

Dear Sir / Madam,

Please see the attached representation, duly submitted on behalf of [REDACTED]

The representation relates to the soundness of the Draft Plan Strategy's Spatial Growth Strategy, with particular regard to the settlement of Saintfield.

If you require any further information please do not hesitate to contact [REDACTED] or the undersigned.

Regards,

[REDACTED]
Chartered Town Planner
BSc Hons Dip TP MRTPI

PLEASE NOTE OUR NEW ADDRESS

O'Callaghan Planning
20 Castle Street
Newry
BT34 2BY

[REDACTED]
www.ocallaghanplanning.co.uk

www.facebook.com/Ocallaghanplanning





Draft Plan Strategy Representation Form

Please complete this representation form online and email to 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 [REDACTED]

First Name [REDACTED]

Last Name [REDACTED]

Address O'Callaghan Planning

20 Castle Street

Newry

Email [REDACTED]

Q3 Did you respond to the previous Preferred Options Paper?

- Yes
- No
- Unsure

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

Address [REDACTED]

Town [REDACTED]

Postcode [REDACTED]

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*)

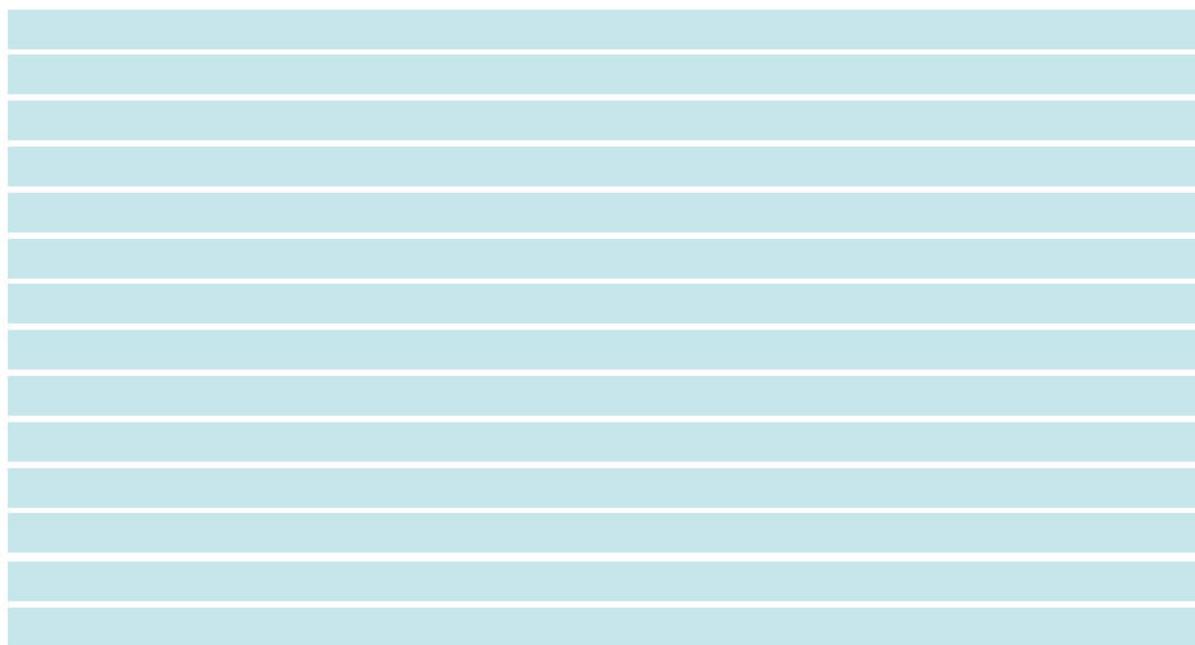
Unless you specially request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only. Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as 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 \(infrastructure-ni.gov.uk\)](http://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) SGS 1 (Spatial Growth Strategy)

(and/or)

Relevant Section/Page Number Section 5 Page 67

(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.

Spatial Growth Strategy

Saintfield has been uplifted from a village to a local / small town. Despite being uplifted, the Draft Plan Strategy (DPS) concedes that Saintfield (along with Castlewellan) has a "smaller level of housing supply". This supply should have been greater.

The Draft Plan Strategy states that "further consideration will be given to their growth requirements at LPP Stage. The DPS is considered not to be sound insofar as "further consideration" should have been given to opportunities for growth at this DPS stage.

The indicative allocation of 55 housing units is inadequate.

The Ards and Down Area Plan 2015 was adopted in 2009. It identified insufficient opportunities for development, which then stymied growth. With growth so stymied, the Housing Growth Indicator figures would be unnaturally skewed and would have implied there was a low appetite for development. The Draft Plan Strategy needs to take early corrective action.

One of the DPS' purported objectives is to facilitate appropriate housing, commercial, retail and leisure to our local and small towns (Warrenpoint/ Burren, Newcastle, Kilkeel, Ballynahinch, Saintfield, Killyleagh, Castlewellan and Crossmaglen). However the designated town centre boundary is inadequate to support a strong retail offering, with inadequate opportunities outwith also.

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.

Uplift housing allocation

Reduce the amount of open space in the settlement

Remove unnecessary and unwarranted education zonings in the settlement

Increase town centre boundary

Improve opportunities for sustainable development close to town centre boundary

Increase opportunities for development on arterial routes

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?

Mechanisms have been set out but are unrealistic

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

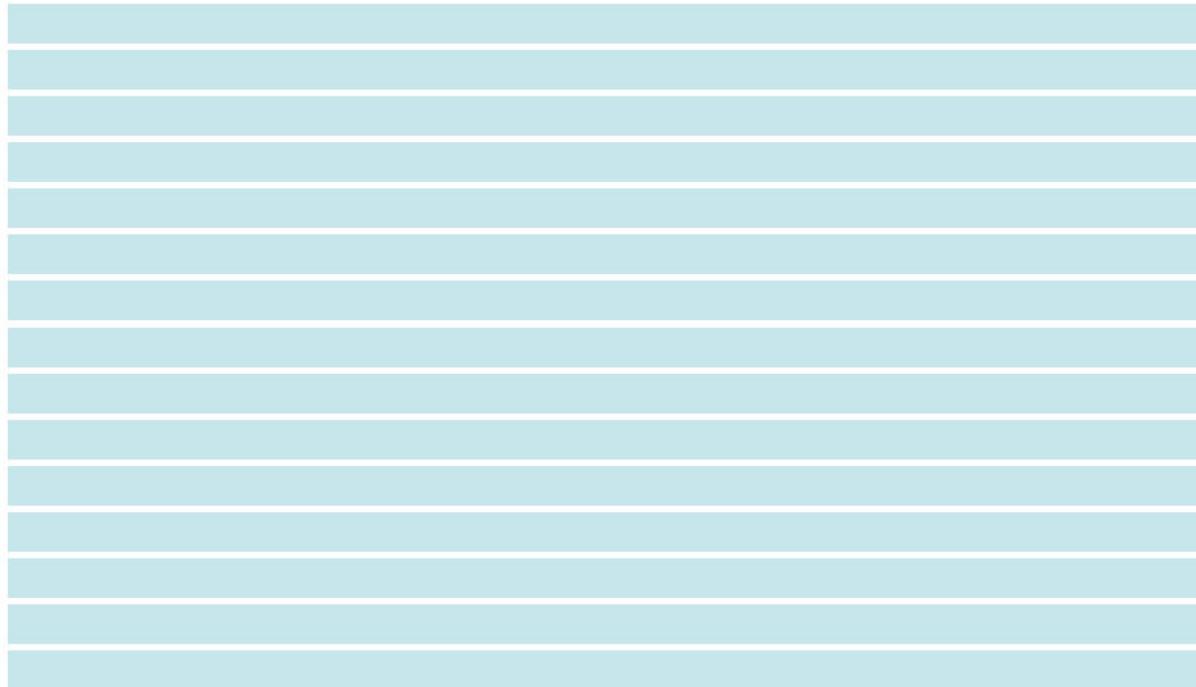
Do you have any comments on the SA?

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:

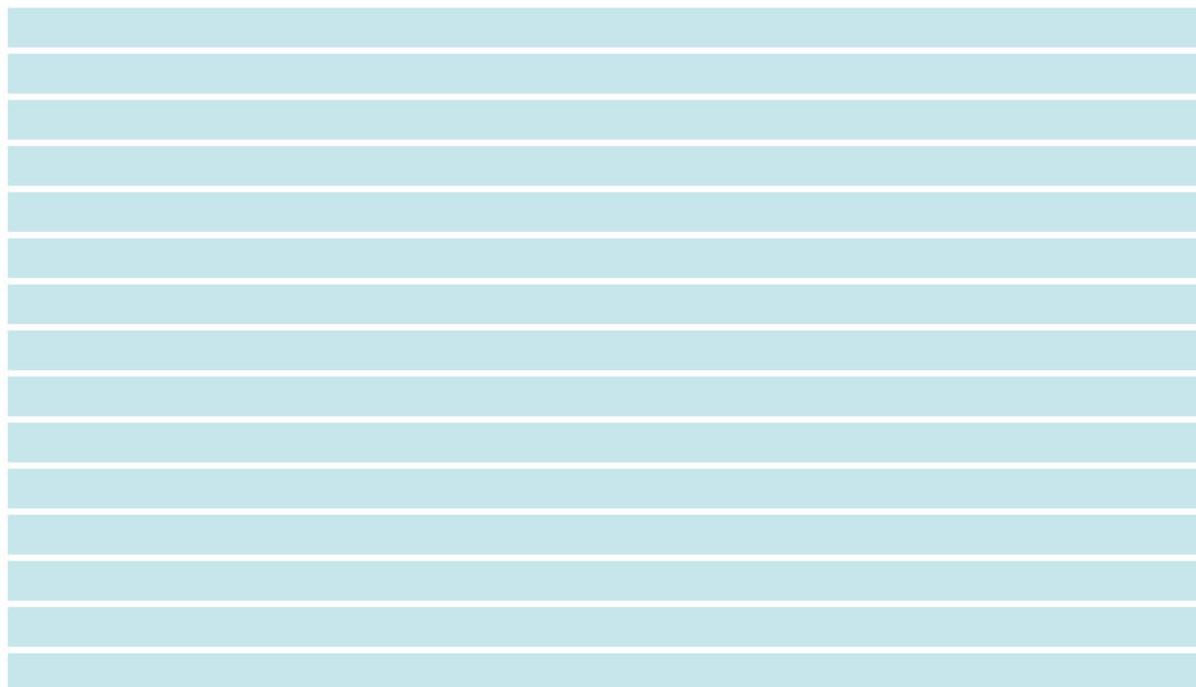


Section N | Equality Impact Screening Report (EQIA)

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: