



MID ULSTER

Position Paper One

Population and Growth

September 2014

Accommodating Population Growth across Mid Ulster

Purpose: To provide the Shadow Council with baseline information on population and population growth in the Mid Ulster Council Area and to consider population projections up to 2030 and the implications of population change on land use needs.

Content: The paper provides information on:-

- (i) a profile of the population including the different Section 75 groups of people, identifying those which the plan is likely to have an impact on;
- (ii) population growth and population projections up until 2030;
- (iii) a settlement strategy for accommodating growth

Recommendation: That the Shadow Council notes the findings and considers how to achieve balanced growth across Mid Ulster.

1.0 Introduction

1.1 This is the first of four papers aimed at:

- building the capacity of members to make informed planning decisions, particularly within the plan making context;
- providing baseline information which will inform planning policy making at local level; and
- linking with important ongoing work in relation to the development of a Community Plan and other strategic work being undertaken by the Council.

1.2 Whilst the paper sets out key baseline data and presents a potential growth strategy, members are reminded that no formal decisions can be made until plan making power transfers to local government. Equally, no decisions can be made unless it is within the context of a Sustainability Assessment. This said, the paper is intended to generate members' ideas on how planning can best meet the needs of a growing community and the different groups within that community.

- 1.3** Therefore, the key outputs of this paper are:
- to conduct a screening exercise of the people within our community (Section 75 Groups) who are likely to be affected by a local development plan;
 - to set policy objectives which may be used to assess the likely affects of the Plan on the various groups within our community; and
 - to start to formulate a framework and strategy to accommodate future growth.
- 1.4** Members' ideas on different options are welcome and will be subject to an assessment at a later date. The next three papers will address growth issues associated with housing, the economy and town centres.
- 1.5** It is important to stress to members that in compiling the report the best information available has been used. However, much of the data from the 2011 Census has not yet been released and it is anticipated that further area data will become available in Spring 2015. Accordingly, it is recommended that the report is reviewed at that time to establish whether this will result in any significant changes to the conclusions.

2.0 Population Profile

- 2.1** Population growth and population change have implications for the provision of housing, employment opportunities and public services including health, education and infrastructure. It is therefore important to know the components of population change and the characteristics of the population when planning for future growth. Planning is also about meeting the needs of everyone.
- 2.2** Section 75 of the Northern Ireland Act 1998 requires a public authority, in carrying out its functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity:
- between persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
 - between men and women generally;
 - between persons with a disability and persons without; and
 - between persons with dependants and persons without.

In addition, without prejudice to the above obligations, public authorities are required to have regard to the desirability of promoting good relations between persons of different religious belief, political opinion or race.

- 2.3** The principle of promoting equality of opportunity and good relations between people must be a key objective behind the plan and will be a central theme of the sustainability assessment. In land use planning

terms this means ensuring everyone benefits from quality housing, employment, and access to public services and recreation facilities. These themes will be addressed in more detail in later papers. However, this paper begins the process of identifying issues and needs facing different groups within our area over and above the general population, so that these can be considered at every stage of the plan making process. If an aim of the plan is also to help build a cohesive society then it must also be recognised that this can only be achieved by “sharing space” and “accessing opportunities”. Therefore, the paper also examines the extent to which segregation occurs and the pattern of multiple deprivation. Where possible, the tables provided show figures based on the new Mid Ulster Council area and reflect the boundary changes affecting Killyman and Moy wards, portions of which will be incorporated within the adjoining new Council area of Armagh, Banbridge and Craigavon. Data represented spatially on the accompanying maps in Appendix 1 are based on existing Super Output Areas (SOAs).

(a) Age Structure

- 2.4** Mid Ulster has a young population compared to the Northern Ireland average and with a slightly lower proportion of those over 65 years of age (Tables 1 and 2). In relation to age it is young and old people who tend to be most vulnerable. There tends to be more elderly people in the towns where there is a range of facilities including nursing homes, sheltered and other housing designed to meet their needs, together with better access to services. However, there are also many elderly people living in the countryside where access to services is more problematic (see Maps 1 & 2, Appendix 1).

Table 1: Age Structure of Population 2001

	0-15 years %	16-64 years %	65+ years %
N Ireland	23.6	60.9	15.5
Cookstown	25.95	62.55	11.5
Dungannon	25.8	61.72	12.48
Magherafelt	26.05	62.49	11.46

Source: Census 2001

Table 2: Age Structure of Population 2011

	0-15 years %	16-64 years %	65+ years %
N Ireland	20.95	64.49	14.56
Cookstown	22.41	64.74	12.85
Dungannon	23.14	64.46	12.40
Magherafelt	23.48	64.02	12.49
Mid Ulster	23.06	64.40	12.55

Source: Census 2011

- 2.5** The Northern Ireland trend is that the proportion of people over 65 years of age is growing and is expected to reach 20% of the total population by 2027 (NISRA 2012-based population projections). The district is likely to follow this trend. A key issue for elderly people is poverty with many older people having to live on reduced incomes, with reduced mobility and increased disability. Nearly one half of people over 60 in Northern Ireland live with a long term illness or disability and this increases with age (Census, 2001). Over one fifth (22%) of Northern Ireland's pensioners live in low income households (defined as below 60% of medium income after deducting housing costs), some 4% points above the UK average (Family Resources Survey, 2007). This is reflected in car ownership with one fifth of retired couples and two thirds of single pensioners living in households without a car. It is also reflected in fuel poverty. In 2006, a third of all households were in fuel poverty with single pensioners being the group at greatest risk (Northern Ireland Housing Survey, 2008).
- 2.6** The growing number of elderly is a key factor in declining average household size, projected to drop for Mid Ulster from 2.85 in 2008 to 2.66 in 2023 (NISRA Household Projections, 2008). This has been taken into account by DRD when formulating the Regional Development Strategy 2035 Housing Growth Indicators. A Local Development Plan has a role in providing development land to meet these indicators (which will be discussed in the following paper) and facilitate housing units to meet the needs of the elderly, particularly nursing homes, sheltered accommodation and smaller sized units. It also has a role in ensuring such units are accessible. Building control ensures design compliance, however planning needs to ensure that housing for the elderly is sited where it is accessible to local services and transportation. These services include health and other community facilities together with recreation and shops. A rising elderly population will also increase demand for health and community services, the development of which will also need to be accommodated.
- 2.7** Around one quarter of the population is under 16. The number of children under 16 in Dungannon is projected to rise by some 3,600 between 2008 and 2023 to 16,200 with an 1,100 increase in Magherafelt to 11,370 and 900 in Cookstown to 9,070 (NISRA, Population Projections 2008). This will have implications for provision of crèches, nurseries and schools.
- 2.8** Children are also a vulnerable group. Over one quarter (26%) of children in Northern Ireland are living in low income households (FRS, 2007). Young people do not have independent use of a car. Therefore, safe and sustainable access to community and recreation facilities, including play parks and sports grounds, remains high on the agenda.

- 2.9** All of the above issues are also relevant to people between 16 and 65, the key difference being employment is a major issue for those people of working age. In 2013 the claimant count for each of the three Mid Ulster Districts was: 1039 people in Cookstown; 1579 people in Dungannon and 1211 people in Magherafelt, an annual average of 4.2% (DFP Claimant Count, 2013). Unemployment is a particular issue for young people, with unemployment for those aged 16-25 in N Ireland rising from 12% to 19% between 2008 and 2010. Unemployment is looked at in more detail later.

(b) Marital Status

- 2.10** Since 1991 there has been an increase in the proportion of single people in N. Ireland. In Mid Ulster, the trend is similar albeit with a slightly higher proportion of married people (Table 3).

Table 3: Marital Status in 2011

	All People ≥ 16	Single (never married) %	Married * %	Divorced %	Widowed** %
NI	1,431,540	36.14	51.63	5.45	6.78
Cookstown	28719	35.66	54.11	4.09	6.15
Dungannon	44467	36.46	53.11	4.11	6.32
Magherafelt	34463	35.43	55.36	3.38	5.83

Source: NISRA Census 2011

*2011 Married – This includes people who were remarried; those who are separated but still legally married; and those in a same-sex civil partnership. ** 2011 Widowed includes surviving partner from a same-sex civil partnership.

- 2.11** Official statistics mask the number of couples (unmarried) who are co-habiting. The role of planning is not to pass moral judgements but to meet the needs of the population. In this case, the challenge is providing housing to meet the needs of single people. It is also reasonable to assume that many single wage earners will not have the same purchase power of a double income household. Single people also have different social needs to those who are married/co-habiting and have families. Young, single people are key to the economy of any town centres, providing a significant part of the market for pubs, clubs and restaurants. However, this can mask the feeling of social exclusion experienced by many single people, particularly the elderly, disabled and single parents. Single parents remain one of the most disadvantaged groups with over half falling within low income groups and over half of lone parent families not having access to a car (Poverty site, 2010).

(c) Gender and Life Expectancy

- 2.12** The usually resident population is broadly split on a 50/50 basis between men and women. Life expectancy continues to improve for both males and females. Over the period 1998-2000 to 2008-2010, life expectancy for males improved at a slightly faster rate than for females. However, although the gap between the two genders has reduced across Mid Ulster, females in Cookstown live an average of 6 years longer than males, a differential which is higher than the N Ireland level. In the UK, life expectancy at birth is expected to increase by around five years between 2012 and 2037 (Office of National Statistics) for both men and women and it is therefore anticipated that life expectancy will similarly increase in the Council area.

Table 4: Gender balance of Mid Ulster Population

	Male %	Female %
NI	49.0	51.0
Mid Ulster	50.05	49.95
Cookstown	49.89	50.11
Dungannon	50.07	49.93
Magherafelt	50.18	49.82

Source: Census 2011

Table 5: Life Expectancy by Gender

	1998-2000 %		2008-2010 %	
	Males	Females	Males	Females
NI	74.49	79.57	77.07	81.52
Cookstown	75.2	81.0	76.1	82.4
Dungannon	74.8	79.8	77.5	81.0
Magherafelt	75.9	80.8	79.4	82.6

Source: NISRA

- 2.13** There are key differences between the sexes in that women tend to take on the role of carer whether it is for children or aging relatives which is discussed later. Women suffer inequalities in terms of wealth, employment and access to services. The gender pay gap (i.e. the difference between men's and women's earnings as a percentage of men's earnings) based on median gross hourly earnings (excluding overtime) for full-time employees increased to 10% and 19.7% as measured by hourly earnings for all employees (Office of National Statistics, 2013). In Northern Ireland, the difference is most pronounced for those on low incomes, with half of those people earning less than £7 being in part time employment, mainly women (DETI, 2010). The gender gap is also reflected in access to a private car with 25% of men in the UK and 40% of women lacking a car in their household or not possessing a driving license (Poverty site, 2010).

These figures are often masked by the fact that only a small percentage of couples do not have access to a car.

- 2.14** Planning can have a role in addressing this inequality not only by facilitating job creation but by facilitating new employment opportunities at locations accessible by sustainable forms of transport other than just the private car. The same holds true for shops, recreation, and community services. Planning can also help by adopting a more flexible approach to innovation and a flexible approach to home working.

(d) Health and Disability

- 2.15** A person is described as having a limiting long term health problem if they have a health problem or disability which limits their daily activities and which has lasted, or expected to last, at least 12 months. This includes problems that are due to old age (Census 2011). In 2011/12, 6% of children in Northern Ireland were disabled compared to 14% of adults of working age and 44% of adults over State Pension age (DSD Family Resources Survey). Overall, the health of the area is improving (Tables 6). However, there are inequalities in health across the area with long term disability a particular problem with around one in five people in Mid Ulster suffering from some form of limiting illness.

Table 6 Health in 2001 and 2011

	Limiting long-term illness %		Good General Health %		People Providing Unpaid care %	
	2001	2011	2001	2011	2001	2011
NI	20.4	20.69	70.0	79.51	11.0	11.81
Cookstown	21.97	21.03	68.5	78.25	10.4	11.10
Dungannon	21.12	19.06	70.0	81.06	10.5	10.52
Magherafelt	18.45	18.45	71.32	81.42	9.52	10.62
Mid Ulster	-	19.39	-	80.43	-	10.69

Source: - Census 2001 and 2011

- 2.16** In general, areas with more elderly people tend to have higher levels of people with a long term limiting illness. Parts of Cookstown town, Coalisland, Coagh and Magherafelt have particularly high levels above the regional and district averages. There are also areas with slightly higher proportions of people providing unpaid care including Ardboe, Coagh, Washing Bay and Glenshane areas (see Maps 3, 4 & 5, Appendix 1).
- 2.17** If care in the community is to succeed, value needs to be attached to carers. In 2011/2012, 6% of the population were informal carers and that figure included 7% of working age adults, 9% of State Pension age adults and 1% of children. Some 62% of reported carers are women.

The time spent caring varies from 42% of adult carers providing care for less than 20 hours per week, to 22% caring for 50 hours or more per week (DSD Family Resources Survey, 2011-12).

- 2.18** The link between health and wealth is well rehearsed as is the relationship between mobility and health. Therefore, as with other groups planning has a role in accommodating accessible housing, employment and services. Planning also has a role in helping to improve the health and well-being of people by avoiding development which would result in a deterioration in air or water quality; safeguarding and facilitating open space, sport and outdoor recreation; managing the adverse impacts of noise and nuisance by influencing the location, layout and design of new development. Planning also has a role in recognising and facilitating development to meet the needs of carers, by facilitating houses for those with special circumstances or extension of homes to include “granny annexes”.

(e) Households with or without dependant children

- 2.19** A “dependant child” is defined as 0-15 or aged 16-18 who is a full- time student and living in a family with his or her parent(s) or grandparent(s) (Census 2011). The proportion of households (including lone parent households) with dependant children has declined since 2001. However, the proportion of households in Mid Ulster with dependant children is higher than the NI average (Table 7). This is due to Mid Ulster’s higher than average proportion of children under 16 years. In general, there are more areas in the Cookstown and Magherafelt districts with higher proportions of dependant children, particularly in the towns and some rural areas (see Map 6, Appendix 1).

Table 7: Households with Dependant Children

Households	Mid Ulster %	Cookstown %	Dungannon %	Magherafelt %	N. Ireland %
with dependant children in 2001	-	41.7	40.1	42.2	36.5
with dependant children 2011	38.99	38.05	38.91	39.84	33.85

Source: Census 2011

- 2.20** The decline in households with dependent children is another reason why the average household size has declined. However, household size in Mid Ulster is significantly higher than the Northern Ireland average. In part this could be due to the inclusion of other dependents such as the elderly or infirm (Table 8).

Table 8: Household Composition

	All Households	Average Household Size %	1 Person %	2 People %	3 People %	4 People %	5 + People %
NI	703,275	2.54	27.93	30.19	16.80	14.70	10.46
Mid Ulster	47,772	2.88	22.95	26.48	16.47	16.81	17.29
Cookstown	12,904	2.84	23.43	27.01	16.24	16.57	16.75
Dungannon	20,270	2.83	23.96	26.35	16.89	16.38	16.42
Magherafelt	15,037	2.98	21.11	26.16	16.09	17.72	18.93

Source: - NISRA - Census 2011

2.21 The role of planning in relation to access and service provision has been rehearsed with regards to the elderly and children. It is worth emphasising that those acting as carers regularly face the same issues particularly in households where the carer is on a low income and does not have access to a car. The Local Development Plan has a role in providing a range of houses types to meet the needs of different household sizes and to provide policy to facilitate those wishing to expand their houses to meet changing needs, providing it does not harm other interests of acknowledged importance.

(f) Sexual Orientation

2.22 There are no specific figures available on how many people may be Gay, Lesbian, Bi-sexual or Trans-gender or Trans-sexual in Mid Ulster. People in this group often feel excluded or marginalised in society. More importantly, they can also fall victim of discrimination and threat of physical violence from the less tolerant in society. Whilst the Plan is unlikely to bring forward specific proposals and policies for them, it is anticipated that many of the measures in a Local Development Plan aimed at providing a range of house types, creating employment and accessible services as well as improving safety and security will benefit this group.

(g) Race and Ethnicity

2.23 In 2001, 9% of Northern Ireland's population were born outside the region compared to an average of 5.5% for the Mid Ulster districts. By 2011, this proportion had increased to 11.1% for N. Ireland compared to an average of 10.4% for the Mid Ulster population. The majority of non-indigenous people were born in Europe, particularly the EU countries. This reflects the inward migration of migrant workers particularly in Dungannon and South Tyrone, following the accession of the A8 countries to the European Union in 2004 (Table 9).

Table 9: Country of Birth for Mid Ulster 2011

	N Ireland %	Rest of UK %	Republic of Ireland %	Europe %	Outside Europe %
N Ireland	88.84	4.47	2.09	2.6	1.84
Cookstown	91.44	3.11	1.16	3.29	0.95
Dungannon	84.38	2.97	2.26	7.90	2.43
Magherafelt	92.77	2.69	1.14	2.52	0.84

Source: Census 2011 Note: Channel Islands and Isle of Man are excluded from the above figures.

2.24 Racial ethnicity remains predominantly 'white' with 98.67% of the new Council area described in this category. Other ethnic groups including Asian, Black and Mixed comprise very small numbers (Census 2011) and as a consequence it is unlikely that the Local Development Plan will have a particular impact on these groups. However, it is important to monitor changes over time as this may have implications particularly in relation to equality of access to homes and jobs.

2.25 An exception may be Irish Travellers who have been described as a different ethnic group. Their needs can be distinctive in terms of providing sites or supported housing for travellers. The housing needs assessment undertaken by the NIHE addresses this matter and will be considered in a later housing paper.

(h) Religion and Political Opinion

2.26 The designation of settlements and provision of development opportunities needs to be carefully considered against the needs and spatial distribution of people of different religion or political opinion to prevent prejudice of any religious or political group and thus meet the requirements of Section 75 of the Northern Ireland Act 1998.

2.27 The population of Mid Ulster is of a predominantly Roman Catholic background in contrast to the region as a whole (Table 10). The majority of Super Output Areas (SOAs) are reasonably mixed though quite a few can be identified as being either predominantly (more than 70%) Protestant/Other or Roman Catholic. On the whole there are more 'balanced' communities in Cookstown and Dungannon (see Map 7, Appendix 1). However, care needs to be taken when examining mix across a wide area as this can conceal the stark differences between neighbourhoods in towns and villages.

Table10: Religious composition of Mid Ulster

Religious background	Mid Ulster	Cookstown	Dungannon	Magherafelt	N. Ireland
Roman Catholic	63.77%	59.26%	63.11%	66.01%	45.14%
Protestant/ Other Christian	33.46%	37.78%	33.03%	31.48%	48.36%

Source: Census 2011

- 2.28** In Northern Ireland, political opinion is viewed as being closely associated with religious belief in that Catholics will generally vote for Nationalist parties while Protestants vote for Unionist parties. However, the proportion of valid votes cast in the 2011 Local Elections suggest that some Catholics vote for Unionist parties as well as for other parties and independents, particularly in Cookstown and Dungannon (Table 11). Of course, the converse could also be true for some Protestants.

Table 11: Political Opinion across Mid Ulster 2011

Political Party Groupings	Proportion of Votes %		
	Cookstown	Dungannon	Magherafelt
Nationalist parties	57.1	48.4	64.3
Unionist parties	42.4	43.3	31.4
Other parties/independent	0.6	9.4	4.2

Source: 2011 Local Government Election Results (ARK Economic and Social Research Council)

- 2.29** Care needs to be taken when making comparisons between communities of different religious/political persuasion as this can be extremely divisive and can unravel the definite progress made in bringing the two communities together. However, there are certain facts which need to be addressed. The proportion of Catholics in low income groups in Northern Ireland is much higher than their Protestant counterparts, 26% compared with 16% (Family Resources Survey 2008/9). Those areas where deprivation is greatest can be identified spatially using the Northern Ireland Multiple Deprivation Measure (NIMDM) 2010.

(i) Spatial Deprivation

- 2.30** An effective way of promoting good community relations and equal opportunity is to tackle social deprivation and inequalities in the labour market and public health. The Northern Ireland Multiple Deprivation Measure (NIMDM) 2010 identifies small area concentrations of multiple deprivation across Northern Ireland. It is noteworthy that Magherafelt is the least deprived of the 26 LGDs in Northern Ireland with a rank of 26 (1 being most deprived). Cookstown and Dungannon South Tyrone have a mid ranking of 15th and 12th, respectively which is an improvement since the 2005 rankings when Cookstown was ranked 6th, Dungannon 9th and Magherafelt 19th. However, within each district, there are areas and neighbourhoods which are very deprived. The MDM shows that Magherafelt has an Extent or concentration of multiple deprivation of 2% which means that 2% of the Magherafelt population live in the most deprived Super Output Areas (SOAs) in Northern Ireland. In Cookstown and Dungannon, the figures are higher with 10% and 11% respectively. However, the positioning of the three districts masks inequalities such as in Dungannon and South Tyrone

where Coalisland is one of Northern Ireland's more deprived areas and Coolhill is least deprived. The advantage of this spatially led approach is that it identifies disparities between urban and rural areas and between adjoining neighbourhoods such as Glebe 1 & 2 and Town Parks East 1 & 2 in Magherafelt (see Map 8, Appendix 1).

- 2.31** Deprivation is reflected in income and employment. Under the 2010 MDM, Coalisland North and South and Ardboe, Stewartstown and Maghera were the most deprived in Mid Ulster in terms of employment. Since 2001, the unemployment rates for the districts have fallen slightly from between 5% and 6% to just below 5%. However, despite Magherafelt having the lowest unemployment rate of the three districts, unemployment is higher than average in Glebe 2 (8.10%) and Town Parks East 2 (7.70%) in Magherafelt town. Economic activity rates have also improved particularly in Cookstown and Dungannon with the average for the new Mid Ulster Council similar to the regional average (Table 12). For health and disability, Magherafelt has fewer wards/SOAs ranked as being most deprived compared to Cookstown and Dungannon. Again, Coalisland South is most deprived along with Drumglass and Ballysaggart (Dungannon) and Ardboe and Oldtown (Cookstown). For education, skills and training, Coalisland North and South, Ballysaggart, Glebe 2 Magherafelt and Drumglass all experience higher deprivation rankings.
- 2.32** Areas with high levels of deprivation in terms of proximity to services (i.e. long distances to key services e.g. A & E hospital, GP premises, supermarket, leisure centre) are mainly peripheral rural areas of the districts. The most deprived in terms of the living environment (includes housing quality and housing access) are Ballysaggart, Drumglass, Moygashel (Dungannon) Newbuildings (Cookstown) and Upperlands (Magherafelt). The most deprived SOAs for crime and disorder are in the towns with the least deprived areas being found in Magherafelt district.
- 2.33** In providing employment, Mid Ulster has a higher proportion of jobs in manufacturing than the regional average. This is a key strength of the new Council area. However, jobs in the construction sector, particularly in Magherafelt, have been seriously affected by the downturn since 2007 and it is therefore important that major construction projects such as the NI Community Safety College at Desertcreat are realised. Service jobs are comparatively lower in proportion than the N Ireland average (Table 13). The role of any future Local Development Plan in addressing unemployment and low incomes through a generous supply of economic development land should not be underestimated.

Table 12 - Economic Activity of the Population (16-74 year olds) in 2011

	Economically Active			Economically Inactive
	Total	Unemployed	Long-Term Unemployed	Total
NI	66.22% (62%)	4.96%	44.98%	33.78%
Mid Ulster	66.82%	4.68%	43.53%	33.18%
Cookstown	65.37% (59%)	4.70%	45.97%	34.63%
Dungannon	67.48% (60%)	4.88%	41.65%	32.52%
Magherafelt	67.29% (63%)	4.37%	43.59%	32.71%

Source: - NISRA Census 201. Figures in () are from 2001 Census.

Table 13 – Employee Jobs by Industry 2011

	Total No of Jobs	% Jobs in Manufacturing	% Jobs in Construction	% Jobs in Services
Cookstown	11,466	22.8	10.8	65.1
Dungannon	21,085	31.8	5.1	61.5
Magherafelt	13,427	19.0	15.4	63.2
Mid Ulster	45,978	25.8	9.5	62.9
NI	681,641	10.9	4.8	83.1

Source: DETI District Council Briefings November 2013. Employee jobs by Industry, September 2011 (Northern Ireland Census of Employment 2011)

- 2.34** Education has also an important role in promoting economic well-being. Better education improves access to employment opportunities. It improves the quality of people's lives and leads to broad social benefits to individuals and society. Education raises people's productivity and creativity and promotes entrepreneurship and technological advances. In addition it plays a very crucial role in securing economic and social progress and improving income distribution. Since 2001, the proportion of people aged 16 years old and over who had a degree or higher qualification has significantly increased compared to a much more modest reduction in the proportion that had no or low (1-4 O Levels/CSE/GCSE or equivalent) qualifications (Table 14). Education achievement is particularly low in Killymoon, Cookstown and Glebe 2, Magherafelt (see Map 9, Appendix 1).

Table 14: Qualifications of Population over 16 years of age in Mid Ulster in 2011

Aged 16 & Over	Degree or higher qualification %	No or low qualifications %
NI	24.0 (15.8)	40.63 (41.64)
Mid Ulster	20.72	43.00
Cookstown	18.88 (11.1)	45.37 (47.86)
Dungannon	21.17 (13.74)	41.79 (44.94)
Magherafelt	21.67 (13.36)	42.64 (44.33)

Source: Census 2011, NISRA. Figures in () are for 2001.

- 2.35** Whilst a Local Development Plan does not deliver educational services, it can assist in making such services more accessible either by facilitating new state-of-the-art facilities or providing travel options.

(j) The East West and Urban-Rural Divide

- 2.36** The Family Resources Survey Urban Rural Report (DSD, 2011-12) reveals that the average weekly income in Northern Ireland in 2011/12 was £372 before housing costs however, this figure is skewed upwards by the Belfast Metropolitan area where the average is £401. Nearly 21% of people are in relative poverty and this percentage is highest in the rural west at 25%. About 60% of N.I. household income comes from wages or salaries with another 9% from self-employment. However, in the rural west 15% of income is derived from self-employment, with nearly 25% of males self-employed compared to a 14% N.I. average. Male unemployment is also higher at 8%. Households in the urban west are more dependent on income subsidy with 35% receiving a benefit compared to 19% in the rural east. The rural west also receives the highest level of non-income related benefit at 76% compared to 69% in the urban east. In contrast it also has the highest level of house ownership with 48% of homes owned outright (DSD, FRS Urban Rural Report 2011-2012).
- 2.37** What this means for a Local Development Plan is that not only is there a need for quality employment to lower the need for benefits, but there is also a culture of independence and entrepreneurship and if facilitated many households will generate their own income and provide their own homes.
- 2.38** In 2001, the three districts comprising Mid Ulster were relatively rural with around half of the population living in designated settlements while the remainder lived in the open countryside (Table 15).

Table 15: Urban-Rural Population Split

	Cookstown	Dungannon	Magherafelt
Main Town	10,566 (33%)	10,983 (23%)	8,289 (21%)
Local Towns	-	4,872(10%)	3,648 (9%)
Total Towns	10,566(33%)	15,855(33%)	11,937 (30%)
Villages	5,946(18%)	10,839(23%)	5,358 (14%)
Total Urban	16,512(51%)	26,694(56%)	17,295 (44%)
Rural Remainder	16,069 (49%)	21,041(44%)	22,485(56%)
Total District	32,581(100%)	47,735(100%)	39,780(100%)

Source: - Census 2001

Although Magherafelt appears to have a higher proportion living in the countryside, the figure for the rural remainder also contains those people living in small settlements. Small settlements are not designated in either Cookstown or Dungannon. When these are included within the urban element, the three districts have a more homogeneous make up. How the settlements are classified will be looked at later in the paper when a settlement strategy for growth is discussed. Comparable statistics at settlement level are not yet available for 2011.

- 2.39** From this analysis it is clear that the three main towns need to develop in order to fulfil their roles as regional hubs. This said, the needs of those people living in the rural area cannot be forgotten and if those populations are to be sustained they will also require their share of housing and employment opportunities. These themes will be picked up in later papers.

Conclusions

- 2.40** From the analysis a local development plan can assist building inclusive and cohesive communities addressing everyone's needs by providing equality of opportunity, facilitating employment and wealth creation, providing accessible services, increasing transportation options and promoting shared space. Decisions must be made based on targeting deprivation and being aware of the consequences for Catholic and Protestant communities. The policy areas where a Local Development Plan is likely to have an impact on Section 75 groups is summarised in Table 16. With members agreement this could serve as an initial screening for an Equality impact Assessment.

- 2.41** A Local Development Plan designed to complement a community plan can assist in combating many of the issues highlighted by formulating policy and proposals for the area designed at truly achieving sustainable development. Under the three key headings of sustainable development, (i.e., economic, social and environment) it is clear that if the needs of Section 75 groups are to be addressed then we need to increase the economic and social base, whilst also protecting and enhancing the environment and improving public infrastructure. Accordingly, a number of needs and policy goals have been drawn from the above analysis that will assist in formulating the aim and objectives of the future Local Development Plan.

(a) Accommodating People and Creating Places

- (i) *To build Cookstown, Dungannon and Magherafelt as economic and transportation hubs and as the main service centres for shops, leisure activities, public administrative and community*

services including health and education. These are the most populated places and the town centres are the most accessible locations for people to travel to including those without a car.

- (ii) To protect and consolidate the role of local towns and villages so that they act as local centres for shops and community services meeting the daily needs of their rural hinterlands.*
- (iii) To provide for vital and vibrant rural communities whilst protecting the countryside in which they live by accommodating sustainable growth within the countryside proportionate to the extent of existing rural communities.*
- (iv) To provide for 15,000* new homes by 2030 in a range of housing capable of meeting the needs of families, the elderly and disabled, and single people, at locations accessible to community services, leisure and recreational facilities, for those people with and without a car.*
- (v) To recognise the needs of both growing families and carers of the elderly and disabled by accommodating development which allows people to remain within their own communities and does not lead to significant harm to neighbours or the environment.*
- (vi) To facilitate the development of new community facilities at locations accessible to the communities they serve, through a variety of modes of transportation in accordance with the community plan.*
- (vii) To accommodate cultural differences between Catholic and Protestant communities whilst promoting “shared spaces” to bring people together with equality of opportunity.*

(b) Creating jobs and promoting prosperity

- (i) To facilitate the creation of 12,000* new jobs by 2030 at a variety of locations where they are accessible to all members of the community, including those without a private car.*
- (ii) To promote diversity in the range of jobs recognising the importance of employment in the primary sector (agriculture forestry and mining), secondary sector (industry and manufacturing) and tertiary sector (administration, commerce, retailing, leisure and tourism).*

Table 16 A preliminary identification of local planning policy likely to have an impact on community relations and social equality

POLICY TYPE	Religious Belief	Political Opinion	Racial group	Age	Marital status	Sexual Orientation	Gender	Disability	Dependency	Comments – nature of policies and likely impact of policies on the S – 75 Groups
Settlement	√	√	X	X	X	X	X	X	X	Designation and status of settlements and identification of development opportunities and limits may impact on groups of religious belief / political opinion due to the spatial distribution of such groups
Housing	√	√	√	√	X	X	√	√	√	Quantum and distribution of zoned housing lands could have a differential impact on religious / political groups. The amount whether it is urban / rural, accessible, social / private will also have differential impacts on the ethnic groups, elderly persons/ house-forming people, persons with disabilities and those with dependents.
Business and Industry	√	√	√	√	X	X	√	X	X	Quantum and distribution of employment land could result in differing access to employment for certain groups i.e. religion, race, gender and age
Open Space & Recreation	√	√	X	√	X	X	X	√	√	Quantum and distribution of open space and recreation facilities could result in differing levels of access for identified groups i.e. Religion / political. Also Disability, Gender, Dependency and Age.
Retailing and town centres	√	√	X	X	X	X	√	√	X	The hierarchy of commercial/town centres, development opportunities and control policies could result in differing levels of accessibility to retailing and leisure related services for identified groups. Town centres tend to be relatively neutral areas.
Community Uses	√	√	X	X	X	X	√	√	√	Spatial and physical accessibility to Ccommunity uses can have particularly on religious groupings / political opinion , age and disability.
Transportation	√	√	X	√	X	X	√	√	X	Differing levels of accessibility to all services depending on location/quality of infrastructure for identified groups.
Environment	√	√	X	X	X	X	X	X	X	Location of protected areas for conservation, archaeology or landscape could have differential impacts, positive or negative, for different groupings.
Minerals	√	√	X	X	X	X	X	X	X	The location of areas protected for / constrained from minerals proposals could have differential impacts, for different religion / political groups.
Countryside	√	√	X	√	X	X	X	X	X	The location of policy areas and resultant protection / restrictions on development, could have differential impacts, positive or negative, for different groupings - religion / political. Also persons of house-forming age.
Services and Utilities	√	√	X	X	X	X	X	X	X	Differing levels of accessibility to public services and utilities depending on location of facilities provided - religion / political.
Tourism	√	√	X	X	X	X	X	X	X	Location of areas protected for and constraining tourism proposals could have differential impacts on different religious / political groups.
Design	X	X	X	√	X	X	√	√	√	Design both in terms of appearance and physical access affects everyone but has a particular impact on people with mobility difficulties such as the disabled, elderly and people with young children.
Totals	12	12	1	6	0	0	5	6	4	

Note: All policies affect everyone in the community in some way. Potential impacts have been identified where they are particularly pertinent to the special needs of a particular group.

- (iii) *To recognise and accommodate entrepreneurship, innovation for large, medium and small firms by attracting new firms and accommodating expanding businesses.*
- (iv) *The need to recognise the importance of self employment and home working, particularly in rural locations.*
- (v) *The need to provide and encourage use of energy both as a means of generating money for the local economy, attracting investment in enterprise and providing sustainable and affordable lighting and heating for the population.*

(c) Enhancing the environment and improving infrastructure

- (i) *The need to protect and enhance the natural and built environment to achieve biodiversity, quality design, enhanced leisure and economic opportunity and promote health and welling.*
- (ii) *The need to accommodate investment in power, water and sewerage infrastructure, and waste management particularly in the interests of public health.*
- (iii) *The need to improve connectivity between and within settlements and their rural hinterland through accommodating investment in transportation to improve travel times, alleviate congestion and improve safety for both commercial and private vehicles as well as more sustainable modes of transport including buses, walking and cycling.*
- (iv) *The need to improve connectivity though telecommunication which both meets the needs of business and private households whilst reducing the need to travel.*

** The figure for new homes is justified later in the paper and, along with the figure for jobs, will be explored in later papers and may change.*

2.42 The traditional approach to planning can assist in achieving many of these goals by:

- (a) designating settlement limits and town centre boundaries,
- (b) zoning land for housing and economic development,
- (c) reserving land for community, recreational use or infrastructure;
- (d) identifying and designating areas subject to environmental protection.

- 2.43** However, if these needs are to be fully addressed there is also a need for **policy innovation** in the Local Development Plan, which is likely to vary significantly from established regional policy. The Draft Strategic Planning Policy Statement (SPPS) proposes to significantly increase the scope of the Local Development Plan by facilitating new councils to formulate their own policies. The extent to which the Council can do this and the detail of policies will be discussed in later papers.
- 2.44** It is not intended that the list of needs and policy goals is exhaustive. It is also recognised that these policy goals are based on a general academic analysis and would greatly benefit from both the views of members and input both from those involved in community planning and from the different Section 75 groups. Once these have been received, and in light of the findings of future papers, officers will then be in a position by the time of transfer of planning powers to formulate a draft set of aims and objectives for Members consideration and agreement.
- 2.45** Until such time it is recommended that they are used to consider any future strategy for ACCOMMODATING GROWTH and in drafting future TOPIC BASED papers.

3.0 Population Growth and Population Projections

Population Growth and Components of Change

- 3.1** The Mid Ulster area is one of the fastest growing in Northern Ireland achieving a growth rate of around 16% between 2001 and 2011, more than double that of the Northern Ireland average (Table 17). The impact of this growth can be seen in the population estimates for many of the settlements across Mid Ulster based on housing completions between 2001 and 2013 (Appendix 2).
- 3.2** Changes occur in a population due to the combined effect of net migration (both in and out migration) and the level of natural increase which is the difference between the number of births and deaths. Migration has had a significant impact on the population of Northern Ireland and Mid Ulster. After a long period through the 1970s and 1980s of emigration from N Ireland exceeding immigration and a period of balanced migration flows during the 1990s, the recent period since 2004 has seen significant population growth due to migration from the expanded EU. As stated earlier in this paper, Dungannon & South Tyrone in particular has benefited from this inward migration with migrant workers arriving from the eight central and eastern European (A8) countries (Poland, Lithuania, Slovakia, Czech Republic, Estonia and Hungary). This inward migration peaked in 2007 and recent

evidence suggests that since the economic downturn, the number of migrants has been declining and that natural growth is the main influence on population change (NISRA).

Table 17: Population Growth in Mid Ulster & Northern Ireland

Year	Cookstown	Dungannon	Magherafelt	Mid Ulster*	N. Ireland
1971	26,100	42,606	31,460	-	1,536,070
1981	28,260	43,883	32,490	-	1,532,200
1991	31,080	45,428	36,290	-	1,577,840
2001	32,581	47,735	39,780	119,000	1,685,270
2011	37,013	57,852	45,038	138,590	1,810,863
% change 1971-1981	+8.30%	+3.00%	+3.3%	-	-0.25%
% change 1981-1991	+10.00%	+3.52%	+11.7%	-	+3.0%
% change 1991-2001	+4.83%	+5.10%	+9.6%	-	+6.8%
% change 2001-2011	+13.6%	+21.9%	+13.22%	+16.46%	+7.4%
% change 1971-2011	+41.8%	+35.8%	+43.1%	-	+17.9%

Source: 1971, 1981 (Revised), 1991, 2001 & 2011 Census

Note: * Figures for Mid Ulster have been calculated by NISRA. The new LGD is reduced in size with a small portion of Dungannon district moving into the new Armagh, Banbridge, Craigavon Council. This is equivalent to 1,313 (2.27%) of Dungannon's population. Any population projection figures for Mid Ulster will reflect this reduction.

Population Projections

- 3.3** Every two years NISRA publishes population projections and the most recent available at local government level are the 2008-based projections (Note: These are not based on the new Council areas).
- 3.4** Population projections provided by NISRA take into account a number of factors including migration and natural increase. The 2008-based projections took into account population growth as a result of mainly natural growth and an element of net migration, the latter reflecting the inward migration of people from the European Union. It was therefore predicted that the total population in Northern Ireland would increase by 4% from 1.775M in 2008 to 1.839M in 2013 and by 5.8% between 2013 and 2023 (1.945M). However, the recently published 2012-based projections for N Ireland indicate lower levels of growth taking into account the 2011 Census results, the decline in inward migration due to the economic downturn so that natural growth is now the driver of projected population increase. Therefore the projected figure for N Ireland's population in 2023 is now 1.927M. It is therefore anticipated that the 2012-based population projections at district level will be revised downwards. This is also likely to have an effect on household projections. Population projections become increasingly uncertain

further in time and as the plan period to 2030 extends beyond the period of the NISRA 2008-based projections, the figures provided here are for indicative purposes only.

- 3.5** The key findings for 2008-2023 are that the population of Mid Ulster is expected to grow by around 20% with the number of children and working age people expected to increase by around 18.5% and 14% respectively compared to a 51% increase in the number of pensioners. The most significant increase in the number of children is expected to be in Dungannon with an increase of 28.7% compared to 11.3% and 11.4% in Cookstown and Magherafelt respectively. This means that between 2008 and 2023, the proportion of children will only decline slightly from 22.9% to 22.5% but those of working age will decrease from 62.7% to 59.5% and those of pension age will increase from 14.4% to 18%. These figures are based on current pensionable age and broadly follow the trend at NI level albeit with slightly fewer people at pension age. However, it should be noted that between 2010 and 2020, the age at which women are eligible for the state pension will increase from 60 years to 66 years. By 2023, this will result in increasing the proportion of working age to 68.8% and decreasing the proportion of pensioners to 8.7%.
- 3.6** Assuming annual growth of 1% from 2023 onwards (based on the three districts average combined rate of growth for 2022-2023), the population of Mid Ulster could increase to around 173,400 by 2030 (Table 18). This represents a 17.8% rate of growth between 2015 and 2030.

Table 18 - Population Projections 2008-2030

	2008	2010	2015*	2020*	2025*	2030*
Cookstown	35,944	36,765	38,935	41,019	42,930	44,923
Dungannon	55,386	57,476	60,981 (62,397)	65,603 (67,127)	69,893 (71,516)	74,351 (76,078)
Magherafelt	43,844	44,764	47,236	49,611	51,848	54,143
Mid Ulster	-	-	147,152	156,233	164,671	173,417
N Ireland	1,775,003	1,802,170	1,852,000	1,900,000	1,943,000	1,975,000
Note: The figures for 2025 and 2030 were calculated using the percentage change between 2022 and 2023 and applied year on year (Cookstown = 0.894%; Dungannon =1.245%; Magherafelt= 0.87%). Figures for Dungannon have been reduced by 2.27% equivalent to the proportion of population that will move into the new Armagh, Banbridge, Craigavon district. Figures shown in () are before this reduction. *Figures for NI for 2015, 2020, 2025 and 2030 are from 2012-based projections published by NISRA in November 2013.						

Source: NISRA

This suggests, taking into account population rise, an increase in working age and addressing unemployment that the Local

Development Plan will need **to provide for the creation of 12,000 new jobs**. This will be considered in more detail in the later paper on employment and the economy.

- 3.7** The corresponding household projections for 2008-2023 which take account of population growth, a reduced size of household and the changing age structure of the population, could lead to an increase of 24% in the number of households between 2015 and 2030 (Table 19). The average household size in N Ireland has been projected to steadily decrease to 2.36 people per household in 2023. In the Mid Ulster districts, the average size of households is predicted to remain well above the NI average (2.60 for Cookstown, 2.66 for Dungannon and 2.74 for Magherafelt).

Table 19 - Household Projections 2008-2030

	2008	2010	2015	2020	2025	2030
Cookstown	12,600	13,000	14,300	15,300	16,400	17,400
Dungannon	19,600	20,500	22,110 (22,600)	24,070 (24,600)	26,120 (26,700)	28,080 (28,700)
Magherafelt	15,000	15,400	16,600	17,800	18,900	20,400
Mid Ulster	-	-	53,010	57,170	61,420	65,880
N Ireland	688,700	706,400	749,200	786,800	826,600	868,600

Source: NISRA

Note: The figures for 2025 and 2030 were calculated using the percentage change between 2022 and 2023 and applied year on year (Cookstown = 1.26%; Dungannon = 1.56%; Magherafelt= 1.64%; N Ireland = 1%). A 2.16% reduction has been applied to Dungannon's figures, equivalent to the proportion which will move into the new Armagh, Banbridge Craigavon Council. Figures in () are before deduction.

- 3.8** The NISRA household projections are broadly in line albeit slightly lower than those set out in the RDS 2035 figures which add in an element of second homes, housing stock that is vacant, and housing stock losses due to net conversion/closures or demolitions. A more detailed examination of housing, future growth and the provision of development land will be considered in a later paper. Whilst the economic climate that has prevailed since 2007 has impacted on the demand for development land, there are indications that a slow recovery in the economy is underway. There is therefore an argument for increasing the availability of development land to increase choice and flexibility and thus stimulate investment. This can only be achieved through a new plan with a strategic vision to 2030.

4.0 A Settlement Strategy for Accommodating Growth

Principles for Planning for Growth

- 4.1 To ensure that development is balanced and sustainable and helps to improve the quality of life for existing communities, intervention is needed. Plan making allows local people the opportunity to present their vision of how an area can be developed based on two guiding principles:
- *Sustainable Development* based on four objectives: social progress that meets the needs of everyone; effective environmental protection; prudent use of natural resources; and maintaining high and stable levels of economic growth.
 - *Equality of Opportunity* between people of different religious belief, political opinion, racial group, age, sex, marital status, physical ability, sexual orientation, and those with/without dependants. This includes promoting good relations between persons of different religious belief, political opinion and racial group (Northern Ireland Act 1998, Section 75)
- 4.2 These principles are also complemented by objectives aimed at addressing poverty (*Lifetime Opportunities - Anti-Poverty and Social Inclusion Strategy for Northern Ireland*) and ensuring the special needs of rural communities are considered (*Rural Proofing*).

Existing Growth Strategies - Regional Context

- 4.3 In Northern Ireland a two-tier approach to planning for growth has been adopted, comprising the Regional Development Strategy and Local Development Plan. The Regional Development Strategy 2025 (DRD 2001) introduced a framework for the future physical development of the Region based on urban hubs and clusters, key and link transport corridors and the main gateways of ports and airports. Protection and enhancement of the environment allied to the promotion of a strong spatially based economy, a healthy living environment and an inclusive society were an integral part of the drive to achieve balanced growth within the region. The Strategy has been reviewed and these themes have been built upon in the RDS 2035 (2012).
- 4.4 Spatial Framework Guidance in the RDS 2035, which is aimed at achieving sustainable development, promotes economic development opportunities and population growth in the hubs and clusters. For the rural area outside of the main and local hubs, the spatial framework guidance is to sustain the rural communities living in smaller settlements (small towns, villages and small rural settlements) and the open countryside and to improve accessibility for rural communities. The RDS recognises that a strong network of smaller towns supported by villages helps to sustain and service the rural community.

- 4.5** The RDS identifies Cookstown, Dungannon and Magherafelt as main hubs which have a potential to form a cluster in order to promote co-operation and sharing of services. Each of the towns acts as an important centre for retailing, commerce and business and serves a substantial number of dispersed smaller settlements. This cluster is well positioned on two Key Transport Corridors connecting it to Belfast, Londonderry and Enniskillen. Its position close to Lough Neagh and the Sperrins provide opportunities in the Tourism sector.
- 4.6** The RDS does not attempt to specify population growth for each Council district but instead applies housing growth indicators (HGI) which are derived from examining 2008-based NISRA household projections, existing stock, vacancies etc. The previous RDS covering the period 1998-2015 had a total requirement of 208,000 new dwellings over that 17 year period. The total requirement in the RDS 2035 for the period 2008-2025 has been set at 190,000. Mid Ulster's share of this requirement as provided by the HGIs (Cookstown – 3,700, Dungannon – 5,000 and Magherafelt – 4,600) is 13,300. When this is projected to 2030 and housing completions deducted, the Local Development Plan should provide for 15,000 new homes across the council area. This is more than sufficient to meet the needs of a growing number of households which is anticipated to increase by some 12,800 over the same period (Table 19). Further details of these figures together with the extent of housing land supply will be addressed in the paper on housing.
- 4.7** The RDS spatial strategy is implemented at local level by development plans and HGIs for each of the existing 26 District Councils have been produced as a guide. The current legislative requirement is that development plans must be “in general conformity with” the RDS. Under the Planning Act (Northern Ireland) 2011, development plans must “take account” of the RDS.

Existing Local Area Plans

- 4.8** Only the Magherafelt Area Plan 2015 was prepared in the context of the RDS as the Draft Plans for both the Cookstown Area Plan 2010 and Dungannon & South Tyrone Area Plan 2010 were published before the introduction of the RDS. Each plan established a settlement hierarchy upon which future development or growth was based. In all three plans, the main town is where most development should be focused, with smaller towns and villages identified as local centres serving the needs of their rural hinterlands.
- 4.9** However, there are differences between the three plans in relation to the number of tiers within the settlement hierarchy (Table 20). In the Cookstown Area Plan, 25 villages were designated in addition to the main town of Cookstown. Unlike its neighbours though, it does not have a small, local town in its hierarchy.

Table 20: Existing Settlement Hierarchy for Mid-Ulster Districts

Settlement Hierarchy	Cookstown	Dungannon	Magherafelt
Towns	Cookstown	Dungannon Coalisland	Magherafelt Maghera
Villages	Ardboe Ardtrea Ballinderry Ballylifford Ballyronan Churchtown Coagh Desertcreat Donaghy Drapersfield Drummullan Dunnamore Dunman Gortacladdy Grange Killeenan Moneymore Moortown Orritor Pomeroy Sandholes The Loup The Rock Tullyhogue	Aghaginduff/ Cabragh Annaghmore Augher Aughnacloy Ballygawley Ballynakilly Benburb Brockagh/Mountjoy Caledon Cappagh Carland Carnteel Castlecaulfield Clogher Clonmore Dernagh/Clonoe Derrylee Donaghmore Dyan Edendork Eglish Fivemiletown Galbally Granville Killeen Killyman Moy Newmills Tamnamore The Bush Tullyallen	Bellaghy Castledawson Draperstown Tobermore
Small Settlements			Ballymaguigan Ballynease Clady Creagh Culnady Curran Desertmartin Glen Glenone Gracefield Gulladuff Inishrush Kilross Knockcloghrim Longfield Moneyneany Straw Swatragh Tamlaght Upperlands The Woods

- 4.10** In Dungannon & South Tyrone, Dungannon and Coalisland were both designated as towns with Dungannon as the principal administrative and commercial centre for the Borough. In addition, 31 villages were designated which accommodate local needs arising from within the villages and surrounding rural hinterland.
- 4.11** In contrast, the Magherafelt Area Plan designated Magherafelt and Maghera as towns, along with 4 villages and 21 small settlements. Many of the villages designated in Cookstown and Dungannon vary greatly in size, form and function and capacity to accommodate growth. For example, Fivemiletown, Aughnacloy, Moy and Moneymore are all large villages with a range of shops and services. However, there are many smaller settlements such as Ardtrea, Desertcreat, Carnteel and Dyan which could be described as hamlets or clusters based around crossroads or other focal point that are more rural in character.
- 4.12** Another distinction in the areas is that both Cookstown and Magherafelt have Dispersed Rural Communities (DRCs) designated whilst these are absent from the Dungannon plan. A Dispersed Rural Community (DRC) is designated at Broughderg and Davagh Upper in the north west of the Cookstown district and within the Sperrin Area of Outstanding Natural Beauty (AONB). Remoteness and low development pressure characterises this area and the Plan allows clusters of development close to the existing focal point on the Draperstown Road.
- 4.13** In Magherafelt District, two DRCs are designated. Carntogher DRC is located to the north west of Maghera on the edge of the Sperrin AONB. Sixtowns DRC is located to the south west of Draperstown, within the Sperrin AONB and centred on the Sixtowns Resource Centre and St. Patrick's Church.
- 4.14** Given these differences between the three existing districts/plan areas, it is suggested that the settlement hierarchy for the new Council area be re-examined to identify where each settlement should sit within the hierarchy based on their function and services. A starting point is to use a settlement classification based on the Hierarchy of Settlements and Related Infrastructure Wheel in the RDS 2035. This outlines the patterns of service provision that are likely to be appropriate at different spatial levels including villages, smaller towns, regional towns and cities (Table 21).

Table 21: Settlement Hierarchy Classification

Infrastructure	Principal City	Regional Town	Smaller Towns	Villages
Skills	University	Further Education; Special Schools	Library; post- Primary	Nursery; Primary School
Health	Acute Hospital, A& E, Maternity	A&E Hospital, Children's Home, Minor Injuries, Outpatients	Pharmacy, Health Centres, Social Services, Day Care Centres	Doctor, Ambulance, Outreach Services
Social	Museums/Gallerie s, Conference/Conc ert Arena	Leisure Centre(pool) Visitor Centre, Advice Centres, Arts & Culture Centre	Community Centre, Sports Facility, Welfare Services	Local Hall, Play Areas
Environment	Power Generation, AONB/ASSI	Water & Sewage Treatment Plants, Waste-landfill, Waste-recycle	Recycling, Renewables, Water & Sewers Supply	Access to clean water, sewage disposal
Commercial	Department Stores, Specialist Shops, Arts & Cultural Facilities	Shopping Centres, Retail Warehousing, Range of Restaurants	Supermarket, Restaurants, Mix of Retail Facilities	Shop, Pub, Post Office, Petrol Station
Justice	Police HQ, High Court, Prison Forensic Science	Police District, County Court, Probation Service	Police Station	Neighbourhood Watch
Productive	Tourism Signature Projects, Science Centre, Major Industrial parks, Strategic Development Zones	Industrial Park, Tourism Office	Enterprise Centre, Information Office	Workshop/ Business unit
Networks	Ports & Airports, Key Transport Nodes, Energy Generation Interconnector	Major Roads, Bus/Rail, Park N' Ride, Cycle Network	Link Corridors/Trunk Roads, Bus/Rail to larger centres	Local Roads, Broadband, Urban Street Lighting, Local Bus, Cycle

Source: RDS 2035 (DRD 2012)

A Proposed Settlement Strategy for Accommodating Growth

- 4.15** To achieve the RDS objectives of promoting population growth and economic development in the main hubs and sustaining rural communities living in small towns, villages, small rural settlements and the open countryside, a strategy for accommodating growth can be defined based on the following settlement hierarchy:

Main Town – *The hubs of Cookstown, Dungannon and Magherafelt act as the main service centres. It is therefore intended to focus major population and economic growth on these three towns thus maximising benefits from efficient use of existing facilities, infrastructure and their strategic location on the transport corridors. It is anticipated that the attraction of the town centres will be reinforced by retail, office and mixed use development. They will accommodate economic development through expansion and creation of industrial estates and modern enterprise and business centres. They will accommodate new residential development both within the existing urban fabric and through the expansion and creation of new neighbourhoods.*

Local/Small Towns - *These are important local service centres providing a range of goods, services, leisure and cultural facilities to meet the needs of their rural hinterland. Growth should be balanced across these towns to sustain, consolidate and revitalise them, focusing new retail and services within their town centres and providing opportunity for privately led economic investment in business and industry. These towns also can accommodate residential development in the form of housing estates, smaller groups or individual houses.*

Villages – *These important local service centres, provide goods, services and facilities to meet the daily needs of the rural area. They are good locations for rural businesses and can accommodate residential development in the form of small housing estates, housing groups and individual dwellings.*

Small settlements – *These act as a focal point for the rural community and take the form of a rural cluster or cross roads development where consolidation of the built form can provide opportunity for individual dwellings and/or small groups of houses and small rural businesses.*

Dispersed Rural Communities – *These take into account remoteness, evidence of community activity associated with focal points e.g. school, shop, and an established dispersed pattern of settlement. Policies within DRCs may include provision for small scale housing, appropriate economic development enterprises, and new social or community facilities.*

***The Open Countryside** - Outside settlements, residential and other types of development will also be facilitated so long as it is balanced between protection of the environment from inappropriate development, while supporting and sustaining vibrant rural communities. The rural area offers opportunities in terms of the potential for growth in new sectors, the provision of rural recreation and tourism, its attractiveness as a place to invest, live and work, and its role as a reservoir of natural resources and highly valued landscapes.*

- 4.16** Under the Strategic Planning Policy Statement (SPPS), Councils will be expected to bring forward a strategy for development in the countryside. This should reflect the aim, objectives and policy approach of the SPPS tailored to the specific circumstances of the plan area.
- 4.17** In defining where each settlement sits in the hierarchy, account should be taken of a wide range of factors, including the RDS spatial framework, the population of individual settlements and an assessment of the role or function of settlements. The housing paper that follows will focus in more detail on apportioning housing within the settlement hierarchy.

5.0 Conclusion and recommendations

- 5.1** The purpose of this paper has been to provide base line information on the population of the new Council area to assist in informing the Community Plan and to establish the planning needs of the community. In compiling this paper, it is recognised that this evidence can be supplemented by the Community Plan process.
- 5.2** It is therefore **recommended** to Members that:
- (i) This report is considered and updated in light of work undertaken as part of the community planning process.
 - (ii) Local and regional organisations representing groups under Section 75 are identified, included in the Statement of Community Involvement and consulted with as part of the process of formulating a new development plan.
 - (iii) The needs identified are used as a working draft for the preparatory studies for the Local development Plan, and are taken into account when formulating both the aims and objectives of the plan and future policy.
 - (v) Consideration is given to the existing growth strategy and Members' suggestions on changes to the settlement hierarchy such as alterations to the status of existing settlements or

designation of new settlements, including dispersed rural communities are welcome and will be subjected to a sustainability appraisal.

- (vi) The settlement hierarchy and strategy is broadly in keeping with the Regional Development Strategy and provides a framework against which to formulate a Local Development Plan.

Appendix 1

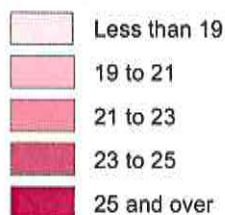


Map No. 1

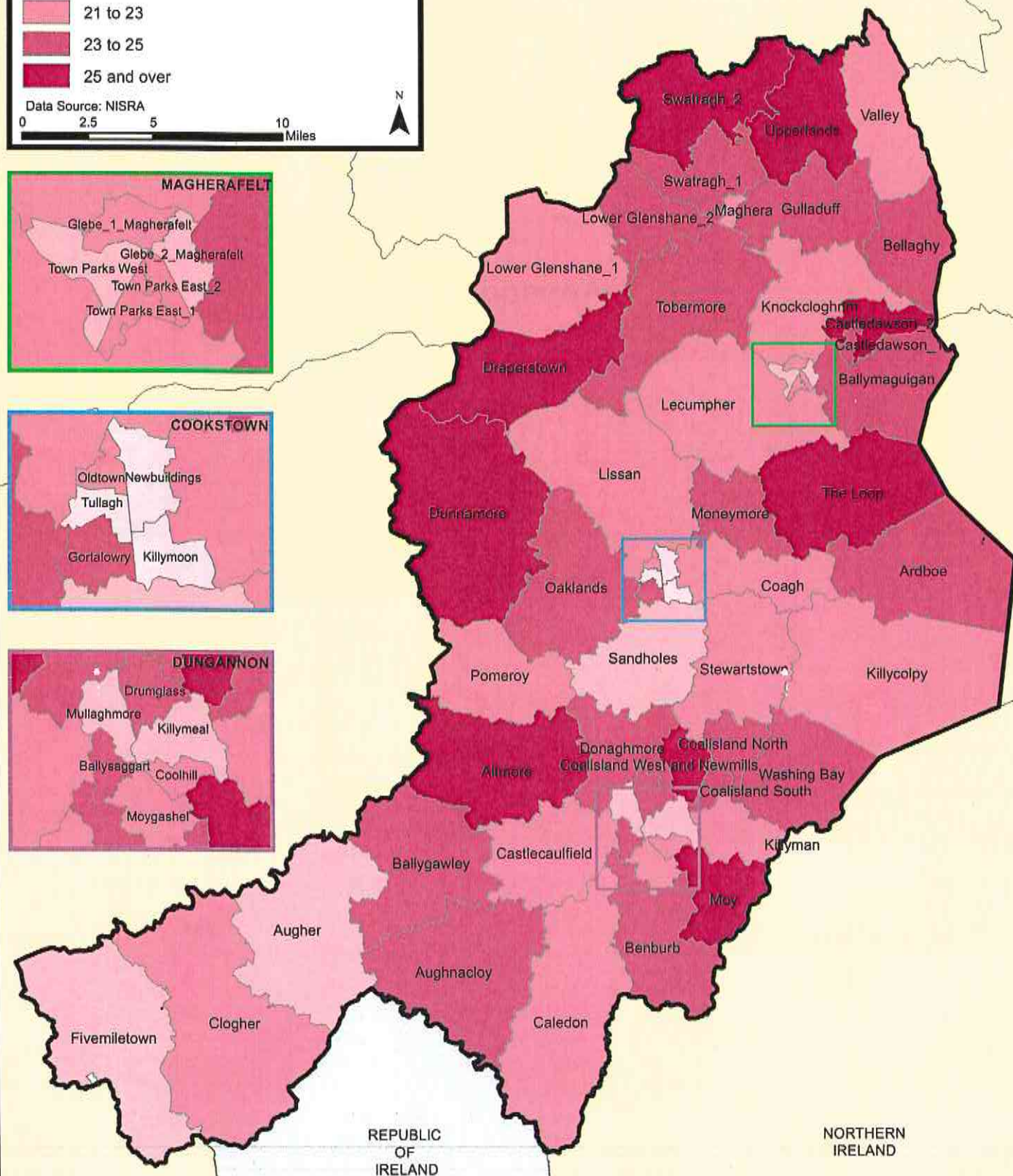
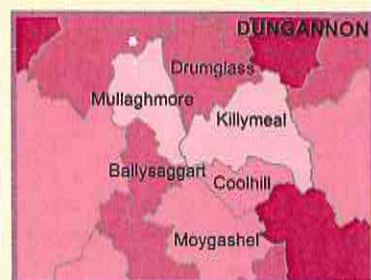
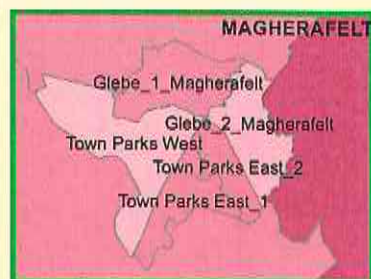
Mid-Ulster Council Area

Mid-Ulster Council Boundary

% Population under 16 years



Data Source: NISRA



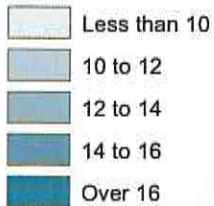


Map No. 2

Mid-Ulster Council Area

Mid-Ulster Council Boundary

% Population aged over 65 years

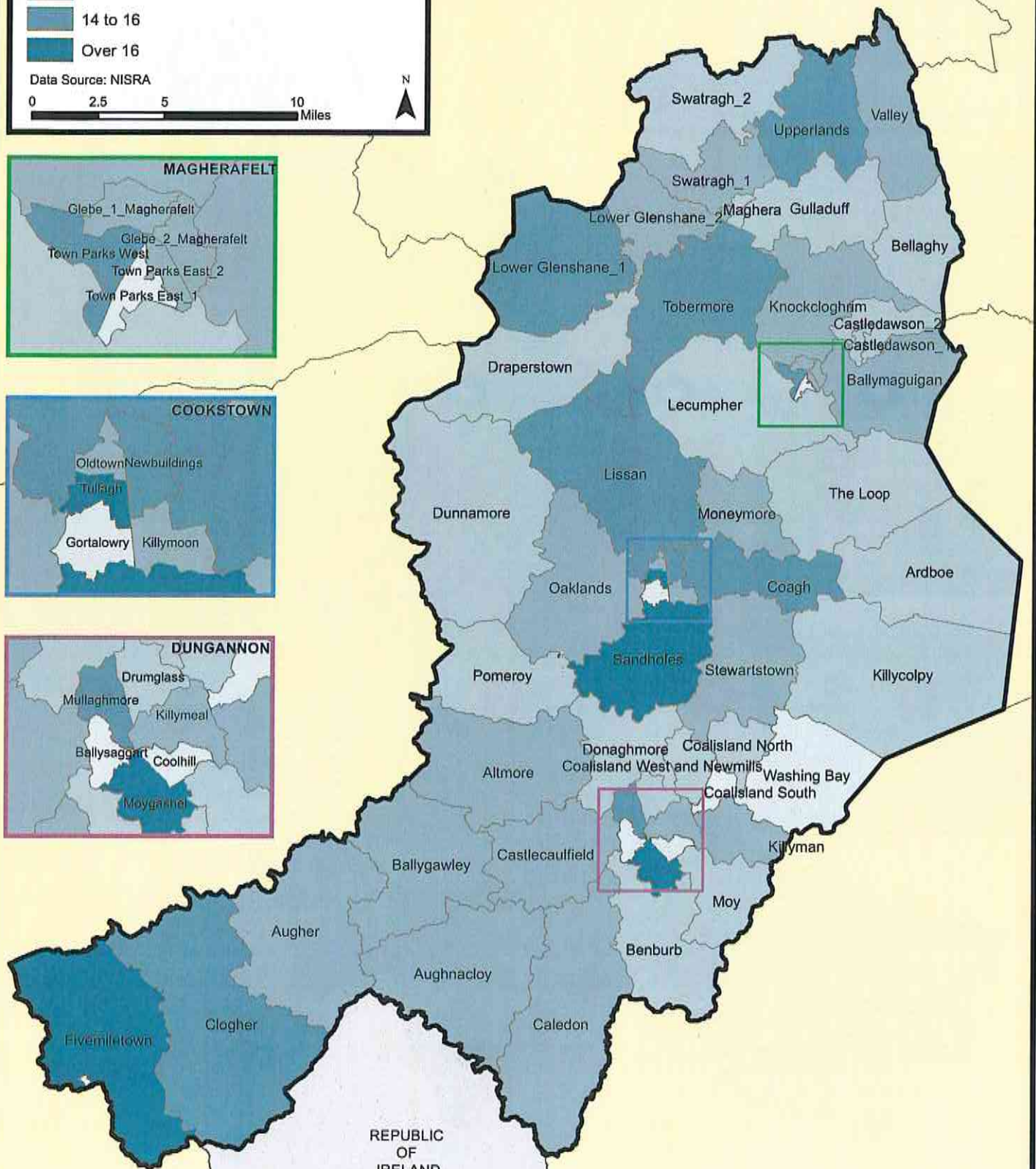
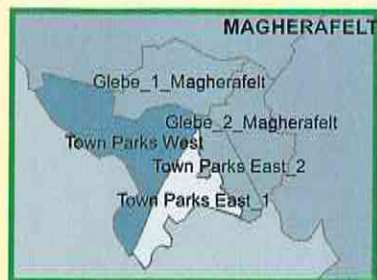


Data Source: NISRA

0 2.5 5 10 Miles



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Map No. 3

Mid-Ulster Council Area

Mid-Ulster Council Boundary

% Good/V Good Health

Less than 75

75 to 78

78 to 81

81 to 84

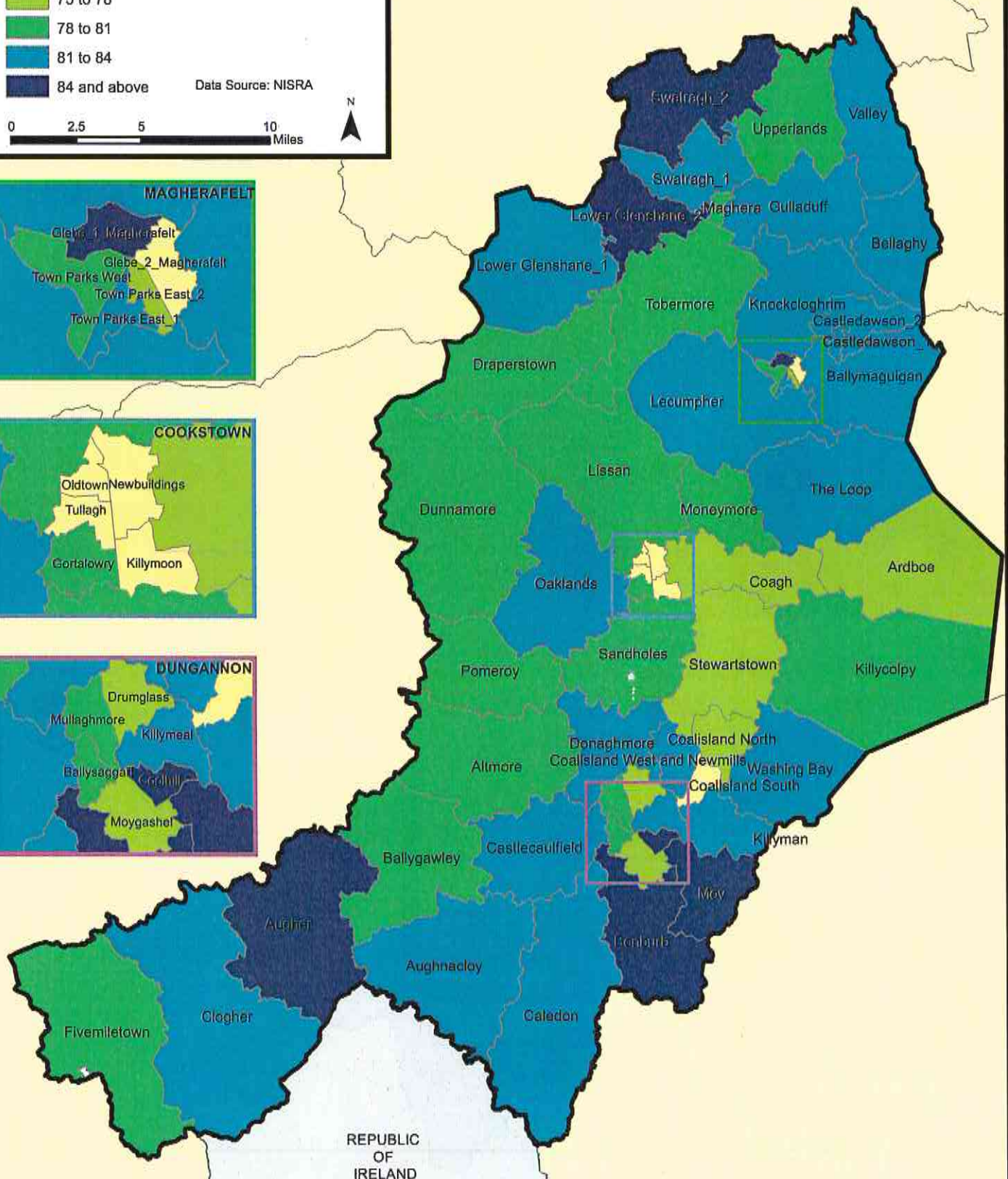
84 and above

Data Source: NISRA

0 2.5 5 10 Miles



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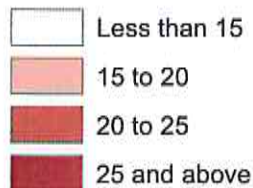


Map No. 4

Mid-Ulster Council Area

Mid-Ulster Council Boundary

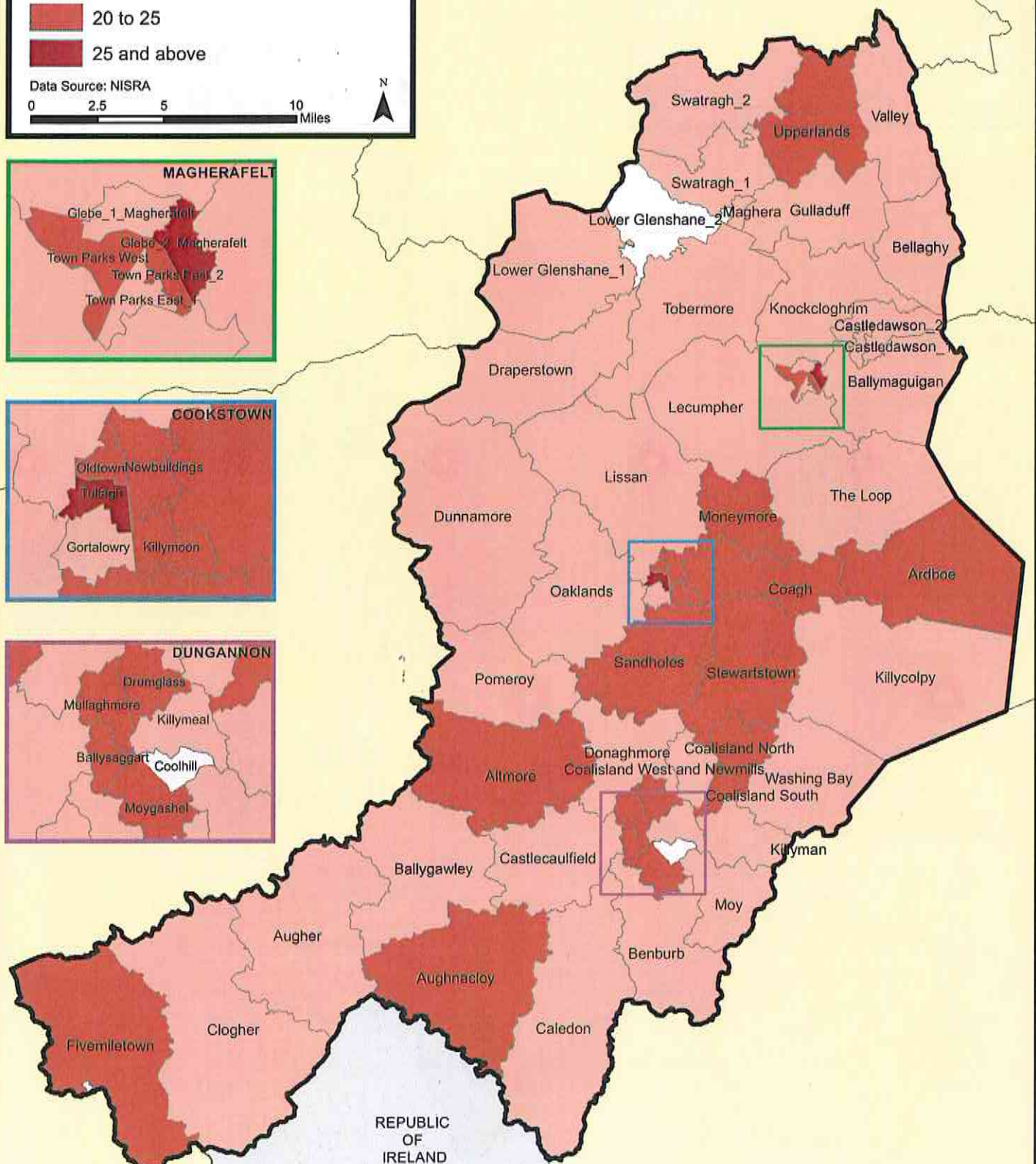
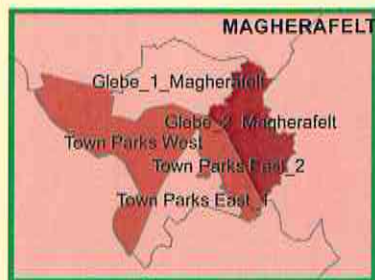
% Long Term Limiting Illness



Data Source: NISRA



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Map No. 5

Mid-Ulster Council Area



Mid-Ulster Council Boundary

% Provision of unpaid care



9 to 10.5



10.5 to 12



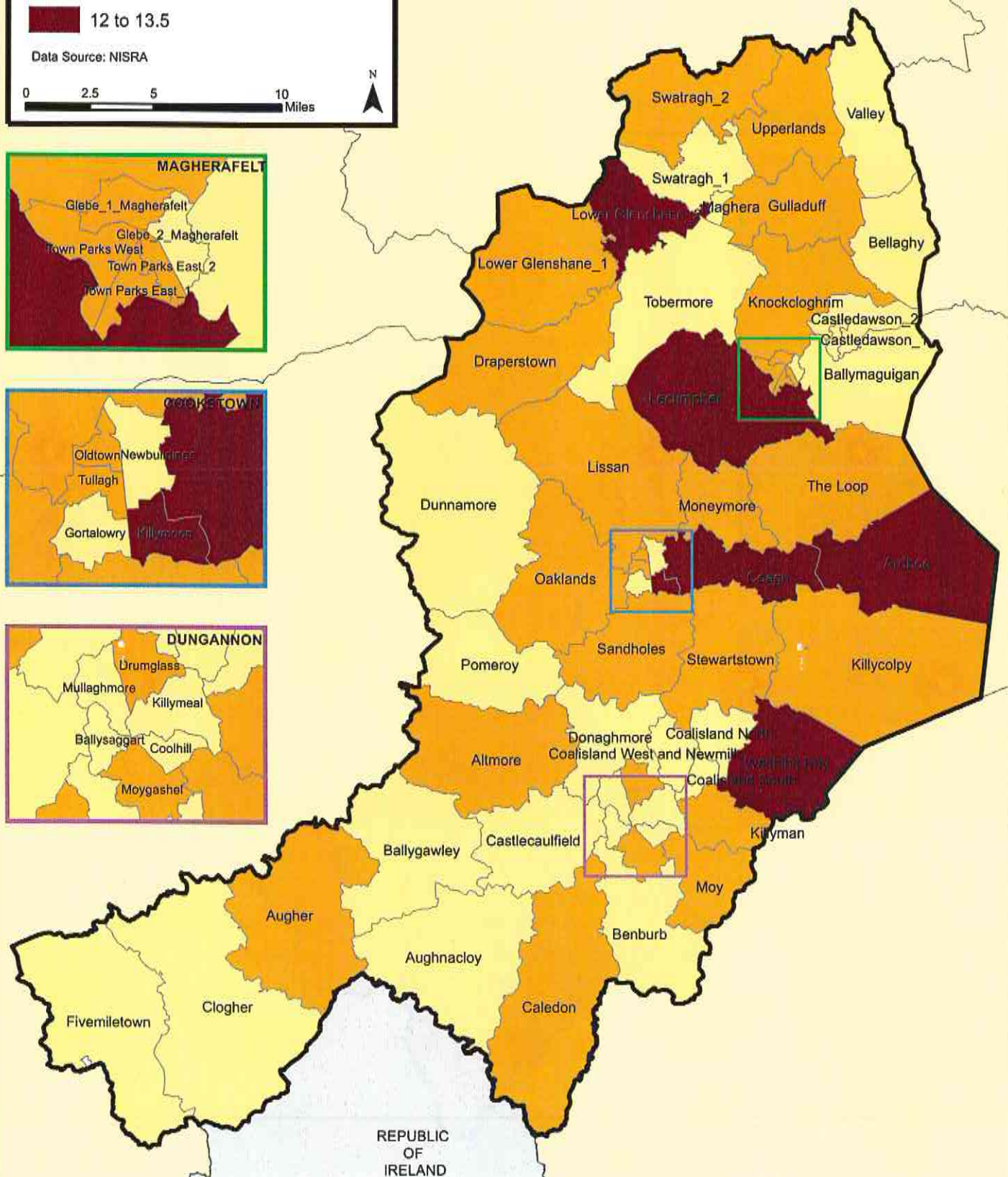
12 to 13.5

Data Source: NISRA

0 2.5 5 10 Miles

N

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IRELAND





DOE

Map No. 6

Mid-Ulster Council Area

Mid-Ulster Council Boundary

% of households with dependent children

Less than 30

30 to 35

35 to 40

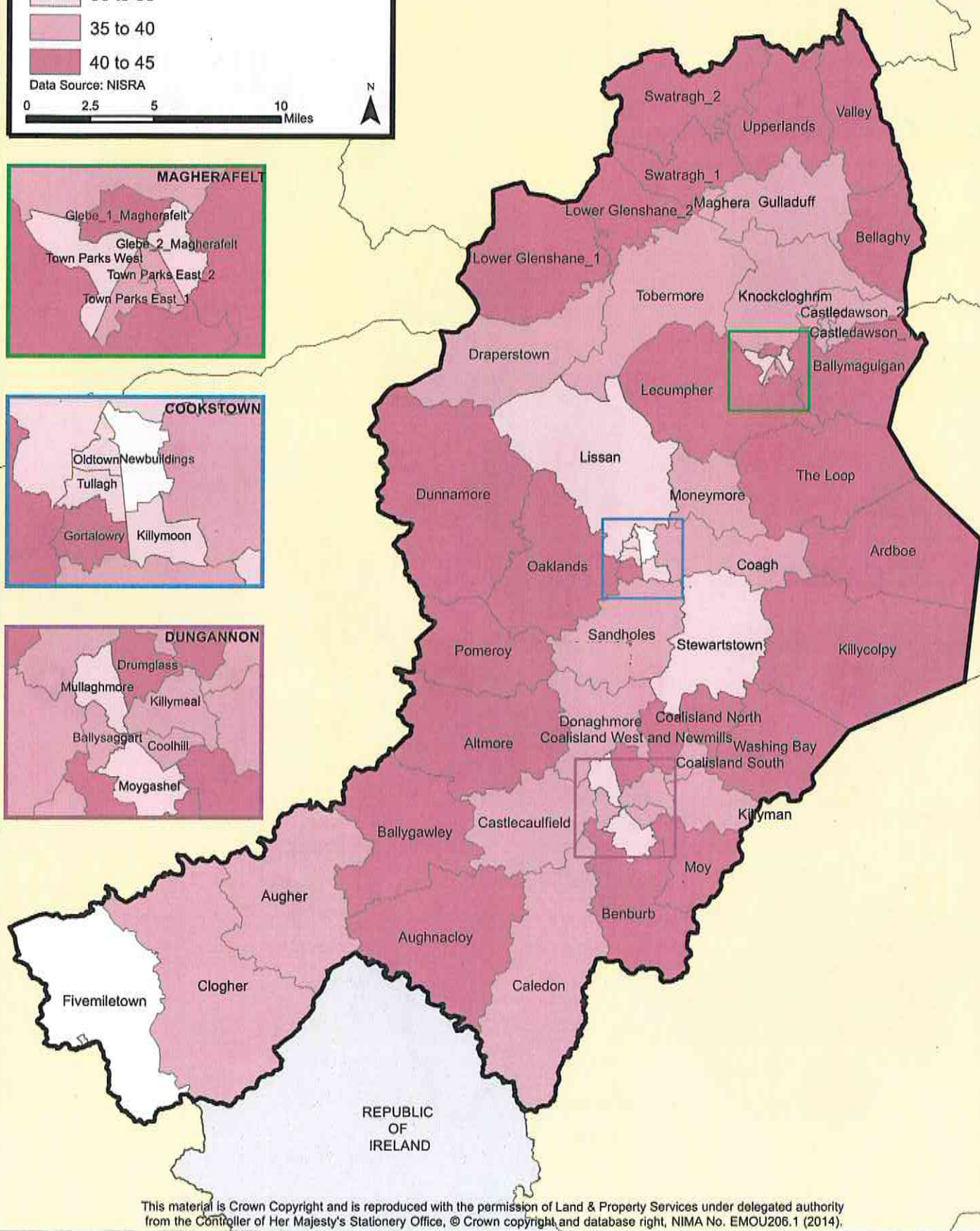
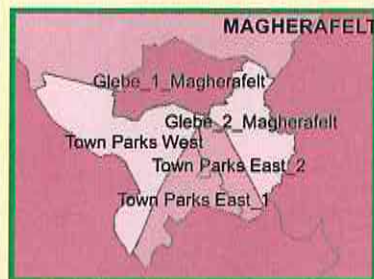
40 to 45

Data Source: NISRA

0 2.5 5 10 Miles

N

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Map No. 7

Mid-Ulster Council Area

Mid-Ulster Council Boundary

% Roman Catholic / Protestant population

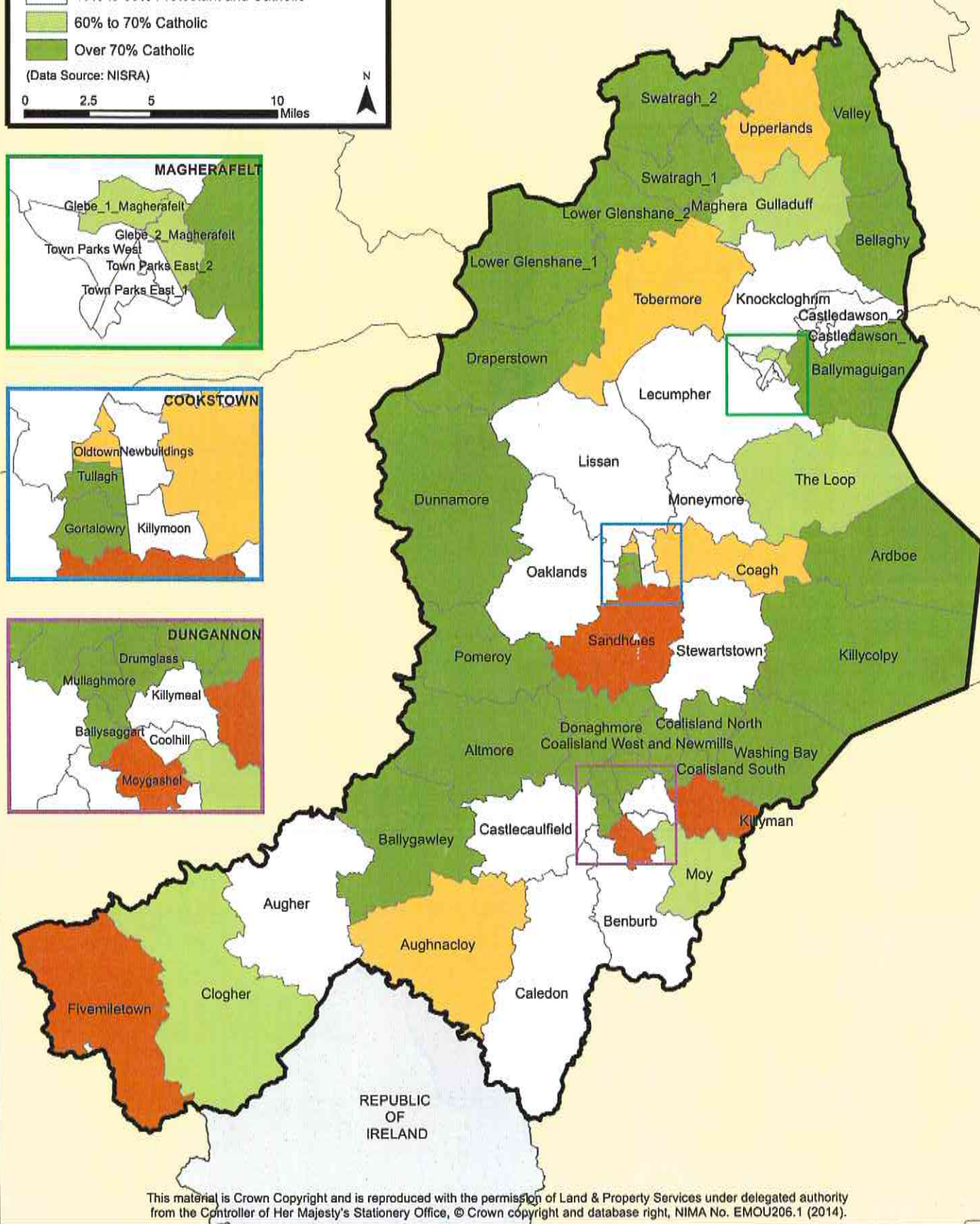
- Over 70% Protestant
- 60% to 70% Protestant
- 40% to 60% Protestant and Catholic
- 60% to 70% Catholic
- Over 70% Catholic

(Data Source: NISRA)

0 2.5 5 10 Miles



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DOE

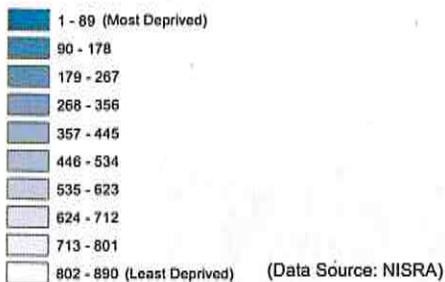
Map No. 8

Mid-Ulster Council Area

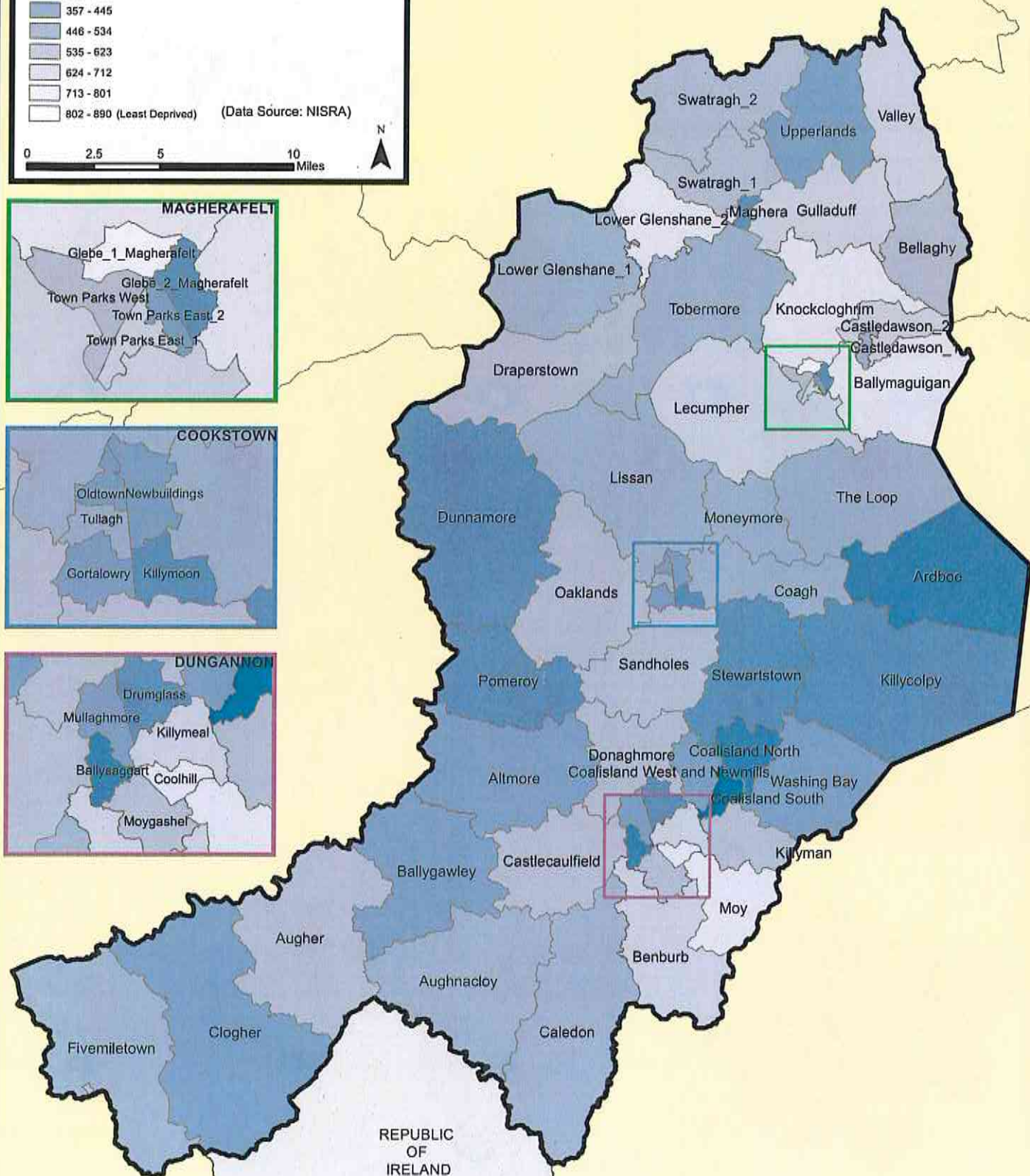


Mid-Ulster Council Boundary

Multiple Deprivation Measure 2010



0 2.5 5 10 Miles



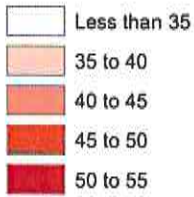


Map No. 9

Mid-Ulster Council Area

Mid-Ulster Council Boundary

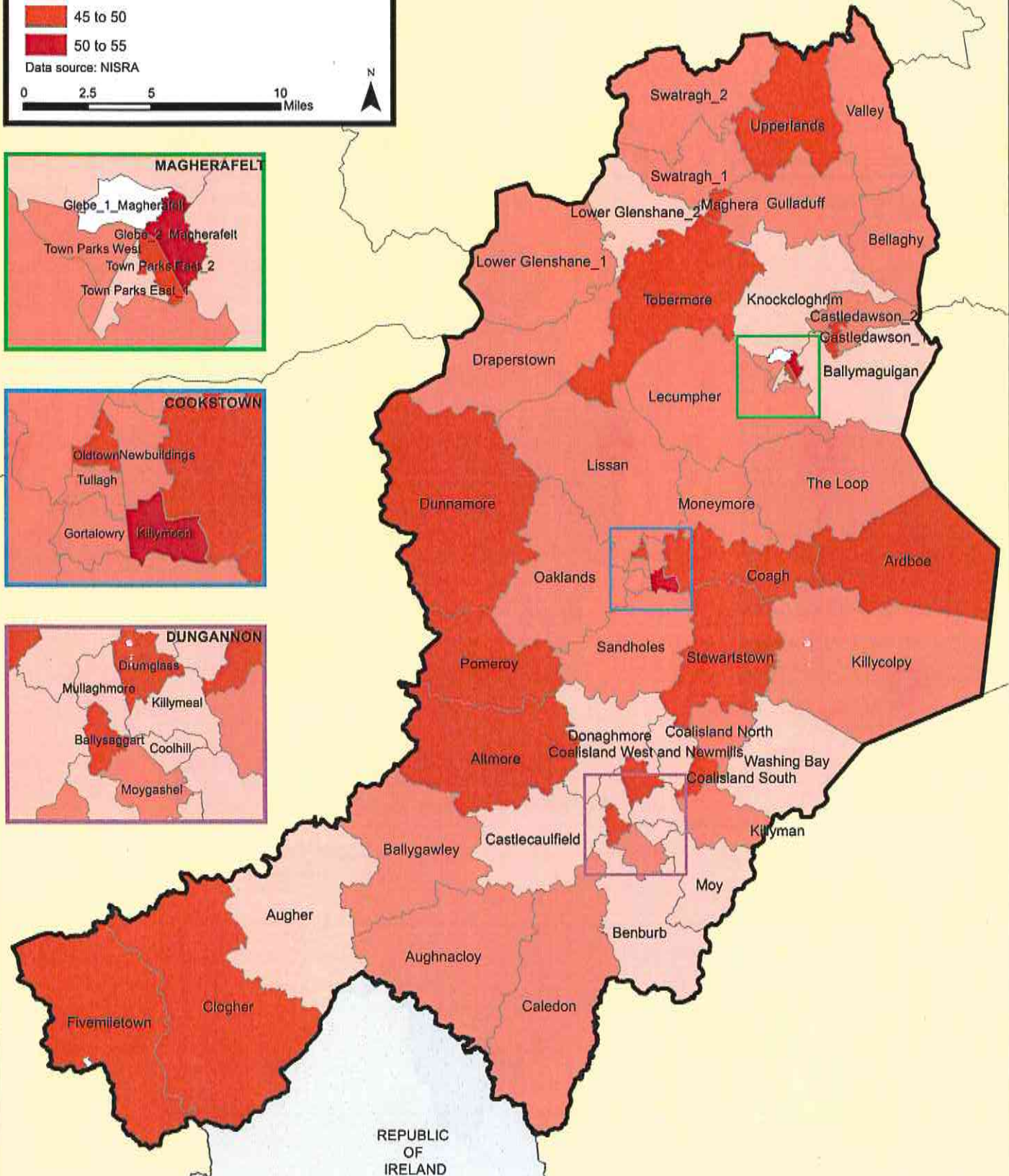
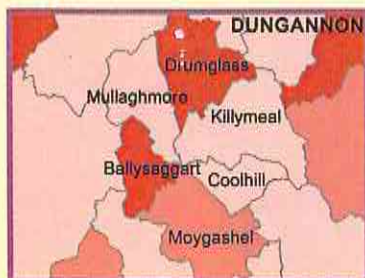
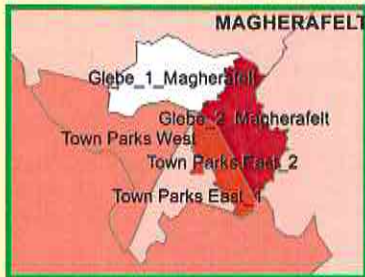
% with no or low (level 1) education



Data source: NISRA



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APPENDIX 2

Dungannon District		
Settlement name	2001 Population (Census 2001)	Projected 2013 Popn ¹ (DoE 2013 estimate)
Aghaginduff/Cabragh	297	409
Annaghmore	255	471
Augher	399	415
Aughnacloy	801	1172
Ballygawley	642	721
Ballynakilly	126	243
Benburb	366	417
Brockagh/Mountjoy	153	281
Caledon	387	488
Cappagh	78	78
Carnteel	n/a	
Carland	60	74
Castlecaulfield	556	687
Clogher	309	511
Clonmore	135	206
Coalisland	4917	5853
Dernagh/Clonoe	219	355
Derrylee	78	100
Donaghmore	947	1149
Dungannon	11139	14049
Dyan	n/a	
Edendork	261	289
Eglis	267	433
Fivemiletown	1108	1323
Galbally	105	228
Granville	279	331
Killeen	405	495
Killyman	375	743
Moy	1218	1632
Newmills	396	661
Tamnamore	267	308
The Bush	189	467
Tullyallen	n/a	

Cookstown District		
Settlement name	2001 Population (Census 2001)	Projected 2013 Popn ¹ (DoE 2013 estimate)
Ardboe	570	717
Ardtrea	n/a	
Ballinderry	330	450
Ballylifford	84	130
Ballyronan	336	627
Churchtown	129	134
Coagh	543	690
Cookstown	10646	12196
Drapersfield	114	114
Drumullan	153	183
Dunamore	93	147
Dunman	n/a	
Gortacladdy	n/a	
Killeenan	192	197
Moneymore	1369	1992
Moortown	315	421
Orritor	111	192
Pomeroy	594	849
Sandholes	150	150
Stewartstown	606	706
The Grange	n/a	
The Loop	147	177
The Rock	129	134
Tullyhogue	168	192

Magherafelt District		
Settlement name	2001 Population (Census 2001)	Projected 2013 Popn ¹ (DoE 2013 estimate)
Ballymaguigan	n/a	
Ballynease	n/a	
Bellaghy	1063	1292
Castledawson	2089	2502
Clady	579	624
Culnady	144	155
Curran	132	132
Desertmartin	276	327
Draperstown	1626	1977
Glen	n/a	
Glenone	318	428
Gracefield	n/a	
Gulladuff	n/a	
Inishrush	114	134
Kilross	n/a	
Knockcloghrim	186	217
Longfield	n/a	
Maghera	3711	4577
Magherafelt	8372	9277
Moneyneary	162	216
Straw	57	388
Swatragh	435	528
Tamlaght	123	177
The Creagh	330	364
The Woods	n/a	
Tobermore	578	1019
Upperlands	535	597

(Average HH size for Dungannon District = 2.73; Cookstown District = 2.72; Magherafelt = 2.83)

¹ DoE estimate based upon number of housing monitor completions since 2001 multiplied by average LGD household size NISRA projection and added to 2001 Census population.

Census data is not available for many of the smaller settlements geographies. In these instances no projection has been made. This primarily affects Dungannon District due to settlement classifications.