 allows rural housing and it represents a significant extension of the existing policies found in the SPPS and PPS21, thereby promoting a flexible approach to rural housing development in Mid Ulster. SPF7 is inconsistent with regional policy because it will unnecessarily and unsustainably extend a rural housing strategy which is already extended elsewhere in the Plan policy, leading to unsustainable patterns of development.

Implementation

Paragraph 5.4 suggests significant weight should be given to the Draft Plan Strategy. It is premature however, to accord determining weight to the Draft Plan Strategy where there are relevant objections. This representation raises fundamental objections to certain elements of

the plan and particular policies. In this context, the certain policies of the Draft Plan Strategy can be given little or no material weight in the determination of planning applications until the Strategy is adopted.

General Principles of Planning Policy

We generally agree with Policy GP1, however part (e) suggests the Council is bound to apply '*published standards as set out in supplementary guidance*'. This is an unsound approach because it is vague and it does not provide the Council with sufficient flexibility.

We say it is imprecise because it does not indicate which standards will be applied and who will define the standards. The Plan must be clear in this respect. There is also a need for flexibility of approach to account for local circumstances or the wider desire to reduce the dependence on private cars. The Council should alter the policy to provide more flexibility for bespoke solutions, stating that any standards set by DfI will be treated as guidance only.

Policy HOU2

We object to Policy HOU1 on the basis that, as discussed earlier in this representation, the LDP should not adopt a Phased approach to housing allocations.

Policy CT2

This Policy represents a significant extension of existing Policy opportunities for dwellings in the countryside. While we understand the desire to allow sufficient flexibilities to support rural families and communities, we are concerned that the new policy may result in unsustainable patterns of growth, inconsistent with Regional Policy. In this context, we suggest there is a need for an independent examination of the policy and a need for DfI to ratify the policy as consistent with the overarching Regional Policies.

We generally support the concept at part (j) of the policy that the holders of commercial fishing licences should be afforded similar flexibilities to farming families, but we object to the detail of the policy. Under current policies the siting opportunities for farmers are strictly constrained, whereas the proposed new fishing policy would allow housing anywhere within a vast zone. This elevates the flexibilities for fishing licence holders above all other rural dwellers and allows unconstrained siting opportunities. Additionally, many fishing licence holders are also farmers, which unnecessarily doubles-up the opportunity.

The framing of part (j) represents an unsound approach to rural housing policy which has been abandoned by the Department many years ago. We suggest part (e) of Policy CT2 should be

extended to facilitate the needs of both farmers and fishing licence holders, without doubling-up the opportunity for some people or allowing uncontrolled siting opportunities.

Policy CT4

For the reasons discussed elsewhere in this representation in respect of SPF7, we object to Policy CT4

Health Education & Community Uses

We refer to the proposals for a consolidated Primary Health Care Centre on lands to the rear of Loy Street, Cookstown Town Centre, as advanced by outline planning application LA09/2019/0305/O. We request the Plan Strategy acknowledges this concept which is consistent with the 'health care hubs' strategy mentioned at paragraph 9.2.

Urban Design

We generally agree with the Policy UD1, but object to limitations suggested at paragraph 10.11. It is unnecessary to set a strategic limitation on building heights. Furthermore, the test at Paragraph 10.11 is new buildings must '*enhance the area*', which goes beyond the established policy requirements. There is no reason to set a presumption against development of more than 3 stories in Mid Ulster. The ideas advanced at paragraph 10.11 are unsound because they are inconsistent with regional policy which promotes compact urban forms; it also fails the coherence and effectiveness tests of soundness. Such matters of design are best dealt with through the normal development management processes.

Open Space Recreation & Leisure

We object to Policy OS2 (a) which requires a biodiversity strip of at least 10m from the edge of rivers.

Historically development along rivers often turned-its-back on the water, particularly in larger towns and cities. Generally, modern planning policies encourage the redevelopment of riverside areas to take advantage of the visual amenity and leisure opportunities provided by rivers. While policy OS2 chimes with this approach, there is no sustainable logic to underpin the requirement of a 10m biodiversity strip in all cases. This policy fails the coherence and effectiveness test because such matters are best dealt with through the development management process. The proposed 10m biodiversity strip should be included as guidance, rather than a rule.

We object to Policy OS3 (a) on the basis we know of no defined database of 'best and most versatile agricultural land' in the District. This is unsound because it is incoherent.

Economic Policies

We object to the approach taken by the Draft Plan Strategy to the allocation of land for economic development purposes. We object to the RIPA policies because there is no sustainable basis for their inclusion at this stage of the Plan process and the allocations fall well short of meeting the coherence and effectiveness tests as discussed by Development Plan Practice Note 6. No weight should be given to the RIPA policy areas in advance of DfI scrutiny and an independent examination of the policy.

Similarly, Draft Plan Strategy seeks to identify specific extensions to settlement limits to meet the immediate need for employment land in the District. We object to this for the following reasons:

- the Plan Strategy element of the LDP is not devised to allocate individual parcels of land;
- allocations should only be made through the Local Policies Plan; it is premature to the process to introduce specific allocations at the Plan Strategy stage of the LDP formulation;
- in the meantime, where there is demonstrable short term need this can and should be met through the normal development management processes which contain sufficient flexibilities to allow such development; and
- the suggested allocations are not based on a balanced approach because the Draft Plan Strategy fails to take account of the immediate need for additional employment land to be allocated in Cookstown.

The comments above are made in the context of a planning application for an extension of Kilcronagh Business park in Cookstown (Planning reference LA09/2018/1361/O). As part of the application the lack of available employment land in Cookstown has been demonstrated, as summarised by the overview attached with this letter.

We note the Mid Ulster POP (November 2016) relied on a DoE report published in February 2015 entitled '*Position Paper 3: Employment and Economic Development*'. We assume this report also formed the basis for the Draft Plan Strategy. However, the weight that should be attached to the DoE report is significantly diminished by the following facts:

- a) The DoE study is more than 4 years old. Significant developments have occurred in the interim and the land supply to the south of Cookstown is now exhausted as private businesses have purchased the remaining industrial sites.

- b) The zoned industrial lands to the east of Cookstown remain unavailable for industrial development, but the Paper has overlooked this fact.

At paragraph 3.3 the DoE Paper confirms that Invest NI has no available sites in Cookstown. The Department for the Economy's strategy has been to rely on the supply of privately held land to meet demand, on the assumption there has been a slow take-up of land and the apparent large areas of undeveloped zonings. The report appears to be based on a high-level assessment which does not take account of local factors and it contains a stark contradiction at paragraph 3.4.

Paragraph 3.4 of the report highlights the vast majority of land on the eastern side of Cookstown has not been developed, concluding there is a plentiful supply of zoned lands. The report then acknowledges that the land cannot be developed until the eastern distributor road has been built. The inherent contradiction is clear, the report says the land is available and then confirms it is actually not available.

The eastern distributor road is acknowledged to be much needed. The Council has been pressing for development for many years and has emphasised the significant harm being caused to the local economy by the absence of the road. Despite this, the road is not timetabled for development and it is highly unlikely to be complete within the next five years. In the interim, the eastern industrial lands must be completely discounted in any calculation of available industrial land supply.

A key weakness of the Department's paper was the failure to appreciate the nature of development in the southern part of Cookstown. The following factors are relevant:

- The largest zoning, I1 Kilcronagh, was allocated by the CAP adopted in 2004. Following adoption there was a natural lead-in time before the development of the site could begin in earnest.
- The DoE survey in 2014 came after a hiatus of development activity caused by the 2008 property crash. The period from 2008 to 2014 cannot be relied upon as a guide to the long-term needs and demand for industrial land supply in Cookstown.
- Within the last four years there has been a rapid up-take of industrial land within the southern part of Cookstown. The driving factors behind this are:
 - The highly attractive nature of Kilcronagh Business Park in terms of its character, the roads network and other existing infrastructure. Investors can have confidence of a simple development process in this location.
 - The commercial success of several major local employers such as CDE Global and LCC (Lissan Coal Company).
 - The severe lack of suitable land elsewhere in Cookstown.

- The fact some lands in southern Cookstown are owned by businesses with long term development ambitions and are therefore unavailable for development.

In other words, the context is less straightforward than was assumed by the DoE report, the report must be deemed to be out-of-date and unreliable. This means the approach taken in the Economic Policies section of the Draft Plan Strategy is unsound because it is based on outdated, incoherent information and takes a piecemeal approach to District development needs.

Until the Local Policies Plan process begins, the appropriate mechanism for meeting immediate need is through the development management process.

We object to Policy ECON2 (c) for reasons explained elsewhere by this representation. We object to the final paragraph of Policy ECON2 which states:

'Economic Development in the countryside has the potential to impact on rural amenity and movement contrary to regional strategic policy. Therefore, where a proposal does not meet this policy it will conflict with the Plan'

This element of the policy does not include the reasonable flexibility required to ensure the Plan can deal with changing circumstances. The policy fails the coherence and effectiveness tests and is unsound.

Agriculture, Forestry & Fishing

We note the relaxation of existing policies for rural buildings under Policy AFR1. While we are generally support this concept, we suggest the policy should be reworded to emphasize the need for new buildings to successfully integrate into countryside, because it is of overriding importance that the countryside is not spoiled by the sporadic development of buildings.

The general context is of the desire for larger farm buildings and yards to accommodate HGV deliveries and turning. Such development has the potential to cause significant change to the character of the countryside and residential amenity.

Regional policy sets down strict tests relating integration and character. Policy AFR1 would appear to allow circumvention of such policy provisions, which fails the consistency tests and is therefore unsound. We suggest the policy should include a requirement for applicants to demonstrate that the proposed siting and design of any new building represents the optimal solution in terms of demonstrable need and countryside character & integration.

Environmental Policies

We are generally supportive of the range of the Environmental Policies set out the Draft Plan Strategy, but we request the Council ensures each element of policy includes sufficient flexibility to allow the best development management decisions to be made in all cases.

In this regard, we request changes to Policies HE12 and HE14. These policies effectively elevate the importance of buildings within Conservation Areas and Areas of Townscape Character to a status similar to that of a Listing building. Unfortunately, such policies can unnecessarily constrain the necessary rejuvenation of such areas and facilitate their degradation. More flexibility is required to allow the sensitive renewal and redevelopment proposals in CA's and ATC's, including the option for demolition. The policies should be changed to ensure the Council has flexibility to allow demolition where the scheme would result in an overall enhancement.

Natural Heritage

We object to Policy SCA1 which places a virtual ban on development within the proposed SCA areas, which are extensive. While we agree there is a need for special protection of certain areas, the policy fails the test of soundness because it is not reasonably flexible to enable it to deal with changing circumstances. This policy must be reworded to include flexibility. Although the policy attempts to foresee elements that would be acceptable, the narrow list of items set out in the policy are highly unlikely to cover all circumstances. This prescriptive approach to policy formulation is misguided. There are a range of development types that may be acceptable or necessary in such locations, including agricultural buildings, residential dwellings, or energy generation developments. There is an overriding need to facilitate sustainable development and the policy should be substantially changed to allow appropriate flexibility.

Policies NH2 and NH3 are similarly inflexible. The policies should be changed to reflect the fact adequate mitigation or compensation is a possible solution in all cases.

Policy NH5 includes a presumption in favour of the retention of all trees. This is an unenforceable constraint on development which elevates the importance of trees inside potential development sites. There are no restrictions on the felling of trees¹ in other cases, so applicants will simply choose to remove trees before making planning applications. In other words, it is unsustainable and counter-productive to include such a policy. Furthermore, the policy ignores the possibility of mitigation and compensation. Overall, this policy provision fails the test of effectiveness and is therefore unsound.

¹ Except the relatively small number of trees covered by TPO's

Telecommunications

There is an increasing societal and economic imperative to ensure high quality telecommunications and broadband coverage throughout the District. The Plan Strategy should specifically encourage the roll-out of such infrastructure. The title of Policy TOHS1 suggests it deals with development outside areas of constraint on wind turbines and high structures, yet the policy includes specific provisions relating to areas inside this zone. The policy appears confused and therefore ineffective. We object to the policy and suggest it should be rewritten to encourage appropriately scaled infrastructure in any and all locations.

Renewable Energy

Climate change has never been higher on the world agenda than now. Governments, communities and individuals are adapting to meet the threats and challenges posed by climate change. It is imperative the Plan Strategy includes a range of proactive policies to combat climate change commensurate with the ability of the District to play its role. Mid Ulster benefits from an exceptionally good wind resource, it is therefore essential the District sets policies to facilitate and encourage the harnessing of this resource. The District should promote more development, which would be good for the environment and the local economy.

We object to the overall tone of the Renewable Energy section of the Draft Plan Strategy because it discourages and constrains wind energy development. It implies that the recent development of wind energy in the District represents a sufficient contribution to the global efforts to combat climate change. This is a short-sighted, insular approach in respect of policy issues which have major Global implications. Policy RNW1 is significantly more restrictive than PPS18, whereas we believe it should be encouraging and progressive. The Draft Plan Strategy approach is fundamentally misguided and unsustainable. It is unsound in the context of regional policy, coherence and effectiveness because it unnecessarily inhibits the essential development of new wind energy resources.

We appreciate there are impacts on the landscape (inter alia) from the development of wind energy, but these impacts must be balanced against the significant and overarching benefits of producing clean green energy. The blanket-ban proposed by the AOCWTHS policy would essentially rule-out development in many of the windiest and uninhabited parts of Mid Ulster, which is irrational. We object to the AOCWTHS in principle. The Draft Plan Strategy goes even further, compounding the flawed AOCWTHS policy with another policy constraint which imposes minimum separation distances. Given the nature of the dispersed settlement pattern in the district, the proposed minimum separation distance constraints will effectively rule-out new wind energy development in Mid Ulster. Policy RNW1 requires a radical rewrite to properly facilitate and encourage the development of wind energy in Mid Ulster.

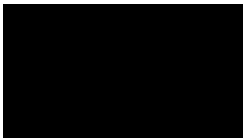
Guidance for Advertisements

We note the proliferation of illuminated roadside signage in Mid Ulster, including on mobile units designed to evade normal planning control. Such signage is often unsightly and distracting for drivers and we request the Council acts to prevent the installation of such signage. We suggest the Plan Strategy should include robust policy to discourage large illuminated signage.

Conclusion

We trust these comments are helpful and we look forward to being involved in the next stages of the Plan preparation. We will wish to appear at the Examination to provide oral evidence. In the meantime, please contact us if you wish to discuss any aspect of this representation.

Yours sincerely



Les Ross

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Enc Overview of Employment Land Supply in Cookstown

Overview of Industrial/Mixed Business Zoning

Zoning I1 – Kilcronagh Business Park

Significant development in recent years, including the new and prestigious CDE Global Headquarters buildings.

All the plots within the site have now been sold to prospective business developers. Only one remains, but it represents the key to access the Application and therefore Mr MacMahon has refused numerous approaches for the purchase of this plot.

In summary, there is no land available within zoning I1.

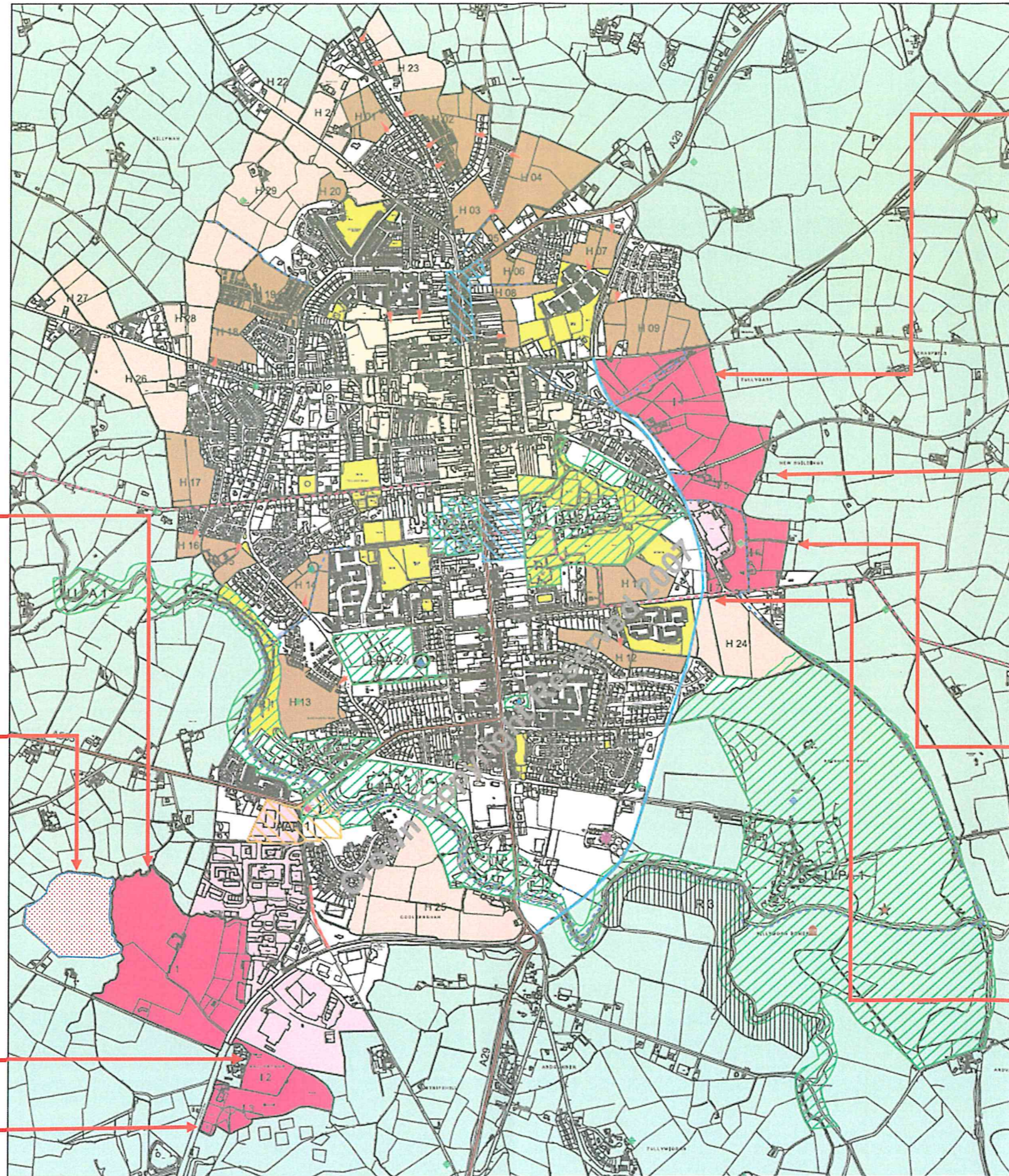
Proposed Extension to Kilcronagh Business Park

Zoning I2 – East of Sandholes Road, Ballyreagh

This land has been entirely developed as a large manufacturing factory. It is unavailable for development.

Zoning I3 – South-east of Sandholes Road, Ballyreagh

Previously part of the cement factory ownership and was used as a social club and associated sports fields. Now owned by one of Mid Ulster's largest businesses and is earmarked for development. Although no development has commenced on site, it is widely accepted that the site is not available for development.



Extract from: Cookstown Area Plan 2010 – Adopted Plan Map No. 36a - Cookstown

Zoning I4 – Land between Coagh Road and Old Coagh Road

Complex landscape of fields, buildings and the old railway line; a steeply undulating character with fragmented ownership a significant constraint to development.

The comprehensiveness problems, coupled with the fragmented ownership, represent a fundamental constraint on development. As such, the land is not reasonably available for development. Further, any development of the land in advance of the proposed Eastern Distributor Road would contravene LDP policy.

Zoning I5 – South of Coagh Road

Under a single ownership, however the land is not available for development because the landowner has no desire to enter into any discussions regarding the sale of the land or the development of any part of it.

An upgrade of the Coagh Road junction with Molesworth Street would be necessary for development, however, considered undeliverable without the wider development of the Eastern

Zoning I6 – Land east of Unipork Factory, Molesworth Road

Immediately adjacent to the Karro meat processing factory and partially developed as an extension to the factory. Under at least two ownerships and comprise a dwelling and several agricultural fields with steep undulations. The odour issues associated with the meat processing factory are also a constraining factor.

The CAP constrains the development of the site until stage two of the eastern bypass road is constructed, thereby limiting the development potential for the foreseeable future.

Zoning I7 – Land opposite Karro factory, Molesworth Road

The entire zoning has been developed for a veterinary practice and a church. It is unavailable for development.

Zoning I8 – Loughry

(off map) The land is specifically designated for an Agri-Food Park and CAP Policy IND2 provides strict criteria that must be adhered to, leading to a narrow range of businesses that may be located at the site, therefore may be discounted to meet general industrial land needs.

Discussion of specific of Industrial/Mixed Business Zonings

Zoning I1 – Kilcronagh Business Park

The Kilcronagh zoning is the largest of the town zoning. It is found in the south-western part of Cookstown adjacent to the established Derryloran and Ballyreagh industrial areas. Following a period of relative inactivity, in recent years there has been significant development at Kilcronagh including the new and prestigious CDE Global Headquarters buildings.

Mr Sean MacMahon has been the driving-force behind the development of the I1 lands. All the plots within the site have now been sold to prospective business developers. Only one remains, but it represents the key to access the application and therefore Mr MacMahon has refused numerous approaches for the purchase of this plot.

In summary, there is no land available within zoning I1.

Zoning I2 – East of Sandholes Road, Ballyreagh

This land has been entirely developed as a large manufacturing factory. It is unavailable for development.

Zoning I3 – South-east of Sandholes Road, Ballyreagh

This land was previously part of the cement factory ownership and was used as a social club and associated sports fields. The land is now owned by one of Mid Ulster's largest businesses and is earmarked for development. Although no development has commenced on site, it is widely accepted that the site is not available for development.

Zoning I4 – Land between Coagh Road and Old Coagh Road

This sizable area comprises a complicated landscape of fields, buildings and the old railway line. The lands are divided into approximately seven ownerships. A significant complex of farm buildings is located in a fairly central location and much of the land forms part of the associated farm holding. A local business owns a single field on the northern edge of the site and development has commenced here in recent months.

The fragmented nature of the ownership is a significant constraint to development. One of the fields in the southern part of the site is under the ownership of an individual who has indicated that the land is unavailable for sale and is unavailable for development (also see Zoning I5). It is suggested the other landowners are ambivalent about any development occurring within the zoning. The steeply undulating character of the land represents a major constraint and it is acknowledged by the CAP that significant land levelling would be required to provide a site suitable for industrial development. The comprehensiveness problems, coupled with the fragmented ownership, represent a fundamental constraint on development. As such, the land is not reasonably available for development.

As discussed by the Statement submitted with the application, are also planning policy barriers to development. The CAP states at page 128:

'Before development of the site can take place Stage Two of the Eastern Distributor Road (Coagh Road to Fountain road) will need to have been implemented.'

'A comprehensive design scheme for this site will be required...'

The proposal for an Eastern Distributor Road that was referred to and identified by the Plan has now been completely abandoned. A new alignment for the road is now proposed, it moves 3 the road alignment much further east of settlement limit and undermines the connectivity between the zoned lands and access to the road. There is no timetable towards the development of the road and it seems highly unlikely that it will be completed within the next five years.

Setting aside the policy difficulties created by the CAP policy, the continued absence of an Eastern Distributor Road is an overriding practical constraint on the potential for any significant industrial development to the eastern edge of Cookstown. At present the road network in the area is significantly sub-standard and it is unrealistic to develop the eastern lands without the proposed distributor road.

In summary, Zoning I4 is not available or practical for development and any development of the land in advance of the proposed Eastern Distributor Road would contravene LDP policy.

Zoning I5 – South of Coagh Road

This land is under a single ownership, however the land is not available for development because the landowner has no desire to enter into any discussions regarding the sale of the land or the development of any part of it.

The land is also located close to the Karro meat processing factory. The factory processes create odour impacts in the immediate area, which has a generally negative impact on the attraction of the land for development.

Planning policy also constrains the site; the CAP states at page 129:

'Development is dependent on implementation of Stage Two of the Eastern Distributor Road (Coagh Road to Fountain Road).'

'Access to the site should be from Coagh Road which will require to be up graded to a satisfactory standard.'

As discussed above, the Eastern Distributor Road is not yet timetabled for development. Upgrading the Coagh Road junction with Molesworth Street is highly problematic due to the existing railway bridge, land levels and established residential property (inter alia). In practical terms, an upgrade of the junction is considered undeliverable without the wider development of the Eastern Distributor Road.

In summary, zoning I5 is neither available in land ownership terms nor deliverable in planning or technical terms.

Zoning I6 – Land east of Unipork Factory, Molesworth Road

The I6 lands lie immediately adjacent to the Karro meat processing factory. The lands have been partially developed as an extension to the factory, however the bulk of the land remains undeveloped. The lands are under at least two ownerships and comprise a dwelling and several agricultural fields. The land has steep undulations and there are tall trees along some hedgerows. The odour issues associated with the meat processing factory are also a constraining factor. The landform, trees and odour issues mean the land is highly unattractive to employment use investors.

Once again, the CAP constrains the development of the site until stage two of the eastern bypass road is constructed, thereby limiting the development potential for the foreseeable future. The Plan also requires a comprehensive design solution, whereas the landowners have been unwilling to enter negotiations regarding a sale of the land for industrial development.

In summary, zoning I6 is neither available in land ownership terms nor deliverable in planning or technical terms.

Zoning I7 – Land opposite Karro factory, Molesworth Road

The entire zoning has been developed for a veterinary practice and a church. It is unavailable for development.

Zoning I8 – Loughry

This land forms part of the Loughery Agricultural College and is beside the Mid Ulster Sports Arena complex on a site in the countryside to the south of Cookstown. The land is specifically designated for an Agri-Food Park and CAP Policy IND2 provides strict criteria that must be adhered to, including:

- 'The units are to be used for food processing or research and development activities in connection with the Agri-Food Industry.
- All premises are to be occupied by existing businesses decanting from incubation units at Loughery College.'

In other words, a narrow range of businesses may locate at the Loughery site. For this reason the site may be discounted as an opportunity site to meet general industrial land needs.