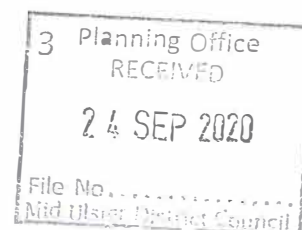


**Hand Delivered**24th September 2020

Our Ref:cc/mid/dps

Planning Office
Ballyronan Road,
Magherafelt
BT45 6EN



Dear Sir/Madam

Re: Mid Ulster Council Local Development Plan (LDP)
Response to the Draft Plan Strategy for lands located at Hospital Road, Magherafelt

This letter relates to the publication of the Mid Ulster Council Draft Plan Strategy which was launched by the council in February 2019. On behalf of Conway Group, we wish to formally respond to specific strategies that the council have identified and in addition to this draw your attention to specific lands in Magherafelt which have been identified in Magherafelt Area Plan 2015 for housing we are of the opinion that these lands will now contribute towards meeting the need for the district as set out in this strategy.

Local Development Plan, Vision and Objectives

'The Local Development Plan vision for Mid Ulster is to make it a desirable place in which to live, work, invest and visit. The Local Development Plan is the spatial representation of the Community Plan. In effect this means focusing major growth in our three main towns of Cookstown, Dungannon and Magherafelt which are the hubs for the District both in acting as a key service centres, being the focus of both public and private transportation. They also act as the key service centres providing shops, key administrative and employment services'

We support this vision as it reflects the Councils aspiration for the area to be a desirable place to work, invest and visit. It will support the growth of the three main towns to be central hubs for the district providing key services for the district. This vision will support the council area to be a desirable place which in turn will meets the needs of the community over the plan period (2015-2030).

Plan Objectives

Three plan objectives have been development to assist the delivery of the plan vision. The plan objectives set out the aims of the LDP and what it hopes to achieve over the plan period. These objectives intend to accommodate people and creating places, create jobs and promote prosperity and finally to enhance the environment and improve infrastructure. We are generally supportive of these objectives in principle. Further discussions on the relevant strategic policies are discussed in detail below.

Growth Strategy and Spatial Planning Framework

The draft plan sets out its spatial growth strategy and spatial planning framework. We are generally supportive of the spatial growth strategy and spatial planning framework outlined and have expanded on the below policies.

SPF 1 - 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;

We support SPF 1 as sustainable development plays a vital role within the Mid Ulster district to accommodate sustainable growth in terms of infrastructure, services and connectivity.

SPF 2 – Focus growth within the three main towns/hubs of Cookstown, Dungannon and Magherafelt and strengthen their roles as the main administrative, trade, employment and residential centres within the District;

SPF2 promotes and encourages development growth in the three main towns/hubs of Cookstown, Dungannon and Magherafelt. We support this approach for these towns to be the centres of trade, employment and residential centres.

Section 4.12 states *“The role of Cookstown, Dungannon and Magherafelt is to be strengthened as economic hubs. This means protecting existing economic zonings and providing economic zonings within them to ensure the creation of 8500 new jobs over the plan period through the provision of at least 170 hectares of economic development land distributed equitably across the three towns at a variety of locations suitable for a mixture of economic uses.”*

It is evident that the council are keen to provide economic growth through the creations of jobs in the district the creation of 8500 new jobs will in turn lead for a need for residential growth in which the council have alluded to in Sections 4.15.

“Economic growth will be supported by and will assist in supporting residential growth. Mid Ulster will require 11,000 new homes by 2030. At present less than 30% of the Districts, households are located in the three towns. Focusing growth in the three hubs means that opportunities should be provided in the Local Policies Plan for 60% of the Districts’ Housing Growth Indicator (HGI) to be located within the three towns. This is around double the figure of existing households living in the three towns.”

The council require a total of 11,000 new homes by 2030 and it is evident that the council wish to concentrate residential growth in the three main towns. We believe that this approach will aid sustainable growth across the district and help meet the LDP vision.



Housing in Settlements

The section begins by stating *“Good quality housing is a fundamental human need that plays a significant role in shaping our lives and our communities. A home is a vital part of people’s lives and contributes to creating a safe, healthy and prosperous society.”*

We support the approach and understand the importance of quality housing and the significant role that a home plays and how it contributes to the prosperity of the district area.

Section 7.10 states *“We recognise the importance of providing the right amount of housing land in the right location to meet housing need. Under-provision can lead to price rises which will bring about a reduced level of access to the housing market. If overprovided for, the housing market can crash resulting in a catastrophe for our economy. Equally, if land is zoned inaccessibly or in the wrong place it can result in urban sprawl or land banking where no efforts are made to develop homes. Thus, in order to achieve a sustainable housing supply, we will ensure an appropriate amount of land is available at a choice of locations across the main towns and that opportunities are also provided in the local towns and smaller settlements.”*

We agree with this point and understand the importance in meeting housing need in the district but in the right location and the appropriate scale.

Lands at Hospital Road/ Tobermore Road, Magherafelt

To conclude we would like to draw your attention to lands at Hospital Road/ Tobermore Road, Magherafelt (map enclosed). The subject site is zoned for housing under the Magherafelt Area Plan 2015; we are currently in the process of preparing an application for housing on this site. The intention is that this development proposal will contribute to the 11,000 new homes required within the district and that the project will aim to make the district a more desirable place in accordance with Mid Ulster Councils Local Development Vision.

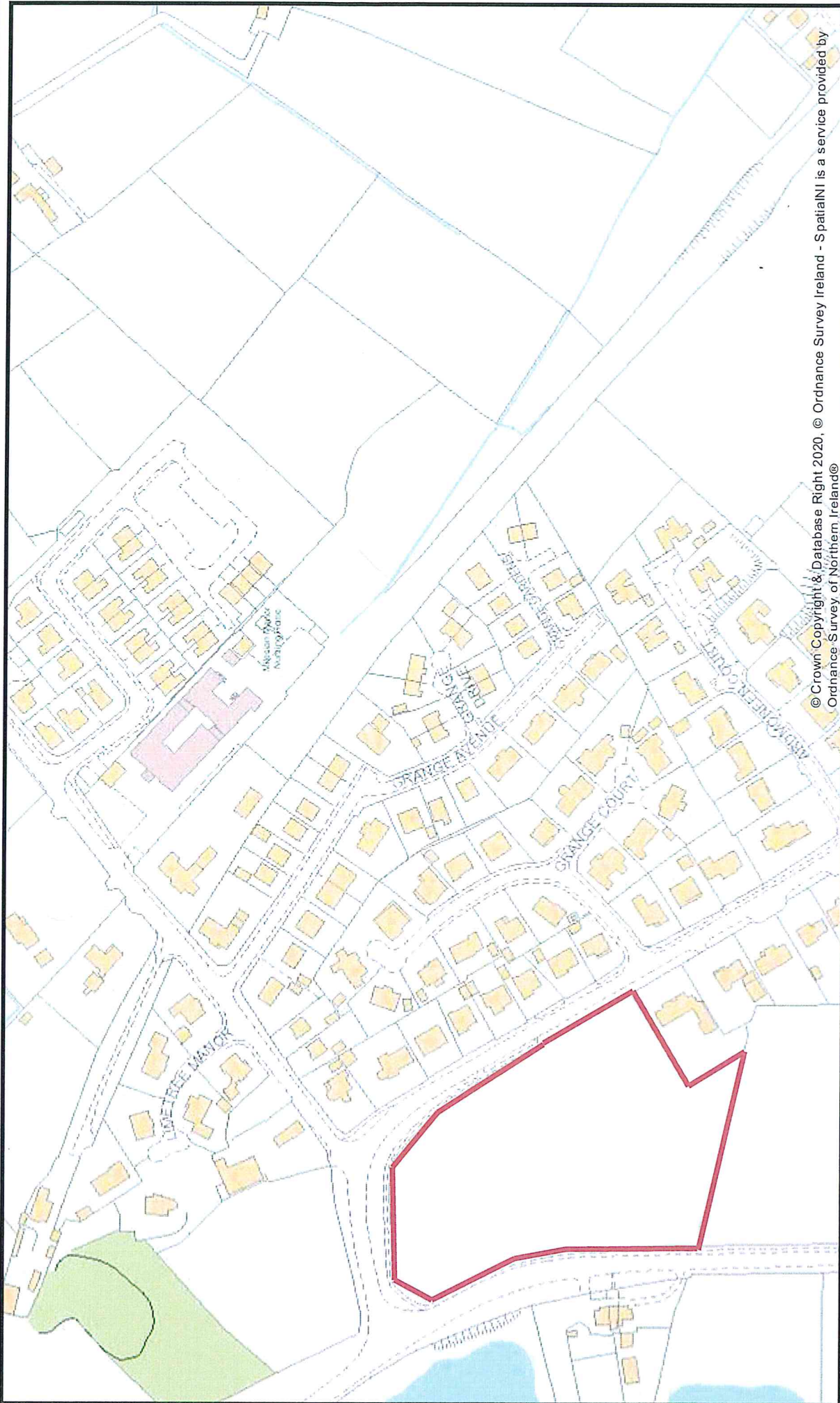
We look forward to working with the council on this project in the next few months. Finally we look forward to receiving an acknowledgement of receipt of this submission and engaging further with the Council as the LDP progresses.

Yours Sincerely,
Conway Group

[Redacted Signature]

Clare Cuskeran
Enc.





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ArcGIS Web Map

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Printed: 24/09/2020

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