

Michael McGibbon

From: Liam Ward [REDACTED]
Sent: 16 April 2019 07:25
To: DevelopmentPlan@midulstercouncil.org
Subject: DPS Representation
Attachments: 1 - Magherafelt town population.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

See attached

Regards,

Liam Ward



Ward Design | 10 Main Street | Castledawson | BT45 8AB | [REDACTED] | <http://www.ward-design.com>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

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 & Housing Position Paper

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

First Name

Last Name

Job Title
(where relevant)

Organisation
(where relevant)

2. Agent Details (if applicable)

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>).

Soundness Test No.

CE 2

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 DPS references the RDS 2035, including its identification of Main Hubs and Local Hubs. The nature and scale of development at each hub type is envisaged in the RDS to differ.

Magherafelt has errantly been included in the Local Hub tier in the RDS. The Report of the Interdepartmental Urban-Rural Definition Group in 2001 categorised towns based on their population, and placed Magherafelt in its Band E, which became Local Hub in the RDS. That placement was because the recorded town population was 8,289, below the 10,000 threshold above which towns came to be classified as Main Hubs.

The number recorded was inaccurate, and should indeed in 2001 have been in excess of 10,000. The error related to the electoral wards included by NISRA in their definition of the town population. What they had failed to take account of was that the built form of the town had extended by then into other electoral wards, such as Knockloughrim and Lecumpher.

This errant placement of Magherafelt at a lower tier has impacted on public and private sector investment ever since, and has had a limiting impact on the growth of the town.

This strategy offers an opportunity to correct the position, and then to redress the harm done, and to properly plan future growth. The Housing Position Paper repeats the error, and the DPS fails to properly plan for Magherafelt in order to recover lost ground, or to allocate growth.

It is worrying that the DPS authors have not identified this issue in their background documents, or DPS, particularly given that it has been raised at every opportunity, including in responses to the Preferred Options Paper.

The DPS should correct the population error, and redress the disproportionate provision

(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: