

Elaine Mullin

From: Liam Ward <[REDACTED]>
Sent: 19 April 2019 15:51
To: DevelopmentPlan@midulstercouncil.org
Subject: Representation - WD12 Plan review
Attachments: WD 12 - Plan Review.pdf

Sirs,

See representation attached.

Regards,

Liam Ward



Ward Design | 10 Main Street | Castledawson | BT45 8AB | Tel: 028 7946 9000 | <http://www.ward-design.com>

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



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

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

Draft Plan Strategy

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

2. Agent Details (if applicable)

Title

Mr

First Name

Liam

Last Name

Ward

Job Title
(where relevant)

Organisation
(where relevant)

Ward Design

Address Line 1	10 Main Street	
Line 2	Castledawson	
Line 3		
Line 4		
Post Code	BT45 8AB	
Telephone Number	028 7946 9000	
E-mail Address	[REDACTED]	

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 _____
- (ii) Objective Phasing and Plan Review
- (iii) Growth Strategy/
Spatial Planning Framework _____
- (iv) Policy _____
- (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.planning.gov.uk/index/advice/practice-notes/development-plan-practice-note-06-soundness-version-2-may-2017-2a.pdf.pdf>).

Soundness Test No.

P4 and CE3

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:

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

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.

The Draft Plan Strategy mentions a review process at paragraph 24.2, but that process seems to be very limited in its scope and effectiveness, based on the tables on pages 250-252.

Aside from the potential to review, and potentially release some of the Phase 2 lands in Cookstown, Dungannon and Magherafelt, there seem to be very limited opportunities for meaningful changes to the Plan.

The experience of the reviews of Coostown & Dungannon Plans was extremely disappointing, with outputs in both cases being no land released. The justification used was that Phase 1 land had not, by then, been exhausted. If that thinking is to apply to the MidUlster Plan, a more comprehensive set of measures at this stage in order to ensure that the review is of the whole Plan, and can achieve outcomes consistent with the objectives of a future council.

For example, the development limits for every settlement should be generous enough to permit the application of a policy of "use it or lose it" to any zoning, or sequencing policy. Unzoned land, within a wider development boundary, should be capable of being "swapped in" to replace non-performing zoned land.

Any review process should be subject to public engagement.

(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: