

From: [REDACTED]
To: [ldp](mailto:ldp@nmandd.org)
Subject: Representation on Draft Plan Strategy – Zoning of Land at 24 Kesk Road, Belleek
Sent: 20/09/2025 11:56:42

Dear LDP Team,

I am writing to make a representation on the draft Plan Strategy in relation to [REDACTED] **24 Kesk Road, Belleek, BT35 7QJ**, and the adjoining field located to the **north-west** of the dwelling.

I note your confirmation that this field lies **outside the settlement limits** of Belleek and is therefore subject to the **countryside policies COU1–COU8** under Part 2 of the draft Plan Strategy.

I wish to raise concerns regarding the **soundness** of this designation, specifically in relation to:

- Policy Justification:** The exclusion of this parcel from the settlement boundary appears inconsistent with the surrounding development pattern and lacks clear justification in the published documentation.
- Site Context:** The field is directly adjacent to an existing residential property (No. 24), with road frontage and access, and is visually and functionally connected to the built-up area of Belleek.
- Development Potential:** The site is suitable for a modest residential development, such as a self-build dwelling, which would contribute to local housing supply without undermining rural character.
- Soundness Tests:** I believe the current designation may fail the tests of **coherence, consistency, and evidence-based policy-making**, as outlined in the guidance for soundness.

I respectfully request that the Council reconsider the settlement boundary in this location and assess the potential for this site to be included within the Belleek limits, or alternatively, to be considered under a more flexible countryside policy framework that supports sustainable rural housing.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Sent: Friday, September 19, 2025 at 12:31 PM
From: "ldp" <ldp@nmandd.org>
To: [REDACTED]
Subject: RE: Preliminary Planning Inquiry – BT35 7QJ - 24 kesh road..

Good afternoon,

Thank you for your email.

I can confirm that [REDACTED] 24 Kesk Road, falls outside the settlement limits of Belleek.

Within our draft Plan Strategy, policies for housing in the countryside are contained within Part 2 (COU1-COU8).

If you would like to make a representation on our draft Plan Strategy, you can respond using the online response form, by email (ldp@nmandd.org) or by post (see attached summary document). The summary document outlines how you should respond and how to address the issue of soundness.

The online response form is available at the following web address:

https://www.newrymournedown.org/media/uploads/draft_plan_strategy_consultation_form.pdf

The deadline for submissions is 5pm on Monday 22 September 2025. Please note that representations received after the closing date will not be considered.

Kind regards,

The LDP Team

From: [REDACTED]
 Sent: 17 September 2025 16:11
 To: Planning <Planning@nmandd.org>
 Subject: Preliminary Planning Inquiry – BT35 7QJ - 24 kesh road..

Dear Planning Officer,

[REDACTED] 24 kesh road belleeks bt35 7qj and the adjoining field located to the [north-west/upper left] of the property.

I would like to confirm the current zoning designation of this field under the Local Development Plan.

I have reviewed the published LDP, but the specific information I require — namely the zoning status of this individual parcel — is not available in a clear or accessible form within that document.

Please could you provide:

1. Whether the field lies **inside or outside the settlement limit**.
2. If inside, the **specific zoning category** (e.g., housing, open space, industrial) and any site-specific policy codes that apply.
3. If outside, confirmation that it is classed as countryside and the relevant policy reference.

For clarity, I have attached a map extract showing the location of the field in relation to my house.

Thank you for your assistance.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED] and adjoining field to the upper left – subject of zoning enquiry.” re copilot image attached.

please ignore the red arrow as that's misleading. its the blank 'white' parcel of land in the image provided..

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