

Michael McGibbon

From: Homer, Mark [REDACTED]
Sent: 16 April 2019 10:37
To: DevelopmentPlan@midulstercouncil.org
Cc: Bean, Chris
Subject: Submission of a Representation to Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy
Attachments: Representation-Form.pdf

Dear Sir/Madam,

Please find attached a Representation to Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy.

I would be grateful if you could acknowledge receipt.

Kind regards

Mark Homer | Senior Planning Technician
Wardell Armstrong LLP
Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD
t [REDACTED]



Submission of a Representation to Mid Ulster District Council Local Development Plan 2030 - Draft Plan Strategy



**Local Development Plan
Representation Form
Draft Plan Strategy**

Ref:
Date Received:
(For official use only)

Name of the Development Plan Document (DPD) to which this representation relates	Local Development Plan 2030 Draft Plan Strategy - February 2019
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Representations must be submitted by 4pm on 19th April 2019 to:

Mid Ulster District Council Planning Department
50 Ballyronan Road
Magherafelt
BT45 6EN

Or by email to developmentplan@midulstercouncil.org

Please complete separate form for each representation.

SECTION A

1. Personal Details

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text" value="The Crown Estate"/>

2. Agent Details (if applicable)

<input type="text" value="Mr"/>
<input type="text" value="Christopher"/>
<input type="text" value="Bean"/>
<input type="text" value="Technical Director"/>
<input type="text" value="Wardell Armstrong LLP"/>

Address Line 1		Sir Henry Doulton House
Line 2		Forge Lane
Line 3		Etruria
Line 4		Stoke-on-Trent Staffordshire
Post Code		ST1 5BD
Telephone Number		
E-mail Address		

SECTION B

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.

3. To which part of the DPD does your representation relate?

- (i) Paragraph 14.1 to 14.34
- (ii) Objective _____
- (iii) Growth Strategy/
Spatial Planning Framework _____
- (iv) Policy MIN 2 and MIN 3
- (v) Proposals Map _____
- (vi) Site Location _____

4(a). Do you consider the development plan document (DPD) is:

Sound Unsound

4(b). If you consider the DPD to be unsound, please identify which test(s) of soundness your representation relates, having regard to Development Plan Practice Note 6 (available on the Planning Portal Website at <https://www.planningni.gov.uk/index/advice/practice-notes/development-plan-practice-note-06-soundness-version-2-may-2017-2a.pdf.pdf>).

Soundness Test No.

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

If you consider the DPD to be sound and wish to support the DPD, please set out your comments below:

This representation is made by Wardell Armstrong on behalf of The Crown Estate, specifically in relation to Mid Ulster DC Local Development Plan 2030 Draft Plan Strategy published in February 2019 and in particular policies MIN 2 and MIN 3 of the Strategy.

Wardell Armstrong advises The Crown Estate in respect of its onshore mineral interests in the UK including Northern Ireland. The Crown Estate licences minerals in Northern Ireland which it is required to manage in accordance with its statutory obligations (see note below). As part of its management role, it awards commercial licences for the working of its minerals where the necessary permissions can be obtained.

The Crown Estate is an independent commercial real estate business created by The Crown Estate Act 1961. Under the 1961 Act, it is entrusted to manage its assets to deliver best value over the long term and return all its profit to HM Treasury. Over the last ten years it has returned over £2.4bn for the benefit of the public finances. As part of its portfolio, it awards commercial licences for the exploration and extraction of gold and silver deposits.

Having considered the policy position put forward by the Council, The Crown Estate is broadly supportive of the proposals and aims set out, subject to the following comments.

It is encouraging to note that the existence of high value metalliferous minerals, such as gold in the District is recognised and the potential economic benefits arising from exploration of these requires a separate policy response as set out in Policy MIN 3 – VALUABLE MINERALS AND HYDROCARBONS

We support the approach to ensure that exploitation of such valuable mineral resources is excluded from the policy presumption against mineral exploitation that otherwise applies within Areas of Constraint on Minerals Development (ACMD).

The Draft policy requires that proposals for exploitation of such resources to be considered against those policies contained within Policy MIN 2 – EXTRACTION AND PROCESSING OF HARD ROCK AND AGGREGATES a) to g).

The Draft Plan seeks to take into account the landscape importance of the AONB and consider the likely impacts of development on a case-by-case basis. Further emphasis would, in our opinion, be beneficial to the policy to recognise the need to balance these impacts against other positive effects, including environmental, social and economic benefits of working mineral within the AONB.

6. If you consider the DPD to be unsound, please provide details of what change(s) you consider necessary to make the DPD sound.

Please note your representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. There will not be a subsequent opportunity to make a further submission based on your original representation. After this stage, further submissions will only be at the request of the independent examiner, based on the matters and issues he/she identifies at independent examination.

(If not submitting online and additional space is required, please continue on a separate sheet)

7. If you are seeking a change to the DPD, please indicate if you would like your representation to be dealt with by:

Written Representation Oral Hearing

Please note that the Department will expect the independent examiner to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

Signature:

Date: