

Draft Magherafelt Area Plan 2015

The Departmental Approach to the
Adjusted Housing Growth Indicator for
Magherafelt District (revised and updated
January 2009).

Contents

	Page
1.0 Background	1
2.0 Approach to the Adjusted HGI in Magherafelt District	3
3.0 Re-assessment of Previous Studies	3
4.0 Factors to be Taken into Consideration in the Allocation Of Future Housing Growth Potential	10
5.0 Revised Housing Allocation	14
6.0 Approach to Site Specific Objections	17
7.0 Amount of Additional Housing Growth Potential	19
8.0 Concluding Summary	20

Tables	Page
Table 1: HGI Figures and Potential Housing Yield in dMAP	2
Table 2: Draft Plan Housing Growth Allocation and Potential Housing / Population Yield.	21
Table 3: Notional Draft Plan Housing Growth Allocation – Revised to take Account of Urban Approvals (Towns and Villages) between August 2003 and August 2008 and DMAP Allocation based on the Adjusted HGI.	22
Table 3A: Approved Housing Yield on DMAP Zoned/Designated Housing Sites August 2003 – August 2008.	24
Table 3B: Approved Housing Yield within Designated Urban Footprints of Magherafelt and Maghera from Sites not Designated for Housing in dMAP August 2003 to August 2008	29
Table 3C: Approved Housing Yield in Magherafelt and Maghera, on Greenfield sites (not zoned for housing) between the Urban Footprint and Proposed Development Limit August 2003 – August 2008.	31
Table 3D: Approved Housing Yield within Proposed Development Limits of Villages, from Sites not Designated for Housing in dMAP August 2003 – August 2008.	32
Table 3E: Approved Housing Yield Outside Settlement Development Limits of Towns and Villages proposed in Draft Area Plan between August 2003 and August 2008.	34
Table 5: Social Housing Need for Magherafelt District 2008	36
Table 6: Rural Housing Supply	37
Table 7: Notional Housing Allocation and Potential / Population Yield based on the Adjusted HGI & Pro Rata Increase in dMAP Allocation, Urban Approvals at August 2008 and the Additional Allocation including the Rural Commitment.	38
Table 8: Revised Housing Allocation and Potential / Population Yield based on the Adjusted HGI & Pro Rata Increase in dMAP Allocation, Urban Approvals at August 2008 and the Additional Allocation including the Rural Area	39

THE DEPARTMENTAL APPROACH TO THE ADJUSTED HOUSING GROWTH INDICATOR FOR MAGHERAFELT DISTRICT

1. BACKGROUND

- 1.1 SPG HOU 3 (HGI 1) in the Regional Development Strategy (RDS) sets out the aim of the Department of Regional Development (DRD) to promote regional balance in housing growth across Northern Ireland and established a regional housing need figure of 160,000 dwellings. Within this figure, 77,500 dwellings were allocated to the Belfast Metropolitan Area (BMA) and its hinterland and 82,500 dwellings were allocated to the North, South and West of the Region. HGI 2 deals with the latter and Diagram 8 in the RDS sets out the Housing Growth Indicators (HGIs) for the various council districts included in this area. In this context Magherafelt District was allocated an HGI of 3600 dwellings. The HGIs cover the period from the beginning of January 1999 to the end of December 2015. The draft Magherafelt Area Plan 2015 (dMAP) was formulated within the regional planning policy context of RDS, including the set HGI, and received a certificate of general conformity from DRD on 11 March 2004. DMAP was published on 28 April 2004.
- 1.2 The potential housing yield in dMAP for Magherafelt District, in the published Draft Plan was 5042 units, some 40% over the RDS HGI. This level of over-provision had arisen largely because of housing commitments, mainly in the village tier of the settlement hierarchy.
- 1.3 In January 2005 DRD published a Review of the Regional Housing Growth Indicators for public consultation. Following receipt of comments, a Public Examination was held to examine the methodology used to calculate the figures in the document and the adequacy of the allocation of the figure through the draft HGIs. The Report of the Panel

on the Review of Housing Growth Indicators was produced in March 2006. The recommendations included that the Adjusted HGI for Magherafelt District should be 5100, an increase of 1500 over the RDS HGI of 3600. In the Response by the DRD to the Report of the Panel published in June 2006 this recommendation was accepted.

Table 1 summarises the RDS HGI, the DMAP yield and the Adjusted HGI.

Table 1 HGI figures and potential housing yield in dMAP

	RDS HGI	Potential yield in DMAP	Adjusted HGI
Magherafelt District	3600	5042	5100

1.5 The purpose of this paper is to set out the approach by the Department to the Adjusted HGI for Magherafelt District at the forthcoming Independent Examination. This follows the approach of the Belfast Metropolitan Area Plan (BMAP) in addressing the uplifted HGI for that Plan area, an approach which has been accepted by the Planning Appeals Commission (PAC) at public inquiry subject to the Commission reserving the right to reach its own conclusions on the methodology. It is noted that the Commission, subsequent to the production of the BMAP skeleton paper setting out the broad approach, required a further paper setting out the anticipated implications of the approach for individual sites.

2.0 APPROACH TO THE ADJUSTED HGI IN MAGHERAFELT DISTRICT

2.1 The approach to the Adjusted HGI in Magherafelt District is set out in the following sections as follows:

3.0 Re-assessment of previous studies.

4.0 Factors to be taken into consideration in the allocation of future housing growth potential.

5.0 Revised allocation.

6.0 Approach to site specific objections.

3.0 RE - ASSESSMENT OF PREVIOUS STUDIES

3.1 In addressing the issue of the location and amount of housing growth potential in Magherafelt District in light of the Adjusted HGI, the Department has firstly assessed whether any of the previous studies or work undertaken in association with the housing allocation process needed to be updated or re-done. The outcome of this is set out below. Where appropriate, the findings have been used to up-date the housing allocation and yield figures supplied in the original Draft Plan Population and Housing Technical Supplement, which are reproduced as Table 2 in Appendix 1. The revised housing figures relating to towns and villages incorporate the housing yield associated with planning approvals between August 2003 (the date of the last housing monitor prior to publication of the Draft Plan) and August 2008¹ and are contained in Table 3 of the appendix.

3.2 Assessment of Potential Yield from Committed Housing Sites

Table 3A in the appendix lists those sites zoned or designated for housing in the Draft Plan which:

- a) Were zoned/designated as Committed housing sites on the basis of an extant approval in August 2003

¹ These figures are based on the draft 2008 Northern Ireland Land Use Survey

- b) Were zoned/designated as Committed housing sites on the basis of an anticipated approval at August 2003
- c) Uncommitted sites at August 2003, zoned/designated for housing, which have been approved for housing since August 2003.

Table 3A shows that the housing yield at August 2008 associated with now Committed sites (a, b and c above) is 10 units in excess of the yield anticipated in the Draft Plan at August 2003. This additional yield is incorporated in Table 3.

3.3 Assessment of the Validity of Key Site Requirements relating to Density on Uncommitted Newly Zoned Housing Sites

DMAP identifies minimum densities for housing development on suitable uncommitted sites within the urban footprints which were determined following an assessment of the site context and taking into account the need to promote as much housing as possible within the urban footprints. Similarly on uncommitted greenfield sites a minimum and maximum density is provided in dMAP. Where a range of density was provided in dMAP the maximum density was used to assess remaining potential for the purposes of this paper. Table 3A, in Appendix 1 shows that 12 such sites received planning approval between August 2003 and August 2008. This resulted in a yield of only 17 units more than that anticipated across the 6 settlements in the Draft Plan. Accordingly, it is considered that it is not necessary to reconsider the density requirements and anticipated housing yield of other zoned / designated housing sites which have not yet received planning approval. In these cases it is considered that individual adjustments can be made in response to specific objections, where appropriate.

3.4 Assessment of Windfall Potential within Urban Footprints of Towns

It is considered appropriate to provide an indication of the level of windfall housing development being achieved and revise the allowance if appropriate. In dMAP estimates of windfall potential (ie the

anticipated housing yield over the Plan period emanating from sites not zoned for housing) were made in respect of the defined urban footprints for the towns of Magherafelt and Maghera. A windfall allowance of 65 units was set for Magherafelt and 45 units for Maghera and these figures are included within the Draft Plan allocation and potential yield (see Table 2 of Appendix 1).

Table 3B in Appendix 1 contains figures regarding the yield from windfall development through planning approvals from August 2003 to August 2008. This shows that the windfall estimate has already been approved and exceeded in both towns (exceeded by 107% in Magherafelt and by 87% in Maghera). In these circumstances it is considered that the dMAP allowance for windfall development within the urban footprints of Magherafelt and Maghera requires adjustment. Based on the past trends it is considered that the current rate of increase of windfall provision will not continue over the Plan period as opportunities for this type of development will obviously decrease within the urban footprint. Accordingly, the actual windfall figures as shown in Table 3B have been raised by 50% (to allow for 203 units in Magherafelt and 126 units in Maghera) to the end of the Plan period.

3.5 The Urban Capacity Study

The urban capacity study undertaken as part of dMAP identified a significant number of sites within the urban footprints of Magherafelt and Maghera that are suitable for housing development. Any sites not identified as part of this exercise are still able to be brought forward and will constitute windfall development. It is therefore considered that there is no requirement to carry out a further urban capacity exercise.

3.6 Housing Yield in Towns outside of Urban Footprints

This additional housing yield has accrued on sites beyond defined urban footprints of the towns of Magherafelt and Maghera, which although included within the proposed development limits, were not zoned for housing.

Table 3C in the appendix lists such housing approvals granted between August 2003 and August 2008. This shows an additional 216 units, which have been included in Table 3 under column 6 along with the yield from the already committed greenfield sites. It is considered that there is very little scope for further development of this nature. Accordingly, it seems reasonable not to make any further allowance for additional potential yield from this source.

3.7 Housing Yield in Villages

The RDS does not require urban footprints to be defined nor formal urban capacity studies, including windfall assessments to be carried out for settlements with a population of less than 5000 persons. Whilst this was done in dMAP in respect of Maghera (with a population of 3648 in 2001), it was considered appropriate to carry out this exercise in the circumstances of Maghera being designated as a town and in the top tier of the designated settlement hierarchy.

However, it is acknowledged that some housing development is likely to occur within villages outside sites formally designated for housing in dMAP and hence not accounted for in the potential housing yield of the Draft Plan (Table 2).

Table 3D in the appendix lists such housing approvals within the proposed settlement development limits of the 4 villages which have been granted between August 2003 and August 2008. This shows an additional yield of 180 units which is now included within Table 3 under column 6. Whilst there may be some scope for further development of this nature in the villages, this is likely to be small. Accordingly, it seems reasonable not to make any further allowance for additional potential yield from this source.

3.8 Housing Yield from Greenfield Sites beyond Proposed Settlement Development Limits of Towns and Villages.

This additional housing yield has largely arisen from appeals allowed by the PAC since August 2003, for housing development beyond the settlement development limits proposed in dMAP. Table 3E in the appendix shows the details of these approvals. This table shows that an estimated 281 dwellings has been approved from this source. This yield has been included in column 6 of Table 3. This figure accounts for a significant portion (21% approximately) of the increase in the total potential yield from 5042 to 63531 units. It is considered that the scope for further appeal decisions of this nature is limited because the urban form arguments, which have largely distinguished the allowed appeals, are unlikely to be sustained in respect of the residue of excluded lands which has not yet been subject to any appeal. Accordingly it is considered reasonable not to make any further allowance for additional potential yield from this source.

3.09 Specialist Housing Needs.

The Interim Housing Needs Assessment for Magherafelt District published by the Northern Ireland Housing Executive (NIHE) in June 2003 was taken into account in preparation of dMAP. Whilst the requirement for additional land outside proposed development limits to meet specialist needs can be dealt with as part of the Independent Examination into specific objections, it is considered appropriate to take into account any updated needs information identified by NIHE. In this regard the latest information relating is contained in the NIHE Annual Housing Need Assessment (HNA) for Magherafelt District to be published in September 2008 and discussed further in paragraph 4.2 of this document and Table 5 in Appendix 1. Whilst this document refers to the Low Cost Owner Occupation sector and to affordability issues in the District and to Northern Ireland as a whole, quantified housing need in relation to individual settlements is on the basis of social housing need only. The report did not identify a current need for Traveller Accommodation in Magherafelt District.

3.10 Environmental Designations

A considerable amount of land adjoining the settlement development limits in dMAP is the subject of environmental designations in addition to Green Belt and Countryside Policy Area designations. It is not considered appropriate to carry out any re-assessment of these designations. General and site specific objections will be dealt with at the Independent Examination.

3.11 Countryside Assessment.

It is considered there is no requirement to undertake any further work in association with the Countryside Assessment.

3.12 Broad Evaluation Framework.

The initial housing allocation under the Draft Plan (see Table 2 Appendix 1) allocated housing amongst the 2 towns and 4 villages based upon the Broad Evaluation Framework model as set out in RDS under SPG-HOU 1 (HOU 1.2) and the accompanying Table 3. It is not considered appropriate to carry out a revised broad evaluation framework for 2 reasons. Firstly, there have been no discernible changes since the Draft Plan was published which would suggest that changes in the scores assigned to these settlements under the various evaluation criteria ought to be reviewed. Secondly, the initial allocation to the 6 settlements has been exceeded in each case because of housing commitments. Even taking account of the Adjusted HGI of 5100 units and applying a pro rata increase in the initial allocation under the Draft Plan to these settlements (as done in Table 3 of Appendix 1), this situation remains unchanged with the exception of Magherafelt. Commitments, therefore, have a very significant impact on the spatial distribution of housing growth in the District.

3.13 Allocation to Settlements

In view of the Adjusted HGI it is considered that a re-allocation of housing growth potential between settlements is necessary. The factors to be taken into consideration are set out in section 4 of the report.

3.14 Allowance to the Open Countryside and Small Settlements.

The allowance to the open countryside and 21 small settlements (the Rural Area) in dMAP was set at 1300 dwellings, this constituting 36% of the original District HGI (see Table 2 of Appendix 1). The dMAP Population and Housing Technical Supplement in section 5.3 refers to a number of factors influencing the Draft Plan Urban / Rural housing distribution. It is acknowledged in section 5.3 that the figure of 1300 units for the Rural Area is significantly less than that which would accrue from the continuation over the Plan period of prevailing building rates between 1998-2002. This would have resulted in an allocation of some 2700 units to the Rural Area. It is also acknowledged in section 5.3 that the figure of 1300 units is significantly less than that which would reflect the proportion of the population resident in the Rural Area in 2001. This would have resulted in an allocation of some 2000 units, ie around 56% of the original HGI. However it was considered that both these levels of allocation to the rural area would not achieve a complementary urban/rural balance and would leave an insufficient allocation to the towns and villages, thereby failing to meet sustainable development objectives. The allocation of 1300 was considered appropriate at the time given these concerns and also taking account of the proposed (Draft Plan) increase (by approximately 40%) in the extent of the Rural Area subject to policy restriction through the extension of Green Belts and extension / designation of new Countryside Policy Areas. The diminishing number of suitable sites in rural areas subject to development pressure was also a consideration. Notwithstanding the above, the Technical Supplement states in section 5.3 that the level of development actually taking place over the ensuing Plan period will be monitored and that the adequacy of the rural

element of the housing supply will be examined at the time of Plan Review (then forecasted to be in 2008). It was also stated that there would be scope for readjustments at Plan Review in accordance with the regional policy context then prevailing.

As a result of substantial delay in the plan process there will obviously be no Review of the Plan in 2008. Given that the housing allocation as a whole is now to be reviewed as a result of the Adjusted HGI, it seems reasonable to examine the rural element of the housing supply as it stands at present and to make any adjustments to the housing allocations which are deemed to be necessary. This analysis has been carried out with the benefit of the Rural Housing monitor which has been operational in Magherafelt District since August 2003. The outcome of this analysis is set out in section 5 of the report.

4.0 FACTORS TO BE TAKEN INTO CONSIDERATION IN THE ALLOCATION OF FUTURE HOUSING GROWTH POTENTIAL.

4.1 RDS Directions

The RDS does not provide specific guidance as to the distribution of housing growth in Magherafelt District. However the development of the main towns of districts, with their strategic role as hubs of economic activity and services, is regarded as important in achieving a balanced spread of growth across the Region. This is a recurring theme of the RDS (see for example paragraph 4 of HGI 3). The RDS further considers the development of main towns to be of special importance in circumstances where they are under-performing and failing to attain the 'critical mass' which is needed for them to act as counter-magnets to the 'economic pull' of the cities (HGI 3).

Appendix 7 of the RDS shows that in 1998 the population of Magherafelt town accounted for only 20% of the District population, the second lowest percentage figure when compared with all the other district towns in the Region. This suggests that Magherafelt was under-performing at that time. Table 2 in Appendix 1 shows that by 2001 the population of Magherafelt town accounted for 21% of the District

population, therefore this situation remained essentially unchanged at the time of the last census. Table 2 also shows the estimated population of Magherafelt town by the end of the Plan period in 2015 based on the scale of housing provided for in the Draft Plan. It is estimated that Magherafelt town would then accommodate some 23%, of the District population. The average percent of the district population in the principal urban centre across Northern Ireland is 36% based on 1998 population figures within Appendix 7 of the RDS. Magherafelt is an important urban local hub providing a wide range of services to a large rural area and on this basis the Plan will now consider a further uplift of the settlement within its current Plan settlement hierarchy. This trend is considered to be positive in the above mentioned context providing justification, in terms of RDS directions, in allocating further housing to Magherafelt town.

4.2 **Social Housing**

The most recent information regarding social housing needs in Magherafelt District is contained in the Annual Housing Need Assessment (HNA) to be published by Northern Ireland Housing Executive (NIHE) in September 2008. Table 5 of this document indicates a total social new build requirement in the District of 285 dwellings over the 5 year period to 2012, with the caveat that this figure is to be kept under review. Of this figure, 130 units, or almost 46% of the total, is required in Magherafelt town. Elsewhere, the social housing need identified for individual settlements is relatively small, the most significant figures arising in Maghera and Draperstown where the HNA specifies a need for 60 and 45 units in each settlement respectively. It is also noted that the estimated need for Supported Housing (40 dwellings over the next 5 year period) is confined to Magherafelt town. Table 5 in Appendix 1 shows the distribution of social housing need between settlements and also the shortfalls taking account of NIHE owned land which has been zoned for housing in dMAP. This pattern of social housing need would also seem to provide justification to further increase the housing allocation to Magherafelt town.

4.3 The Rural Area Housing Supply

The justification for taking account of the current rural housing supply as a factor in the allocation of future housing growth potential has been set out in section 3.15 of this report.

The estimate of the rural housing supply at August 2008 is set out in Table 6 of this report. This shows an estimated commitment of around 3494 dwellings in the Rural Area. This estimate includes the following main components:

- Single dwellings built in the open countryside from January 1999 to August 2008 – 1522 units
- Dwellings built in the 21 small settlements from January 1999 to August 2008 – 381 units
- Live approvals for single dwellings in the open countryside at August 2008 – 1201 units (assuming 90% take up, 1080 units)
- The estimated housing yield from live approvals for housing in the 21 small settlements at August 2008 – 511 units

This figure is substantial and demonstrates a marked increase in development pressure in the rural area since the Draft Plan was published in April 2004. As referred to in section 3.15, a figure of around 2700 additional units may have materialised by the end of the Plan period on the basis of prevailing building rates between 1998 and 2002. Instead, it has been exceeded with some 7 years of the Plan period still to expire.

It should also be noted that the estimated housing commitment in the Rural Area does not take account of the remaining housing capacity within the small settlements nor any allowance for dwellings which may be approved in the open countryside over the remainder of the Plan period. As regards the latter, much would seem to depend on the future policy direction set by draft PPS 21 'Sustainable Development in the Countryside' published in November 2008.

4.4 The Housing Allocation Process

The housing allocation process in dMAP published in 2004 is in compliance with guidelines set out in RDS and draft PPS 12 'Housing in Settlements' (PPS 12 was not published in final form until July 2005). The procedure adopted in dMAP is set out in section 5.2 of the Population and Housing Technical Supplement to the Draft Plan. Initial steps in this process included the specification of an urban / rural distribution and the specification of an initial allocation to the towns and villages based on the Evaluation Framework, all within the parameter of the original HGI of 3600 units. Subsequent steps in the process took account of housing yield in the towns and villages arising from a number of sources, including commitments, uncommitted new housing zonings / designations and potential windfall in the urban footprints of the two towns. The potential housing yield which emerged at the end of this process was either the initial allocation to the particular settlement or the emergent housing yield figure, whichever was the greatest in numerical terms. In regard to the Rural allocation, it was the initial allocation which emerged at the end of this process as the potential housing yield figure.

In considering the issue as to how the Adjusted HGI is to be addressed in the housing allocation process and in regard to the towns and villages, it was determined that this process should be carried out using essentially the same methodology applied to the new HGI of 5100 units. The outcome of this is set out in section 5 of this report.

However, in regard to the Rural allocation, it is considered appropriate now, for the reasons outlined in section 3.15, to take account of the existing housing supply as detailed in section 4.3.

5.0 REVISED HOUSING ALLOCATION

5.1 The revised housing allocation takes account of the 4 factors referred to in section 4 of this report. In terms of the housing allocation process, Table 3 takes account of the original methodology and shows a

notional allocation based on a pro rata increase in the HGI to the initial (Draft Plan) allocation to the towns and villages and also to the Rural Area. The potential housing yield figure for each of the towns and villages is based on updated commitments. This potential yield figure exceeds the revised initial allocation and therefore supersedes it. In Magherafelt town the revised initial allocation of 2142 units just exceeds the updated yield figure of 2094 units (see table 3). Accordingly, under this scenario, the initial allocation remains as the housing allocation for Magherafelt town, with a requirement for only a further 48 units to meet this target.

5.2 As stated in section 4.3, the estimated rural housing supply in Magherafelt District at August 2008 amounted to some 3494 units and the components of this are set out in Table 6. It is considered that the revised housing allocation ought now to include this committed figure for the Rural Area.

In addition it is considered appropriate to include an estimated allowance for a rural housing yield throughout the remainder of the Plan period, ie 7 years from August 2008. Within the 21 small settlements an allowance of 200 units has been allocated which is based on capacity and densities taken from surrounding areas, rather than applying a fixed density of 25 dwellings per hectare.

Within the open countryside an allowance of 700 units has been allocated. This is a projected figure based on a forecast of average building rates of 100 dwellings a year and taking into account past building rates in GB/CPAs and rural remainder and the possible impact of the recently published PPS21.

However, it is acknowledged that this figure may need to be revised depending upon the future planning policy context affecting the rural area. Taking the above 3 factors into account, the overall rural allocation is amended to 4400 units, this representing some 49% of the notional District allocation of 8965 units under this scenario (Table 7).

5.3 In the light of RDS directions as referred to in section 4.1, it is considered that the initial allocation to Magherafelt should, as a minimum, be uplifted in pro rata fashion, ie 42% of the amended HGI. This provides a potential housing yield of 2142 units, 48 units lower than the existing estimated yield for the town. However, Table 7 shows that after taking account of the actual potential in Magherafelt town (2094) and the estimated rural housing supply (detailed in section 5.2 above), that this allocation of 2142 to units to Magherafelt town constitutes only 24% of the overall potential District housing yield. This represents a fall of some 11.5% when compared to the Draft Plan allocation (see Table 2).

In terms of population, it is estimated that Magherafelt town would accommodate around 22% of the District population by 2015 taking account of this allocation and the current estimated rural housing supply. This compares with an actual proportion of 21% in 2001 and around 23% estimated proportion under the Draft Plan allocation (see Table 2).

The notional housing allocation shown in Table 7 provides for an increased allocation of that currently anticipated through commitments, the remaining potential yield from new housing zonings not yet approved and the original estimate of potential windfall development within the urban footprints of Magherafelt and Maghera. However, in relative terms, as outlined above, this allocation does not secure any significant gain for Magherafelt town in the context of RDS directions. Accordingly, in the light of directions in the RDS it is considered that the relative proportion of housing growth allocated to Magherafelt town should be increased. In order for Magherafelt town to attain almost 30% of the potential housing yield, a figure which is considered to be the minimum appropriate figure, then it is necessary to increase the initial allocation from 2142 to 2700 units.

Given this further revision of the initial allocation, this in turn will require additional land, amounting to some 24 hectares, to be identified to provide for some 606 dwellings, i.e. the shortfall between the current anticipated yield and this revised housing allocation.

5.4 The revised housing allocation is shown in Table 8 in Appendix 1. This allocation has evolved after taking account of the 4 factors taken into consideration in the allocation of future housing growth potential, as referred to in section 4 of this report. The way in which consideration of these factors has translated into the numerical disposition of the revised allocation is detailed in section 5. It is noted that the overall potential yield for the District emanating from this revised allocation amounts to some 9523 units or 87% in excess of the Adjusted HGI.

6.0 APPROACH TO SITE SPECIFIC OBJECTIONS

Under the revised allocation, Magherafelt town is the only settlement where additional land is needed to meet the housing allocation. In relation to this the Department has identified a number of criteria to be used to assess the suitability of individual sites for future housing growth above that which is already provided for in the Draft Plan, as follows:

6.1 Excluded Land Included within the Development limit of the Extant Magherafelt Area Plan (MAP) 1976-1996

Around 25 hectares of land within the existing development limit of Magherafelt was excluded from the proposed Draft Plan settlement development limit. This land lies in the eastern and south-eastern fringes of the town beyond the line of the proposed Eastern bypass road. Some 7.6 hectares of this land has been considered for housing development on appeal by the PAC (Ref H/2003/0522/O) with land amounting to 2.8 hectares approved for housing within this area and which has already been taken into account in the revised allocation. The remaining 4.8 hectares was not considered to be suitable for housing development by the PAC.

A further area of some 10 hectares (west of Ballyronan Road) is used for recreation and it is intended that this use should be protected under PPS 8 "Open Space, Sport and Outdoor Recreation". Aside from these

areas and subject to satisfaction of the criteria specified at 6.2 and 6.3 below, the Department considers the balance of the undeveloped lands included within the existing development limit to be suitable for further housing growth and will give greatest weighting to objection sites in such areas.

6.2 Environmental designations

Some lands adjoining the proposed settlement development limit of Magherafelt in the Draft Plan have been designated as Local Landscape Policy Areas (LLPAs). LLPAs are designated within the policy context of PPS 6 “Planning, Archaeology and the Built Heritage”. This designation is intended to help protect environmental assets within or adjoining settlements. In Magherafelt, as elsewhere, such land is considered to be of importance to the setting of the settlement. The Department considers that land which is subject to environmental designations, including LLPAs, is less acceptable in terms of suitability for further housing growth.

6.3 Constraints on development

Sites which have constraints regarding infrastructure, access, potential to flood, steep slopes and other physical constraints are not considered as suitable for further housing growth.

6.4 The following three factors will be used to make judgements between those sites beyond the existing development limit of Magherafelt which are not excluded on the basis of the previous two factors :

- **Compact urban form**

Sites where development will maintain a compact urban form will be preferred to sites where development will result in or promote urban sprawl or a tendency toward excessive urban growth in one specific direction.

- **Definition of development limits**

Where the development limit in the Draft Plan follows a well defined physical boundary including a major road, river or other physical feature then breach of that boundary to allow for growth will not be the preferred option if other sites that can be more readily absorbed into the urban form are available.

- **Social Housing**

A site which is considered as suitable in terms of meeting a social housing need will be a preferred option to other sites.

6.5 In order to assist the Independent Examination process, the Department would propose to submit the following information in relation to site specific housing objections prior to the second stage of the Independent Examination :

- An indication of those objection sites which are considered to be acceptable in principle for housing in terms of the six listed criteria.
- An indication of those objection sites which are considered unacceptable for reasons other than housing need (constraints, environmental issues etc) and an indication of those reasons.
- An indication where the Department considers there may be more appropriate alternative sites for housing in Magherafelt which are not the subject of objection. While the Department would be prepared to indicate in very broad terms possible areas which might be considered to be appropriate for housing, the specific location or the relative merits of alternative sites would not be considered as open for discussion.

7.0 Amount of Additional Housing Growth Potential

7.1 Reference to the quantum of land in Magherafelt to meet the revised housing allocation has already been made in paragraph 5.3. However

the precise amount of additional housing land to be brought forward in the adopted plan will take account of a number of factors including:

- The Adjusted HGI
- The removal of sites zoned for housing in the Draft Plan following the Independent Examination process
- Re-zoning for housing of land which is zoned for an alternative use in the Draft Plan following the Independent Examination process
- Inclusion of land which is currently the subject of environmental designations following the Independent Examination process
- The amount of land considered suitable for housing but which is not the subject of objection
- The assessment by DRD of general conformity taking into account the level of over provision

8.0 CONCLUDING SUMMARY

8.1 By way of the summary, the key strategic factors associated with the Adjusted HGI in the Magherafelt District that are raised in this Report are:

- The high levels of commitments in urban and rural areas have significantly impacted on the allocation of housing growth to and within the District;
- There is a need to make further allowance for additional housing growth allocation to the rural area;
- There is a need to maintain Magherafelt's position within the Districts settlement hierarchy resulting in the need for additional land to be zoned for housing around the Town, and
- This has resulted in a revised Draft Plan allocation of 9523 units, 87% in excess of the Adjusted HGI.

Appendix 1

Table 2: Draft Plan Housing Growth Allocation and Potential Housing Yield

Settlement	(1) Actual Population 2001 Census	(2) Initial Allocation	(3) Units Built (31 Dec '98 To 1 Jan 2000)	(4) Potential Yield from Urban Capacity Site	(5) Potential Windfall	(6) Potential Yield from Committed Greenfield Sites	(7) Total Potential Yield = Column: 3+4+5+6	(8) Potential Yield from Additional Greenfield Sites	(9) Total Potential Yield = Column 7+8	(10) Estimated Population 2015
Magherafelt	8289 (21%)	1500 (42%)	30	519	65	152	766	1024	1790 (35.5%)	10762 (23%)
Maghera	3648 (9.2%)	400 (11%)	18	178	45	338	579	41	620 (12.3%)	4505 (9.6%)
Bellaghy	1071 (2.7%)	100 (2.7%)	13			247	260	113	373 (7.4%)	1586 (3.4%)
Castledawson	2085 (5.2%)	100 (2.7%)	30			152	182	93	275 (5.5%)	2465 (5.3%)
Draperstown	1626 (4.1%)	100 (2.7%)	11			386	397	104	501 (9.9%)	2318 (4.9%)
Tobermore	576 (1.4%)	100 (2.7%)	17			105	122	61	183 (3.6%)	829 (1.7%)
TOTAL URBAN	17295 (43.5%)	2300 (64%)	119	697	110	1380	2306	1436	3742 (74.2%)	22465 (48%)
RURAL ALLOCATION	22485 (56.5%)	1300 (36%)							1300 (25.8%)	24281 (52%)
TOTAL UNITS	39780	3600							5042	46746

Table 3 Notional Draft Plan Housing Growth Allocation – Revised to take account of urban approvals (towns and villages) between August 2003 and August 2008 and dMAP allocation based on the Revised HGI

Settlement	(1) Actual Popul ation 2001 Censu s	(2) Initial Alloca tion	(2b) Revis ed HGI	(3) Units Built (31 Dec '98 To 1 Jan 2000)	(4) Potential Yield from Urban Capacity Site *	(5) Potential Windfall **	(6) Potential Yield from Committed Greenfield Sites***	(7) Total Potential Yield from Built, Committed Urban Capacity and Windfall 3+4+5+6	(8) Potential Yield from Additional Greenfield Sites ****	(9) Total Potential Yield Column s 7+8	(10) Estimated Population 2015
Magherafelt	8289 21%	1500 (42%)	2142 (42%)	30	513	203	288	1034	1060	2094 33%	11037 (23%)
Maghera	3648 9.2%	400 (11%)	561 (11%)	18	199	126	451	794	0	794 12%	4690 (10%)
Bellaghy	1071 2.7%	100 (2.7%)	140 2.7%	13			263	276	101	377 6%	1530 (3%)
Castledawson	2085 5.2%	100 (2.7%)	140 2.7%	30			311	341	75	416 7%	2613 (5%)
Draperstown	1626 4.1%	100 (2.7%)	140 2.7%	11			388	399	142	541 9%	2336 (5%)
Tobermore	576 1.4%	100 (2.7%)	140 2.7%	17			234	251	44	295 5%	963 (2%)
TOTAL URBAN	17295 43.5%	2300 (64%)	3315 64%	119	712	329	1935	3095	1422	4517 71%	23222 (48%)
RURAL ALLOCATION	22485 56.5%	1300 (36%)	1836 (36%)							1836 29%	24894 (52%)
TOTAL UNITS	39780	3600	5099							6353	48116

- * a) Dwellings committed and built at August 2003
- b) Estimated Housing Yield for Uncommitted Zoned land at August 2003
- c) Includes differences in estimated yields (from a and b above) arising from approvals between August 2003 and August 2008

- ** Includes an estimate of the potential housing yield over the Plan period from unzoned sites within the urban footprint of Towns

- *** a) Includes dwellings built in villages and outside urban footprint of towns between 1 January 2000 and 1 August 2003
- b) Includes estimated housing yield from committed sites (in areas at a above) at 1 August 2003. These yields are revised where subsequent approvals have issued between August 2003 and August 2008.
- c) Includes housing approved on greenfield sites (in areas at a above)) within proposed development limits (excluding Draft Plan zoned /designated housing sites) between August 2003 and August 2008
- d) Includes housing approved by PAC outside of Draft Plan proposed settlement development limits between August 2003 and August 2008

- **** Includes dMAP estimated housing yield for zoned / designated uncommitted sites in the villages and greenfield housing sites in the towns not approved at September 2008.

Table 3A: Approved Housing Yield on DMAP Zoned / Designated Housing Sites – Aug 2003 to Aug 2008

Settlement	DMAP Housing Ref	DMAP est Yield (units)	Approved Yield – Post Aug 2003	Estimated remaining capacity (of area not included in approval)	Estimated Surplus / Deficit (units)
Magherafelt Greenfield	MT03/01 (2845)	36	N/A	0	0
	MT 03/05 (13950)	12	H/06/0428/O 14/09/06 12 units	0	0
	MT 03/06 (14004)	69	H/03/0222/F 10/02/04 69 units	0	0
	MT 03/10 (2875)	28	H/06/0739/F 14/02/07 Inc to 29 unit	0	+1
Magherafelt Urban Footprint	MT03/02 (13840)	18	H/03/1028/R 05/12/04 18 units	0	0
	MT03/03 (2883)	13	H/04/0289/F 07/03/05 24 units	0	+11
	MT03/04	17	N/A	0	0
	MT03/07 (14033)	16	H/02/1082/F 20/05/04 16 units	0	0
	MT03/08 (14039)	10	H/02/0051/F 09/04/04 10 units	0	0
	MT03/09 (14024)	18	H/01/0260/F 07/04/04	0	0
	MT 04 (2880)	18	H/03/0781/O 22/02/05 15 units	0	-3

Magherafelt Total		255		0	+9
Maghera Urban Footprint	MA 03/01 2936	23	N/A	0	0
	MA 04 14234	6	H/03/0899/O 27/4/04 12 units	0	+6
Maghera Greenfield	MA03/02	26	H/02/0624/F 11/3/04 19 units	0	-14
	MA 08 14021	41 (67 units total)	H/00/0420/F 6/5/05 5 units H/05/0861/F 28/8/07 27 units H/04/0576/F 15/05/07 2 units (53 units total)		
	MA03/03 2928	52	H/00/0877/F 31/3/05 52 units H/04/0003/F 25/5/06 9 units (61 units total)	0	+9
	MA03/04 14216	103	H/03/0086/F 17/6/05 93 units	0	-10
Maghera Total		251		0	-9
Bellaghy	BY 03/1 (13923)	25	H/04/1487/RM (19/06/06)	0	+6

			H/07/0401/F (15/05/08) 31units		
	BY 03/2 (14209)	23	H/01/0977/O 05/07/05 18 units	0	-5
	BY 03/3 (14119)	48	H/03/1497/F 17/09/04 40 units	0	-8
	BY 03/4 (14486)	13	H/03/0191/F 15/11/06 12 units	0	-1
	BY 03/5 (14120)	82	H/03/0597/O 16/10/04 47 units	35	0
	BY 05 (14091)	11	H/05/0704/F 25/09/07 9 units	3	+1
	BY 06 (14513)	16	H/04/0930/O 22/01/07 6 units Approval only on part of BY06	12	+2
	Bellaghy Total	218		50	-5
Castledawson	CN 03/1 (13841)	75	H/03/1158/F (07/04/04) 75 units	0	0
	CN 03/2 (14081)	12	H/01/0970/F 05/07/05 12 units	0	0
	CN 05 (14082) (14504)	77	H/05/0535/O 17/09/04	69	+1

			9 units		
Castledawson Total		164		69	+1
Draperstown	DN 03/1 (13382)	189	H/05/0751/F 09/06/06 2 units	0	-3
	(14771)		H/03/0469/F 16/08/08 70 units	0	
	(14772)		No approval (72 units total)	114	
	DN 03/2 (14515)	39	H/04/1214/O 15/02/07 32 units	0	-7
	DN 03/3 (14447)	10	N/A	0	0
	DN 04 (14173)	57	H/05/1294/F 12/06/07 69 units	0	+28
	(14581)		H/07/0732/F 13/06/08 16 units		
			H/03/1026/O 09/01/07 (85 units total)		
	DN 06 (14427)	13	H/05/0766/O 27/07/06 12 units	0	-1
	DN 07 (13379 part of	6	H/04/0908/F 06/01/06 Community Sports Hall	0	-3
			H/06/0057/F 28/04/06		

	site)		3 units		
	DN 09	10	H/03/1175/O 19/08/05 10 units	0	0
Draperstown Total		324		114	+14
Tobermore	TE 03 (14230)	15	H/05/0010/F 01/12/05 15 units H/02/0561/O 26/08/04	0	0
	TE 04 (14147)	10	H/05/0559/F 15/04/08 10 units	0	0
Tobermore Total		25		0	0
FINAL TOTAL		1237		233	+10

Table 3B: Approved Housing Yield within Designated Urban Footprint of towns of Magherafelt and Maghera from sites not designated for housing in dMAP August 2003 to August 2008

Settlement Nilud Ref	Application Ref	Approval Date	Approved Yield (net gain)
Magherafelt			
14461	H/07/0655/F	13/12/07	1
14645	H/07/0578/F	20/11/07	1
14625	H/05/1159/F	20/09/07	1
14559	H/06/0164/F	30/04/07	13
14557	H/06/0715/F	16/02/07	1
14552	H/04/0301/F	20/03/07	10
14549	H/06/0948/F	15/03/07	1
14547	H/06/0819/RM	15/03/07	1
14546	H/06/0828/F	15/03/07	2
14543	H/06/0756/O	24/04/07	25
14532	H/04/0301/F	20/03/07	12
14530	H/06/0774/F	15/03/07	1
14519	H/05/0518/F	14/12/06	1
14518	H/06/0565/F	28/12/06	1
14517	H/05/0705/O	27/02/07	4
14516	H/05/0905/O	14/02/07	9
14511	H/05/1136/O	18/01/07	4
14482	H/05/0101/F	08/11/06	4
14479	H/06/0621/F	16/10/05	1
14458	H/07/0205/RM	11/05/07	2
14431	H/05/1241/F	27/07/06	2
14347	H/05/0426/F	19/02/05	2
14312	H/06/0469/O	10/08/06	1
14311	H/2002/0776/F	10/10/02	1
14310	H/06/0868/F	17/10/07	4
14273	H/05/0253/F	12/10/05	2
14256	H/04/1349/F	12/10/05	1
14254	H/06/0280/RM H/04/1423/O	03/07/06 22/09/05	1
14245	H/05/0431/F	23/08/05	1
14177	H/08/0059/O H/03/1282/O	15/05/08 21/02/05	3
14157	H/02/1013/F	18/02/05	1
14148	H/05/0689/F H/04/0063/O	07/11/07 21/01/05	9
14029	H/02/1039/F	14/05/04	4
14018	H/05/0320/RM	01/08/05	1

	H/03/1483/O	14/04/04	
13859	H/04/0025/RM	08/04/04	1
13413	H/05/0148/O	10/11/05	5
Magherafelt Total			135
Maghera			
14595	H/07/0278/F	15/06/07	2
14567	H/04/1492/F	11/04/07	4
14561	H/07/0079/O	30/04/07	1
14560	H/06/0864/O	27/04/07	1
14548	H/06/0673/O	15/02/07	2
14545	H/06/0525/O	06/03/07	4
14540	H/06/0437/F	09/02/07	2
14432	H/05/1305/F	04/07/06	1
14428	H/05/1063/O	03/07/06	1
14364	H/05/0056/F	27/02/06	1
14354	H/05/0106/F	28/03/06	3
14268	H/03/1038/O	24/10/05	23
14132	H/04/0751/F	18/12/04	1
14093	H/05/0493/O H/04/0142/O	19/12/05 31/10/04	4
14032	H/05/0934/F H/04/0798/F H/03/0683/O	02/05/07 28/04/05 13/05/04	2
14028	H/06/0306/O H/02/1154/F	24/04/07 14/05/04	22
14022	H/03/0974/F	11/03/04	8
13571	H/06/0876/F	18/04/08	1
2529	H/04/0294/F	13/03/05	1
Maghera Total			84
TOTAL			219

Table 3C: Approved Housing Yield in Towns – on Greenfield Sites (not zoned for housing in dMAP) between Urban Footprint and Proposed Development Limit - post August 2003

Settlement Nilud Ref	Application Ref	Approval Date	Approved Yield
Magherafelt			
14564	H/2005/0886/F	1/5/07	117
14041	H/2001/0273/F	4/6/04	6
14121	H/2004/0400/F	4/12/04	6
14568	H/2002/1056/F	18/04/07	2
Total			131
Maghera			
14456	H/2004/1134/O	29/8/06	25
14270	H/2005/0885/O H/2004/0951/O	15/02/07 27/09/05	9
14014	H/2006/0141/F H/2004/0213/F H/2003/0086/F H/2002/1016/F	2/5/07 10/4/06 17/6/05 12/3/04	25
2930	H/2003/0899/O	27/4/04	26
Total			85
TOTALS			216

Table 3D: Approved Housing Yield within Proposed Development Limits of Villages from sites not designated for housing in dMAP, August 2003 to August 2008

BELLAGHY

Nilud Ref	Application Ref	Approval Date	Approved Yield
14422	H/04/1156/F	13/06/06	3
14423	H/04/1290/O	13/06/06	1
14461	H/06/0103/F	13/09/06	5
14512	H/04/0930/O	22/01/07	1
14550	H/06/0849/F	19/04/07	7
TOTAL			17

CASTLEDAWSON

Nilud Ref	Application Ref	Approval Date	Approved Yield
14774	H/06/0340/O	16/06/08	5
14672	H/07/0570/F	27/12/07	1
14558	H/07/0019/F	26/04/07	1
14514	H/05/0948/F	15/02/07	9
14481	H/05/0535/O	27/11/06	6
14459	H/05/0697/O	06/09/06	3
14387	H/05/0586/F	27/04/06	11
14383	H/05/1059/O	26/05/06	8
14365	H/05/0858/F	02/05/06	3
14307	H/06/0919/RM H/03/0125/O	06/05/08 25/05/04	10
14269	H/04/0887/F	20/09/05	1
14217	H/06/1043/RM H/03/1258/O	14/06/07 11/07/05	6
14202	H/04/1133/F	12/05/05	1
13931	H/03/0304/F	12/09/03	4
13803	H/05/0393/RM H/02/0359/O	24/06/06 09/04/02	2
13295	H/06/0146/F H/00/0523/O	19/07/06 14/09/00	2
2965	H/04/0162/RM H/02/0631/O H/99/0247/O	21/09/04 17/09/02 18/12/99	3
TOTAL			76

DRAPERSTOWN

Nilud Ref	Application Ref	Approval Date	Approved Yield
2900	H/03/0343/F	26/10/03	5
13894	H/04/0332/RM	18/05/04	1
14054	H/04/1053/RM	29/06/04	1
14175	H/03/0395/F	28/02/05	5
14201	H/04/1255/F	12/05/05	1
14231	H/03/1436/F	22/12/04	1
14384	H/04/1356/F	20/03/06	2
14490	H/05/1141/F	28/12/06	4
14641	H/06/0366/F	11/10/07	12
14646	H/07/0329/O	20/11/07	1
14677	H/07/0676/O	18/01/08	1
14739	H/07/0626/F	23/05/08	1
TOTAL			35

TOBERMORE

Nilud Ref	Application Ref	Approval Date	Approved Yield
13904	H/03/1498/RM	20/05/04	6
14713	H/05/0559/F	15/04/08	7
14255	H/04/0243/F	04/08/05	13
14700	H/06/0981/F	19/02/08	2
14730	H/05/0571/O	08/04/08	1
14240	H/04/1187/F	07/09/05	7
14224	H/03/0518/O	19/02/04	13
14768	H/02/0556/F	10/07/08	3
TOTAL			52

TOTAL 180

Table 3E: Approved Housing Yield Outside Settlement Development Limits of Towns and Villages proposed in Draft Magherafelt Area Plan between August 2003 and August 2008

Planning Ref Nilud Ref	PAC Ref	Description	Site Area HA	Total Units	Decision Date	Anticipated Yield (RM/Full PA)
H/2003/0458/O H/2005/1174/RM (14223)	2003/A128	Lisnamuck Road, Tobermore	2.00	37	31/07/07	37
H/2003/0518/O H/2007/0018/RM (14225)	2003/A140	Desertmartin Rd, Tobermore	3.95	Approx 113 (both sites) 13 100	10/02/2004 Not determined 01/08/08	100*
H/2003/0522/O (14226)	2003/A142	Loves Road, Magherafelt	7.68	Approx 45	11/03/04	45
H/2003/0899/O (2930)	2003/A297	Land approx 250m south east of Maghera Primary School, Maghera	1.27	38 (both sites) 12 26	27/04/2004	26*
H/2003/1051/F (14227)	2004/A076	Land between 18 and 22 Annaghmore Road, Castledawson	0.87	22	1/02/2005	22

