

Elaine Mullin

From: Paul Birt [REDACTED]
Sent: 17 April 2019 16:35
To: DevelopmentPlan@midulstercouncil.org
Subject: FW: Submission Re Draft Plan Strategy for MUDC local development plan 2030
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Sent through again Sinead.
Let me know if you have any trouble.
Many Thanks.
Paul

Paul Birt Bsc MRICS

Paul Birt Estate Agents & Mortgage Consultants
52 Garden Street
Magherafelt
BT45 5DD

Tel: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

- - Disclaimer - -

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Paul Birt for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paul Birt has any authority to make or give representations or warranty whatever in relation to this property.

-----Original Message-----

From: Paul Birt [REDACTED]
Sent: 17 April 2019 12:53
To: 'developmentplan@midulstercouncil.org'
Subject: Submission Re Draft Plan Strategy for MUDC local development plan

2030

To Whom it May Concern

Please see attached submission re the above on behalf of Erins Own GAC
Lavey, Gulladuff

Kind Regards

Paul Birt Bsc MRICS

Paul Birt Estate Agents & Mortgage Consultants
52 Garden Street
Magherafelt
BT45 5DD

Tel: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

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-----Original Message-----

From: [REDACTED]

Sent: 17 April 2019 13:20

To: [REDACTED]

Subject: Scanned from a Xerox multifunction device

Please open the attached document. It was sent to you using a Xerox multifunction printer.

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Multifunction Printer Location:

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<http://www.xerox.com>

Dr C R Boomer

Mid Ulster District Council Planning Department

50 Ballyronan Road

Magherafelt

BT45 6EN

Delivered by email to: developmentplan@midulstercouncil.org

12th April 2019

Dear Dr Boomer,

Re: Draft Plan Strategy (DPS) for the Mid Ulster District Council Local Development Plan 2030.

Further to our previous submission, we welcome the opportunity to comment on the Draft Plan Strategy.

Our concerns remain about the methodology which has been employed to estimate the need for future residential development within the Draft Plan. As previously highlighted, we are concerned that no additional lands have been identified at Gulladuff, beyond those which have already been allocated under the provisions of the extant Magherafelt Area Plan 2015.

The Preferred Options Paper (POP) stated that as of 1st April 2015, 72no. housing units were available within Gulladuff as a result of committed developments and residual zonings. In the Draft Plan Strategy, the same figure (again stated at 1st April 2015) has now been reduced to 40 units. We cannot find any text within the DPS to explain why this data has been adjusted and we note that similar alterations have been made for the majority of local towns, villages and small settlements. In total some 602 committed units have been removed from the Housing Growth Tables without any explanation. To demonstrate this, we

enclose an annotated spreadsheet which allows a comparison of the committed/zoned housing figures for local towns, villages and small settlements which are taken directly from the POP and DPS.

This inconsistency serves to highlight that the data which has been used to formulate both the POP and DPS may not be reliable and it does not provide a robust evidence base. On this basis, we submit that the Growth Strategy, Housing Policies and Proposal Map are unsound and do not meet the requirements of CE2 – “Coherence and Effectiveness.”

A comparison of these figures has also identified a significant disparity between Gulladuff and other settlements of a similar size. Assuming that the figures presented within the DPS for committed/zone sites is accurate, the following can be deduced:-

ANNOTATED EXTRACT OF APPENDIX 1				
SETTLEMENT NAME	APPROXIMATE NO. OF HOUSEHOLDS (BASED ON 2011 CENSUS DATA)	HOUSING LOCAL INDICATORS 2015-2030 (units)	COMMITTED UNITS STILL TO BE DEVELOPED AND RESIDUAL ZONING (at 1st April 2015)	SHORTFALL(-) /SURPLUS(+) INDICATED IN DPS
ARDBOE	215	49	210	+161
BALLYRONAN	204	46	171	+125
CALEDON	192	44	90	+46
CLADY	195	44	18	-177
GLENONE	153	35	99	+64
GULLADUFF	194	44	40	-154
MOORTOWN	172	39	118	+79
THE BUSH	181	41	129	+88

Table 1 – Expected housing growth summary for settlements currently containing between 150 and 220 households

Therefore, assuming that the number of committed/residual units as stated in the DPS are correct and the HGI projections are accurate, the settlement of Gulladuff (as currently defined) will experience a **shortfall** in new housing for the plan period. In comparison, Caledon, which is virtually identical in size to Gulladuff is expected to have a surplus of 46 units. Looking at the extreme examples of Ardboe and Ballyronan, these settlements have a combined capacity for 381 additional units without any alteration to their respective settlement limits. In summary, Ardboe could effectively double in size, expanding far beyond its HGI projection whilst both Clady and Gulladuff will not even be able to meet their identified housing needs up to 2030.

Like Gulladuff, both Ardboe and Ballyronan are identified as villages within the Settlement Hierarchy and in accordance with regional policy, the DPS does not state any specific intention/objective to grow the populations of these settlements. Instead, SPF 1 states:-

"Manage growth based on sustainable patterns of development balanced across Mid Ulster, in accordance with the Regional Development Strategy with settlement limits defined for all settlements to provide compact urban forms and to protect the setting of individual settlements." (my emphasis added).

From the basic analysis provided by Table 1 above, it is clear that SPF 1 cannot be achieved without significant adjustment to the settlement limits which are currently defined within the three extant Area Plans.

Whilst we acknowledge that settlement limits may be adjusted at the Local Plan Policies stage, we wish to put on record that a clear need for additional housing land exists at Gulladuff. To allow balanced, sustainable development across Mid Ulster (as indicated at SPF 1) we submit that the settlement limits of Gulladuff will need to be significantly extended to satisfy housing demand up to 2030.

Whilst we note and welcome the intention to review the plan at 5 year intervals we are very mindful that the extant Area Plans for the Mid Ulster area have already run well beyond their projected end date. The extant plan for Cookstown for example is almost 10 years 'out of date'. Therefore, it is quite possible that the new Local Development Plan will be used to control development well beyond 2030 and for this reason alone, we suggest that a much greater margin of safety should be used in estimating future housing need within the District.

We trust that these issues will be given full consideration in the preparation of the new Local Plan and we would welcome the opportunity to provide additional information as may be necessary to guide appropriate development within Gulladuff.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Erins Own GAC Lavey

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

PATRICK

Last Name

CHIVERS

Job Title
(where relevant)

CHAIRMAN

Organisation
(where relevant)

ERONS OWN LAVEY

Address Line 1

Line 2

Line 3

Line 4

56 QUARRY ROAD
KNOCKLOUGHRIE
MAGHERAFELT

Post Code

BT45

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
- (ii) Objective
- (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.planningni.gov.uk/index/advice/practice-notes/development_plan_practice_note_06_soundness_version_2_may_2017_-2a.pdf.pdf).

Soundness Test No.

CE2 - COHERENCE AND EFFECTIVENESS

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:

The Draft Strategy is unsound because it is not founded on a robust evidence base and the potential for development/growth across the villages and smaller settlements is inequitable. Please see attached covering letter for further details.

(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.

In accordance with the strategic objectives for balanced growth there is a need to revisit the housing growth indicators and existing estimates for the lands within the smaller settlements which is currently identified as committed/available to meet residential need. From the figures provided it is clear that there is an inequity across the villages and this needs to be addressed by releasing additional lands within the new Local Development Plan. Please see attached cover letter for further details.

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

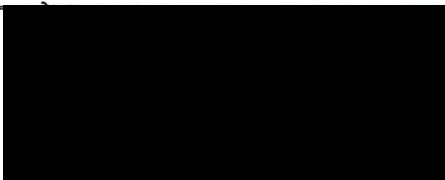
7. If you are seeking a change to the DPD, please indicate if you would like your representation to be dealt with by:

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:

LOCAL TOWNS, VILLAGES AND SMALL SETTLEMENTS								
MAIN TOWNS	APPROXIMATE NO. OF HOUSEHOLDS*	% SHARE OF ALL HOUSEHOLDS** (48,072)	% SHARE OF HGI (10,950);	HOUSING LOCAL INDICATORS 2015-2030 (units)	COMMITTED UNITS STILL TO BE DEVELOPED AND RESIDUAL ZONING (at 1st April 2015)	SHORTFALL/SURPLUS INDICATED IN DPS	POP FIGURE STATED FOR COMMITTED UNITS STILL TO BE DEVELOPED AND RESIDUAL ZONING (at 1st April 2015)	DIFFERENCE BETWEEN COMMITTED UNITS STATED IN POP AND DPS
AGHAGINDUFF / CABRAGH	129	0.27%	0.27%	30	35	5	15	20
ANNAGHMORE	279	0.58%	0.58%	64	106	42	201	-95
ARDBOE	215	0.45%	0.45%	49	210	161	231	-21
ARDTREA	6	0.00%	0.00%	0	6	6	6	0
AUGHER	132	0.27%	0.27%	30	58	28	100	-42
AUGHNACLOY	402	0.84%	0.84%	92	193	101	277	-84
BALLINDERRY	113	0.24%	0.24%	26	76	50	69	7
BALLYGAWLEY	271	0.56%	0.56%	61	134	73	153	-19
BALLYLIFFORD	41	0.09%	0.09%	10	18	8	32	-14
BALLYNAKILLY	91	0.19%	0.19%	21	18	-3	18	0
BALLYNEASE	20	0.04%	0.04%	4	14	10	13	1
BALLYMAGUIGAN	69	0.14%	0.14%	15	32	17	10	22
BALLYRONAN	204	0.42%	0.42%	46	171	125	175	-4
BELLAGHY	383	0.80%	0.80%	88	264	176	254	10
BENBURB	91	0.19%	0.19%	21	52	31	54	-2
BROCKÁGH / MOUNTJOY	144	0.30%	0.30%	33	23	-10	19	4
CALEDON	192	0.40%	0.40%	44	90	46	90	0
CAPPAGH	25	0.05%	0.05%	5	22	17	22	0
CARLAND	16	0.03%	0.03%	3	5	2	11	-6
CARNTEEL	10	0.02%	0.02%	2	0	-2	0	0
CASTLECAULFIELD	268	0.53%	0.53%	58	208	150	256	-48
CASTLEDAWSON	853	1.77%	1.77%	194	295	101	265	30
CHURCHTOWN	42	0.08%	0.08%	9	24	15	65	-41
CLADY	195	0.40%	0.40%	44	18	-26	17	1
CLOGHER	272	0.57%	0.57%	62	147	85	144	3
COAGH	282	0.55%	0.55%	60	185	125	288	-103
COALISLAND	2,055	4.27%	4.27%	468	1,234	766	1227	7
CREAGH	95	0.20%	0.20%	22	0	-22	0	0
CULNADY	60	0.12%	0.12%	13	7	-6	7	0
CURRAN	45	0.09%	0.09%	10	25	15	24	1
DESERTCREAT	10	0.02%	0.02%	2	0	-2	0	0
DESERTMARTIN	102	0.21%	0.21%	23	24	1	24	0

DERNAGH / CLONDE	108	0.23%	0.23%	25	4	-21	4	0
DONAGHEY	11	0.02%	0.02%	2	0	-2	0	0
DONAGHMORE	403	0.84%	0.84%	92	212	120	212	0
DRAPERSFIELD	27	0.06%	0.06%	7	14	7	12	2
DRAPERSTOWN	636	1.32%	1.32%	145	446	301	432	14
DRUMMULLAN	63	0.13%	0.13%	14	39	25	64	-25
DUNMAN	20	0.04%	0.04%	4	0	-4	0	0
DUNNAMORE	35	0.07%	0.07%	8	20	12	19	1
DYAN	16	0.03%	0.03%	3	0	-3	0	0
EDENDORK	85	0.18%	0.18%	20	18	-2	21	-3
EGLISH	143	0.30%	0.30%	33	92	59	91	1
FIVEMILETOWN	552	1.15%	1.15%	126	755	629	747	8
GALBALLY	71	0.15%	0.15%	16	30	14	38	-8
GLEN	47	0.09%	0.09%	10	0	-10	0	0
GLENONE	153	0.32%	0.32%	35	99	84	99	0
GORTACLADDY	21	0.04%	0.04%	4	5	1	0	5
GRACEFIELD	19	0.04%	0.04%	4	4	0	4	0
GRANGE	8	0.02%	0.02%	2	7	5	6	1
GULLADUFF	194	0.40%	0.40%	44	40	-4	72	-32
GRAMMILE	115	0.24%	0.24%	26	6	-20	20	-14
INISHRUSH	42	0.09%	0.09%	10	6	-4	5	1
KILLEEN	144	0.30%	0.30%	33	1	-32	1	0
KILLEENAN	16	0.02%	0.02%	2	6	4	6	0
KILROSS	20	0.04%	0.04%	4	14	10	14	0
KILLYMAN	257	0.53%	0.53%	58	231	173	175	56
KNOCKLOGHRIM	70	0.15%	0.15%	16	45	29	46	-1
LONGFIELD	31	0.06%	0.06%	7	1	-6	1	0
MAGHERA	1,514	3.15%	3.15%	345	490	145	581	-91
MONEYNEANEY	63	0.13%	0.13%	14	82	88	82	0
MONEYMORE	730	1.52%	1.52%	166	312	146	362	-50
MOORTOWN	172	0.36%	0.36%	39	118	79	95	23
MOY	501	1.2%	1.2%	131	266	135	251	15
NEWMILLS	223	0.46%	0.46%	50	61	11	60	1
ORRITOR	54	0.11%	0.11%	12	66	54	105	-39
POMEROY	308	0.63%	0.63%	69	183	114	171	12
SANDHOLES	50	0.10%	0.10%	11	28	17	28	0
STEWARTSTOWN	271	0.56%	0.56%	61	84	23	80	4
STRAW	127	0.26%	0.26%	28	65	37	97	-32

SWATRAGH	145	0.30%	0.30%	33	0	-33	0	0
TAMNAMORE	55	0.22%	0.22%	24	51	27	51	0
TAMLAGHT O CRILLY	66	0.14%	0.14%	15	0	-15	0	0
TOBERMORE	313	0.65%	0.65%	71	242	171	232	10
THE BUSH	181	0.38%	0.38%	41	128	88	155	-26
THE LOUP	68	0.14%	0.14%	15	25	10	75	-50
THE ROCK	43	0.09%	0.09%	10	5	-5	23	-18
THE WOODS	12	0.02%	0.02%	2	15	13	15	0
TULLYALLEN	11	0.02%	0.02%	2	3	1	3	0
TULLYHOGUE	81	0.17%	0.17%	18	34	15	34	0
UPPERLANDS	221	0.46%	0.46%	50	58	8	52	6
TOTALS	15,681	32.62%	32.62%	3,602	8,082	4,538	8,708	-602

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AUGHER	132	0.27%	0.27%	30	58	28	100	-42
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CAPPAGH	25	0.05%	0.05%	5	22	17	22	0
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GLEN	47	0.09%	0.09%	10	0	-10	0	0
GLENONE	153	0.32%	0.32%	35	99	64	99	0
GORTACLADBY	21	0.04%	0.04%	4	5	1	0	5
GRACEFIELD	19	0.04%	0.04%	4	4	0	4	0
GRANGE	8	0.02%	0.02%	2	7	5	6	1
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KILLEENAN	10	0.02%	0.02%	2	6	4	6	0
KILROSS	20	0.04%	0.04%	4	14	10	14	0
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LONGFIELD	31	0.06%	0.06%	7	1	-6	1	0
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NEWMILLS	223	0.46%	0.46%	50	61	11	60	1
ORRITOR	54	0.11%	0.11%	12	68	54	105	-39
POMEROY	308	0.63%	0.63%	69	183	114	171	12
SANDHOLES	50	0.10%	0.10%	11	28	17	28	0
STEWARTSTOWN	271	0.56%	0.56%	61	84	23	80	4
STRAW	127	0.26%	0.26%	28	65	37	97	-32

SWATRAGH	145	0.30%	0.30%	33	0	-33	0	0
TAMNAMORE	55	0.22%	0.22%	24	51	27	51	0
TAMLAGHT O CRILLY	66	0.14%	0.14%	15	0	-15	0	0
TOBERMORE	313	0.65%	0.65%	71	242	171	232	10
THE BUSH	181	0.38%	0.38%	41	129	88	155	-26
THE LOUP	68	0.14%	0.14%	15	25	10	75	-50
THE ROCK	43	0.09%	0.09%	10	5	-5	23	-18
THE WOODS	12	0.02%	0.02%	2	15	13	15	0
TULLYALLEN	11	0.02%	0.02%	2	3	1	3	0
TULLYHOGUE	81	0.17%	0.17%	19	34	15	34	0
UPPERLANDS	221	0.46%	0.46%	50	58	8	52	6
TOTALS	15681	32.62%	32.62%	3562	8092	-439	8708	-602