



Title of Report:	Benbradagh Masterplan
Committee Report Submitted To:	Leisure & Development Committee
Date of Meeting:	15 October 2024
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Improvement and Innovation
Outcome	The Council facilitates towns and villages in the Borough to continue to provide quality environments which evolve to meet the needs of their citizens, businesses and visitors to them.
Lead Officer	Head of Prosperity & Place

Budgetary Considerations	
Cost of Proposal	N/A
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	No	Date:
	EQIA Required and Completed:	No	Date:
Rural Needs Assessment (RNA)	Screening Completed	No	Date:
	RNA Required and Completed	No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	No	Date:
	DPIA Required and Completed:	No	Date:

1.0 Purpose of Report

The purpose of this report is to seek approval from Members for the new 10-year Benbradagh Masterplan.

2.0 Background

In January 2024 Council appointed Hall Black Douglas to develop a 10-year Masterplan for the Benbradagh area; encompassing the main town of Dungiven and the outlying rural Benbradagh area.

The outcome of this Masterplan was to create a strategic vision for the physical, economic, social, cultural and environmental development of the region and identify regeneration opportunities for the area; enabling evidence for any potential funding opportunities that may arise.

As per the Terms of Reference, an important element of the Masterplan was to:

‘Engage with all stakeholders including local DEAs; the local community, private sector and community representatives to understand the myriad needs and aspirations of the various interest groups. The development and implementation of the Masterplan will be conducted in a culture of continuous community participation and engagement’.

The development of the Benbradagh Masterplan document was underpinned by the previous studies/ consultation and identification of prominent and priority projects across the village as explored through the Dungiven Village Plan 2018 and Dungiven Regeneration Framework 2023. It is also based on public input, surveys, planning initiatives, existing development, physical characteristics, heritage, and social and economic conditions. Findings from the Masterplan will also support the Dungiven Growth Deal Outline Business Case (OBC) as it is developed.

An extensive community engagement process was undertaken in preparing the Plan, which included:

- Masterplan public information session - 17th July 2024;
- 11 email responses to the public information session/ Council website;
- 123 online/hard copy survey responses; and
- Local community group consultations with Benedy, Burnfoot, Dernaflaw, Dromboughil and Gortnaghey.

The Benbradagh Masterplan is supported with a framework for taking forward regeneration projects. These 9 ‘focus projects’, summarised below, have been drawn up to contribute positively to the regeneration objectives of the area.

1. Public Realm;
2. Civic Space - Castle & Castle Gardens;
3. Connecting Path & Natural Regeneration;
4. Co-worker Business Hub;
5. Education Hub;
6. Health Hub;
7. Dungiven Community Projects;
8. Wider Benbradagh Context; and
9. DFI Projects.

The final Benbradagh Masterplan can be found at **Annex A**.

As a non-statutory document, the Benbradagh Masterplan should be used to inform planning and design decisions prior to the planning application stage. Responsibility lies with all key stakeholders to promote such use of the Masterplan, leading through example and by proactive outreach to key individuals and organisations.

In addition, Council will work with stakeholders to target any future investment opportunities to achieve the greatest regeneration impacts through the implementation of the resultant Masterplan.

3.0 Recommendations

It is recommended that Leisure and Development Committee approve the 10-year Benbradagh Masterplan.

Further update reports will be brought to Committee at key milestones in the delivery of the Masterplan.