

Hi.

Please find attached the following documents:

- Draft Plan Strategy online response form.
- Previous letter from Planning office.
- Original email proposal for inclusion of lands in settlement limit.

Cheers,

[REDACTED]



# Draft Plan Strategy Representation Form

Please complete this representation form online and email to [ldp@nmandd.org](mailto:ldp@nmandd.org) or alternatively print and post a hardcopy to: -

Local Development Plan Team  
Newry, Mourne and Down District Council  
Downshire Civic Centre  
Downshire Estate, Ardglass Road  
Downpatrick BT30 6GQ

ALL REPRESENTATIONS MUST BE RECEIVED NO LATER THAN 5PM ON MONDAY 22 SEPTEMBER 2025

## Section A | Your Details

**Q1** Are you responding as individual, as an organisation or as an agent acting on behalf of individual, group or organisation? *Please only tick one:*

- ☒ **Individual** *(Please fill in the remaining questions in this section, then proceed to Section B)*
- ☐ **Organisation** *(Please fill in the remaining questions in this section, then proceed to Section C)*
- ☐ **Agent** *(Please fill in the remaining questions in this section, then proceed to Section D)*

**Q2** What is your name?

Title	<input type="text"/>		
First Name	<input type="text"/>	Last Name	<input type="text"/>
Address	<input type="text"/>		
	<input type="text"/>		
Email	<input type="text"/>		

**Q3** Did you respond to the previous Preferred Options Paper?

☐ Yes ☒ No ☐ Unsure

## Section B | Individuals *(if different to Q2 above)*

Address	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
Town	<input type="text"/>	Postcode	<input type="text"/>

## Section C | Organisation

If you have selected that you are responding as an organisation, there are a number of details that we are legally required to obtain from you.

If you are responding on behalf of a group or organisation, please complete this section.

Organisation / Group Name			
Your Job Title / Position			
Organisation / Group Address (if different to above)			
Address			
Town		Postcode	

## Section D | Agents

If you have selected that you are responding on behalf of another individual, organisation or group there are a number of details that we are legally required to obtain from you.

Please provide details of the individual, organisation or group that you are representing.

### Client Contact Details

Title			
First Name		Last Name	
Address			
Town		Postcode	

**Q4**

Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP? (please select one item only)

☐ Agent
 ☐ Client
 ☐ Both

## Section E | Soundness

The draft Plan Strategy will be examined at Independent Examination in regard to its soundness. Accordingly, your responses should be based on soundness and directed at specific strategic policies or proposals that you consider to be unsound, along with your reasons. The tests of soundness are set out below in Section I.

Those wishing to make representations seeking to change the draft Plan Strategy should clearly state why they consider the document to be unsound having regard to the soundness tests in Section I. It is important that when you are submitting your representation that your response reflects the most appropriate soundness test(s) which you believe the draft Plan Strategy fails to meet. There will be no further opportunity to submit information once the consultation period has closed unless the Independent Examiner requests it.

Those who make a representation seeking to change the draft Plan Strategy should also state whether they wish to be heard orally at the Independent Examination.

## Section F | Type of Procedure

**Q5** Please indicate if you would like your representation to be dealt with by (*please select one item only*):

- ☒ **Written** (Choose this procedure to have your representation considered in written form only)
- ☐ **Oral Hearing** (Choose this procedure to present your representation orally at the public hearing)

Unless you specially request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only. Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those dealt with by oral hearing.

## Section G | Is the draft Plan Strategy Sound?

Your comments should be set out in full. This will assist the Independent Examiner in understanding the issues you raise. You will only be able to submit further additional information if the Independent Examiner invites you to do so.

## Sound

If you consider the draft Plan Strategy to be Sound and wish to support the draft Plan Strategy, please set out your comments below.

## Section H | Unsound

In this section we will be asking you to specify which part(s) of the draft Plan Strategy you consider to be unsound.

**Q6** If you consider that the draft Plan Strategy is unsound and does not meet one or more of the tests of soundness below, you must indicate which test(s) you consider it does not meet, having regard to Development Plan Practice Note 6 available at:

Development Plan Practice Note 6 Soundness ([infrastructure-ni.gov.uk](https://infrastructure-ni.gov.uk))

Please note if you do not identify a test(s) your comments may not be considered by the Independent Examiner.

**Note:**

*If you wish to inform us that more than one part of the draft Plan Strategy is unsound each part should be listed separately. Complete this page in relation to one part of the draft Plan Strategy only.*



## Section I | Tests of Soundness

### Procedural tests

- P1** Has the plan been prepared in accordance with the Council's Timetable and the Statement of Community Involvement?  
☒ Yes ☐ No
- P2** Has the Council prepared its Preferred Options Paper and taken into account any representations made?  
☒ Yes ☐ No
- P3** Has the plan been subject to Sustainability Appraisal including Strategic Environmental Assessment?  
☒ Yes ☐ No
- P4** Did the Council comply with the regulations on the form and content of its plan and on the procedure for preparing the plan?  
☒ Yes ☐ No

### Consistency test

- C1** Did the Council take account of the Regional Development Strategy?  
☒ Yes ☐ No
- C2** Did the Council take account of its Community Plan?  
☒ Yes ☐ No
- C3** Did the Council take account of policy and guidance issued by the Department?  
☒ Yes ☐ No
- C4** Has the Plan had regard to other relevant plans, policies and strategies relating to the Council's district or to any adjoining council's district?  
☒ Yes ☐ No

### Coherence and Effectiveness tests

- CE1** The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant is it in conflict with the plans of neighbouring Councils.  
☒ Yes ☐ No
- CE2** The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.  
☐ Yes ☒ No
- CE3** There are clear mechanisms for implementation and monitoring.  
☒ Yes ☐ No
- CE4** The plan is reasonably flexible to enable it to deal with changing circumstances.  
☒ Yes ☐ No

## Section J | Which part(s) of the draft Plan Strategy are you commenting on?

Your response should clearly relate to the relevant section, paragraph or policy of the draft Plan Strategy. If you consider more than one part of the draft Plan Strategy is unsound, please number your issues clearly and provide this information in the same running order following your original comment (i.e. relevant Policy, Section or Proposals Map).

**Relevant Policy number(s)** Strategic Policy HS1

(and/or)

**Relevant Section/Page Number** Section 5 / page 83

(and/or)

**Proposals Map**

**Section J | Which part(s) of the draft Plan Strategy are you commenting on?**

Please give full details of why you consider the draft Plan Strategy to be unsound having regard to the test(s) you have identified above. Please be as clear and concise as possible.

I do not believe the LDP Housing allocation of 74 is sufficient to meet the development needs for Hilltown. Your Housing monitor 2023 recorded uncommitted zoned housing at 12 available units and with a social housing need to 2028 predicted at 40 units, the 74 allocation therefore appears low as social housing should only be making up about 20%. I would therefore offer for consideration my proposal to extend the village boundary as per my communications (your ref: NMD/LDP/2019/10). The LDP needs to provide options for key villages like Hilltown to attract people into the district with quality housing in a village setting which is well placed to support the main gateway hub of Newry & the main hub of Bandbridge, along with the local hubs of Warrenpoint & Newcastle.

If you consider the draft Plan Strategy to be unsound, please provide details of what change(s) you consider necessary to make the draft Plan Strategy sound.

See above.

## Section K | Monitoring

**Do you consider there are clear mechanisms for implementation and monitoring of the draft Plan Strategy?**

☒ Yes ☐ No

Do you have any comments?

## Section L | Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA)

Do you have any comments on the SA?

## Section M | Habitats Regulation Assessment (HRA)

Do you have any comments on the HRA?

☐ Yes ☒ No

If you have indicated Yes, please set out your comments on the HRA below:

## Section N | Equality Impact Screening Report (EQIA)

Do you have any comments on the EQIA?

☐ Yes ☒ No

If you have indicated Yes, please set out your comments on the EQIA below:



## Section O | Rural Needs Impact Assessments (RNIA)

Do you have any comments on the RNIA?