H/2004/1140/O (14775)	2005/A055	Land to south of Tamnadeese Road, Castledawson	1.1	19	6/9/2006	19
H/2006/0340/O (14774)	2006/A1483	Lands to the rear of Bells Hill, Castledawson	0.2	10	16/6/2008	5*
H/2003/0649/O (14773)	2005/A996	Oldtown Road, Bellaghy	1.9	20	11/1/2007	20
H/2003/0786/F (14078)	N/A	Oldtown Road Bellaghy	0.25	2	7/1/04	2
H/2003/1552/RM H/2003/0571/O (14023)	N/A	Drumanee Rd, Bellaghy	0.14	1	15/3/04 12/09/03	1
H/2003/0666/O H/2003/0107/RM (14305)	N/A	Ballynease Road Bellaghy	0.56	4	10/05/07 15/3/04	4
TOTAL			19.92	311		281

* Site partially within and partially outside of proposed development limit

TABLE 5**Social Housing Need for Magherafelt District 2008**

Settlement	NIHE Housing Needs Assessment New Build Requirement (Units) 2007 - 2012	NIHE Land Zoned for Housing in Draft Plan (Units)	Shortfall	Other NIHE land that is not zoned for Housing (Hectares)
District Towns				
Magherafelt	130	55	75	2.65
Maghera	60	14	46	2.33
Towns total	190	69	121	4.98
Villages				
Bellaghy	10	8	2	0.16
Draperstown	45	0	45	0.73
Castledawson	0	0	0	0.93
Villages total	55	8	47	1.82
Small Settlements				
Ballymaguigan	6	0	6	0.33
Knockloughrim	10	10	0	0.77
Swatragh	6	0	6	0
Gulladuff	6	6	0	0.43
Clady	6	0	6	
Inishrush	6	0	6	
Small settlements total	40	16	24	1.75
OVERALL TOTAL	285	93	192	8.55

TABLE 6**Rural Housing Supply****Single Rural Dwellings Built in Magherafelt District: Jan 1999 – Aug 2007**

	Rural Remainder	GB/CPA	Small Settlements	
Jan 99 – Aug 99	66 **	9 **	12	87
Aug 99 – Aug 00	113 **	15 **	10	138
Aug 00 – Aug 01	113 **	15 **	39	167
Aug 01 – Aug 02	113 **	15 **	51	179
Aug 02 – Aug 03	113 **	15 **	38	166
Aug 03– Aug 04*	169	6	38	213
Aug 04 - Aug 05*	147	21	12	180
Aug 05– Aug 06*	150	55	98	303
Aug 06- Aug 07*	151	67	36	254
Aug 07 – Aug 08*	122	47	47	216
Totals	1257	265	381	1903

* Policy areas subject to dMAP designations

** Estimates prior to commencement of Rural Housing Monitor

Remaining potential for Single Rural Dwellings in Magherafelt District at Aug 2008

	Rural Remainder	GB/CPA	Small Settlements	
Outline Approvals	888	109	207	1204
Full Approvals	139	65	304	508
Totals	1027	174	511	1712

Table 7: Notional Housing Allocation and Potential Housing / Population Yield based on Revised HGI (2005) + Pro Rata Increase in Draft Plan Allocation + Urban Approvals Aug 2003 – August 2008, including the rural allocation.

Settlement	(1) Actual Population 2001 Census	(2) Allocation	(3) Units Built (31 Dec '98 To 1 Jan 2000)	(4) Potential Yield from Urban Capacity Site	(5) Potential Windfall	(6) Potential Yield from Committed Greenfield Sites *	(7) Total Potential Yield from Built, Committed Urban Capacity and Windfall	(8) Potential Yield from Additional Greenfield Sites	(9) Potential Yield	(10) Estimated Population 2015
Magherafelt	8289 (21%)	2142 (42%)	30	513	203	288	1034	1060	2142** 24%	11884 22%
Maghera	3648 (9.2%)	561 (11%)	18	199	126	451	794	0	794 9%	4981 9%
Bellaghy	1071 (2.7%)	140 (2.7%)	13			263	276	101	377 4%	1704 3%
Castledawson	2085 (5.2%)	140 (2.7%)	30			311	341	75	416 5%	2783 5%
Draperstown	1626 (4.1%)	140 (2.7%)	11			388	399	142	541 6%	2534 5%
Tobermore	576 (1.4%)	140 (2.7%)	17			234	251	44	295 3%	1070 2%
TOTAL URBAN	17295 (43.5%)	3263 (64%)	119	712	329	1935	3095	1422	4565 51%	24957 46%
RURAL ALLOCATION	22485 (56.5%)	1836 (36%)							4400 49%	29863 54%
TOTAL UNITS	39780	5099							8965	54820

****Actual potential in Magherafelt town is 48 units less than the revised HGI**

Table 8: Notional Housing Allocation and Potential Housing / Population Yield based on Revised HGI (2005) + Pro Rata Increase in Draft Plan Allocation + Urban Approvals Aug 2003 – August 2008 + Additional allocation including the rural.

Settlement	(1) Actual Population 2001 Census	(2) Allocation	(3) Units Built (31 Dec '98 To 1 Jan 2000)	(4) Potential Yield from Urban Capacity Site	(5) Potential Windfall	(6) Potential Yield from Committed Greenfield Sites	(7) Total Potential Yield from Built, Committed Urban Capacity & Windfall	(8) Potential Yield from Additional Greenfield Sites	(9) Potential Yield**	(10) Estimated Population 2015
Magherafelt	8289 (21%)	2142 (42%)	30	513	203	288	1034	1060	2700 28%	13601 24%
Maghera	3648 (9.2%)	561 (11%)	18	199	126	451	794	0	794 8%	5022 9%
Bellaghy	1071 (2.7%)	140 (2.7%)	13			263	276	101	377 4%	1723 3%
Castledawson	2085 (5.2%)	140 (2.7%)	30			311	341	75	416 4%	2805 5%
Draperstown	1626 (4.1%)	140 (2.7%)	11			388	399	142	541 6%	2562 5%
Tobermore	576 (1.4%)	140 (2.7%)	17			234	251	44	295 3%	1086 2%
TOTAL URBAN	17295 (43.5%)	3263 (64%)	119	712	329	1935	3095	1422	5123 54%	26159 47%
RURAL ALLOCATION	22485 (56.5%)	1836 (36%)							4400 46%	30092 53%
TOTAL UNITS	39780	5099							9523	56250

** Sites for 606 additional units is required in Magherafelt town