☐ Yes ☒ No

If you have indicated Yes, please set out your comments on the RNIA below:

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** FW: Hilltown Settlement Development Limit  
**Attachments:** [Planning.pdf](#); [Land Map 33.pdf](#); [Land Map 35.pdf](#);  
**Sent:** 06/08/2019 23:26:06

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**From:** [REDACTED]  
**Sent:** 05 August 2019 21:05  
**To:** 'planning@nmandd.org' <planning@nmandd.org>  
**Subject:** Hilltown Settlement Development Limit

To home it may concern.

I, at present, own some land in the Hilltown area. There are 2 existing properties on this land, which fall within the settlement development limit as defined in the area development plan 2015. How does an individual land owner, like myself apply to have the use of the existing land changed from agricultural to zoned for housing.

To assist in this question, I have attached the following files:

- Planning – modified 2015 Hilltown area plan showing the land and existing dwellings
- Land Map 33 – additional information at 33 Rostrevor Road
- Land Map35 – additional information at 35 (minus the dwelling) Rostrevor Road

Yours sincerely,

[REDACTED]



Scanned by [McAfee](#) and confirmed virus-free.

Total Area (Ha): 4.52

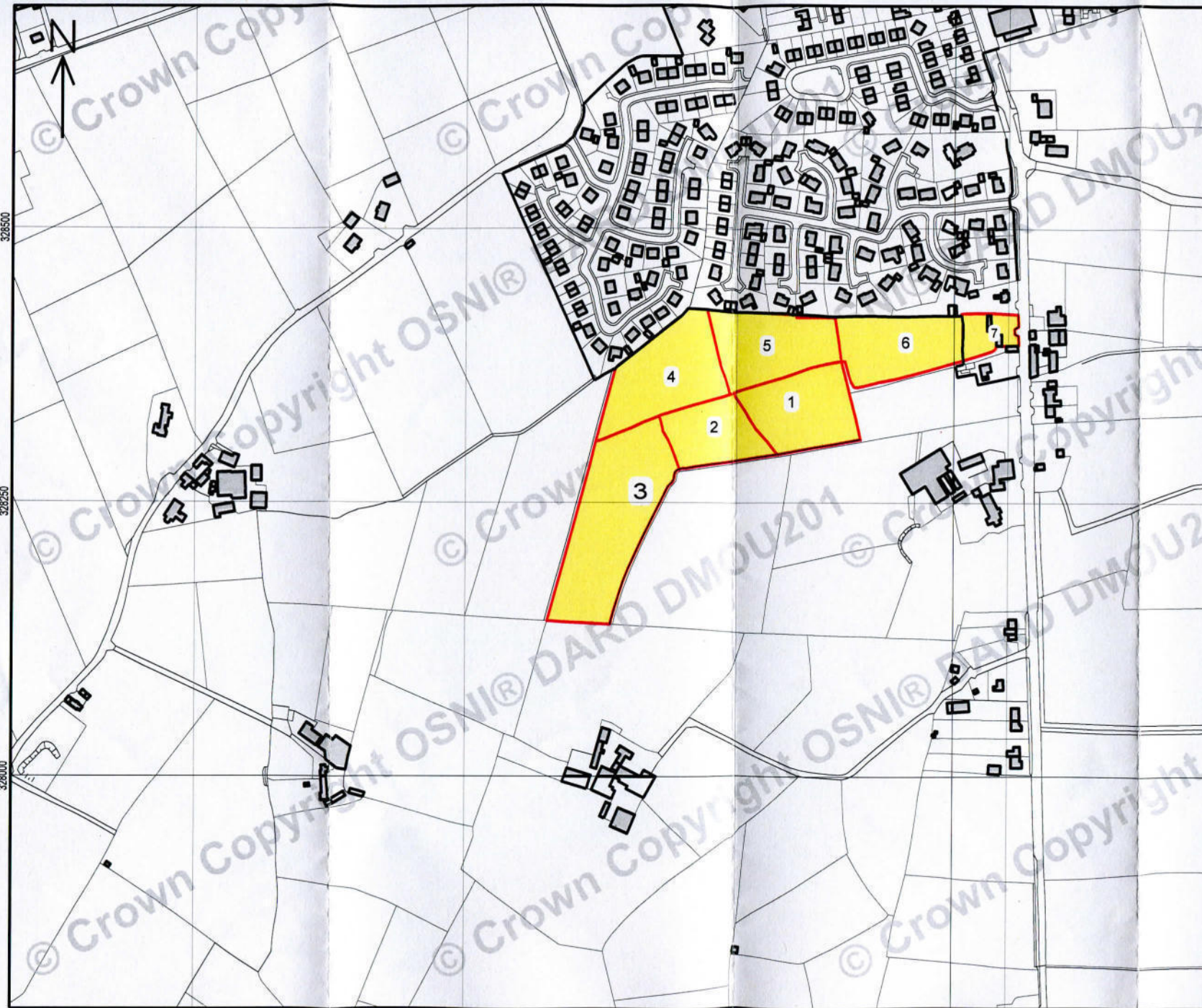
Grid Ref (of centre of page): 3J208282

**Field Attributes**

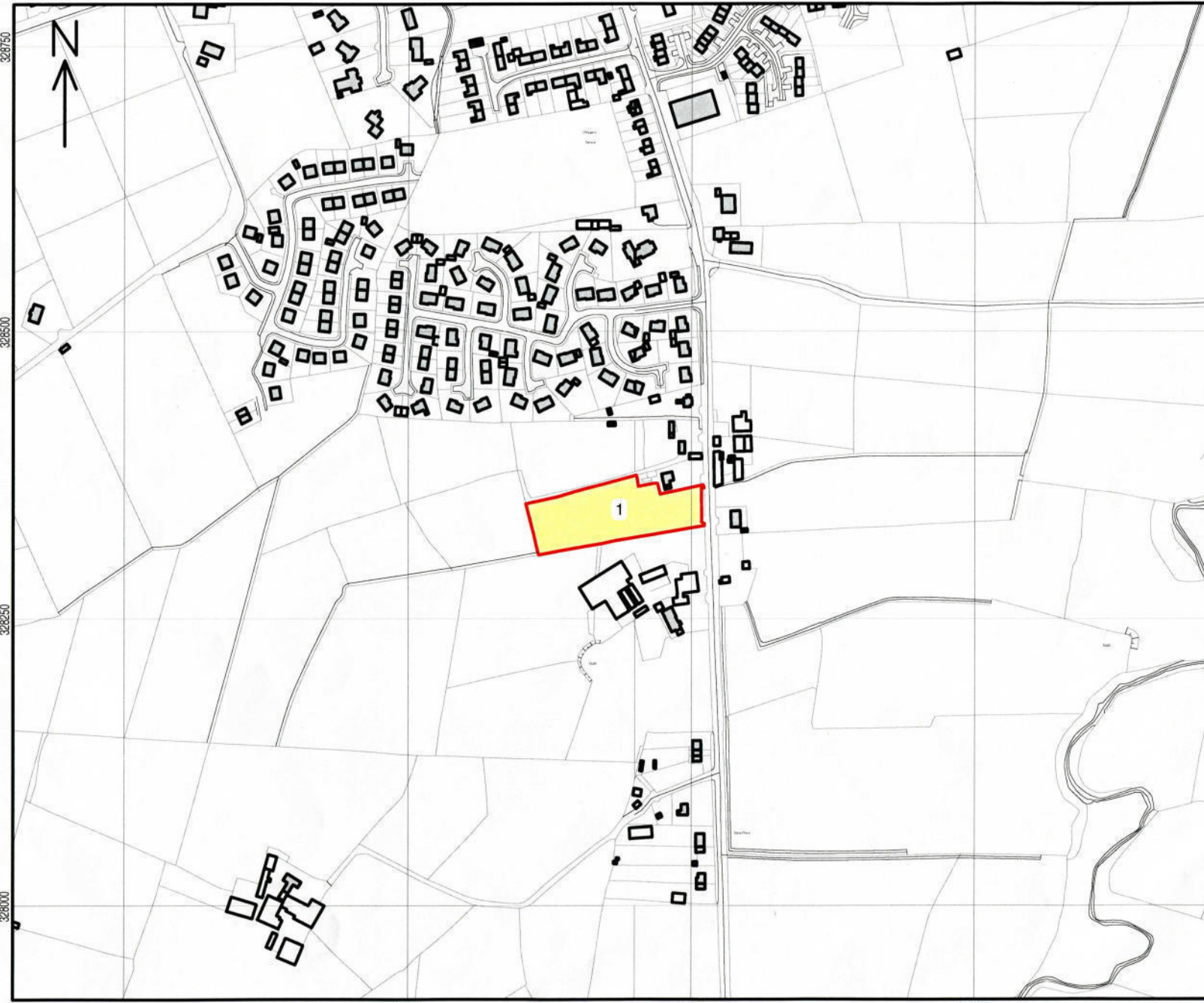
FSN: 3/070/117

Field Nb.	Area (Ha)	Type
1	0.64	DA
2	0.46	DA
3	1.20	DA
4	0.78	DA
5	0.65	DA
6	0.61	DA
7	0.18	DA

This map does not convey legal ownership







Applicant [REDACTED] Owned

Business Ref: NAD-DPS-008

Applicant Ref: [REDACTED]

Total Area (Ha): 0.68  
Grid Ref (of centre of page): 3J211283

Field Attributes

FSN: 3/070/061		
Field Nb.	Area (Ha)	Type
1	0.68	DA <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px; vertical-align: middle;"></span>









Banbridge / Newry & Mourne  
Area Plan 2015

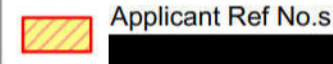
## Map No. 3/13 - Hilltown

-  Settlement Development Limit
-  Land zoned for Housing
-  Local Landscape Policy Area
-  Area of Townscape Character

## For Information Only

-  Area of Outstanding Natural Beauty
-  Protected Route
-  Area of Archaeological Potential
-  Archaeological Site and Monument (Scheduled)
-  Archaeological Site and Monument (Unscheduled)
-  Applicant Ref No.s :

Applicant Ref No.s :





Liam Hannaway  
Chief Executive



Comhairle Ceantair  
**an Iúir, Mhúrn  
agus an Dúin**  
**Newry, Mourne  
and Down**  
District Council

Date: 23<sup>rd</sup> August 2019

Your ref:

Our Ref: [REDACTED]



Contact: [REDACTED]

Telephone: 0300 013 2233 Ext 4423

Dear [REDACTED]

### **Newry, Mourne and Down Local Development Plan 2030**

I refer to your email of the 6<sup>th</sup> August 2019, seeking the inclusion of lands at the Rostrevor Road, Hilltown within the settlement development limit. I would like to apologise in the first instance for the delay in responding to you.

I should advise that the preparation of the NMDDC Local Development Plan (LDP) is at a preliminary stage and the Council is not currently in a position to consider issues of a site specific nature. The Council published its LDP Preferred Options Paper in June 2018 and this marked the formal commencement of work on the LDP. This document sets out the LDP vision, strategy and objectives for the District up to 2030 and identifies key strategic issues that are likely to influence the shape of future development within the District.

I can confirm that the development limits for all 88 settlements within the Newry, Mourne and Down District will be reviewed as part of the local development plan process, and your submission will be retained on file for review at the appropriate stage in the plan preparation process. Those wishing to submit representations of a site specific nature, will have the opportunity to do so at the Local Policies Plan (LPP) stage. I can assure you that you will be afforded the opportunity to formally engage in the plan process and notification of the consultation arrangements will be published in the local press and on the Council's website at the appropriate time.

It should be noted that you will need to submit/resubmit representations of a site specific nature during the LPP consultation period in order for your representation to be formally considered by the Council and for you to be afforded the opportunity to engage in the LPP Independent Examination.

You may find it useful to review the LDP Timetable, this can be found on the Council's website: [www.newrymournedown.org/local-development-plan](http://www.newrymournedown.org/local-development-plan)



Your letter will be held on a database which will be used for the preparation of the LDP in accordance with the provisions of the General Data Protection Regulations 2016. It should also be noted that your response is a public document and may be disclosed following receipt of a request under the Freedom of Information Act 2000 or Environmental Information Regulations 2004.

Should you require any clarification in respect of the above please contact Mr Michael McQuiston on the above number.

Yours sincerely,

[Redacted signature]

[Redacted signature]

Principal Planning Officer