

Request for Consideration of a Site at Lands 100m West of St Joseph's Primary School, Ballynahinch Road, Crossgar, Co.Down

To whom it may concern,

For your consideration we respectfully submit this representation to request that the site in attached location plan be considered for inclusion within the revised development boundary of Crossgar Village as part of the preparation of the new Local Development Plan (LDP).

The site bounds the current settlement limit boundary for Crossgar. It is well-positioned for development in accordance with regional planning guidance and exhibits strong locational, physical, and community integration characteristics.

I have attached in the email the following.

Proposed site location plan

LDP Report detailing site context, planning policy, site investigations etc.

In summary, we respectfully request the inclusion of this site within the revised Seaforde development limit. The site offers:

- Logical, compact expansion adjacent to existing development.
- Good vehicular and pedestrian connectivity
- Opportunity to enhance community well-being through green space and recreation.
- A sustainable and deliverable location for modest growth.

We would welcome the opportunity to engage further during the LDP process and to supply further detail including drainage strategy, preliminary layout concepts, or site assessments as required.

Many Thanks

Registered Architect
Mill Cottage Architects





Architects
Registration
Board



MILL COTTAGE
ARCHITECTS



LOCAL DEVELOPMENT PLAN REPORT

SEPTEMBER 2025

PROPOSAL: Representation for Inclusion of a site within Crossgar Village Development Boundary

**LOCATION: Lands 100m West of St Josephs Primary School, Ballynahinch Road, Crossgar
Downpatrick**

0. Introduction & Context

0.1. This report has been prepared by Mill Cottage Architects on behalf of the client for consideration by the local development plan team for the site to be included in the review of Crossgar local development plan and green belt. Please refer to drawing 144-01 submitted for consideration.

0.2. No known planning history for the site. R/2001/1074/F for an underground pumping station adjacent to the site boundary.

0.3. Figure 1: Satellite image of the site.



0.4. The application site is located to the Northwest of Crossgar on the South side of Ballynahinch road and approximately 100m West of St Josephs Primary school the site falls within the open countryside beyond any settlement limits. The prevailing pattern of development in this location consists of undulating agricultural land with various detached dwellings, outbuildings and farm clusters scattered throughout.

0.5 The site boundary is formed by varying geometry of fields and measures approx. 2.85ha. It is bounded by Ballynahinch road to the North and Glass water river to the east.

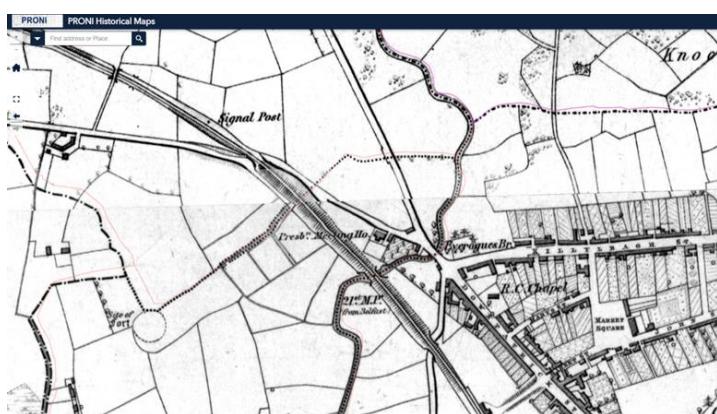
0.6 The site has a roadside frontage of approximately 90m and is access via an agricultural lane that the client has an established right of way to.

0.7 The site is currently used as farmland.

0.8 Site has been historically used as farmland and a railway line, refer to historical maps below.

0.9 Figure 2 1900 OS Historical Map

Figure 3 1970 OS Historical Map



1.0 Planning Policy Context

We submit that inclusion of this site is consistent with the key strategic objectives of both the *Ards and Down Area Plan 2015* and relevant regional planning policy including:

- **Strategic Planning Policy Statement (SPPS 2015)**

The SPPS promotes sustainable development, particularly in rural settlements, to support vibrant rural communities. The subject site supports compact growth of Seaforde, being directly contiguous to the existing settlement form and infrastructure. It aligns with SPPS objectives to:

- Locate housing where it will support balanced communities and enhance local infrastructure.
- Integrate new development with the character of the settlement.
- Encourage active travel and green infrastructure.

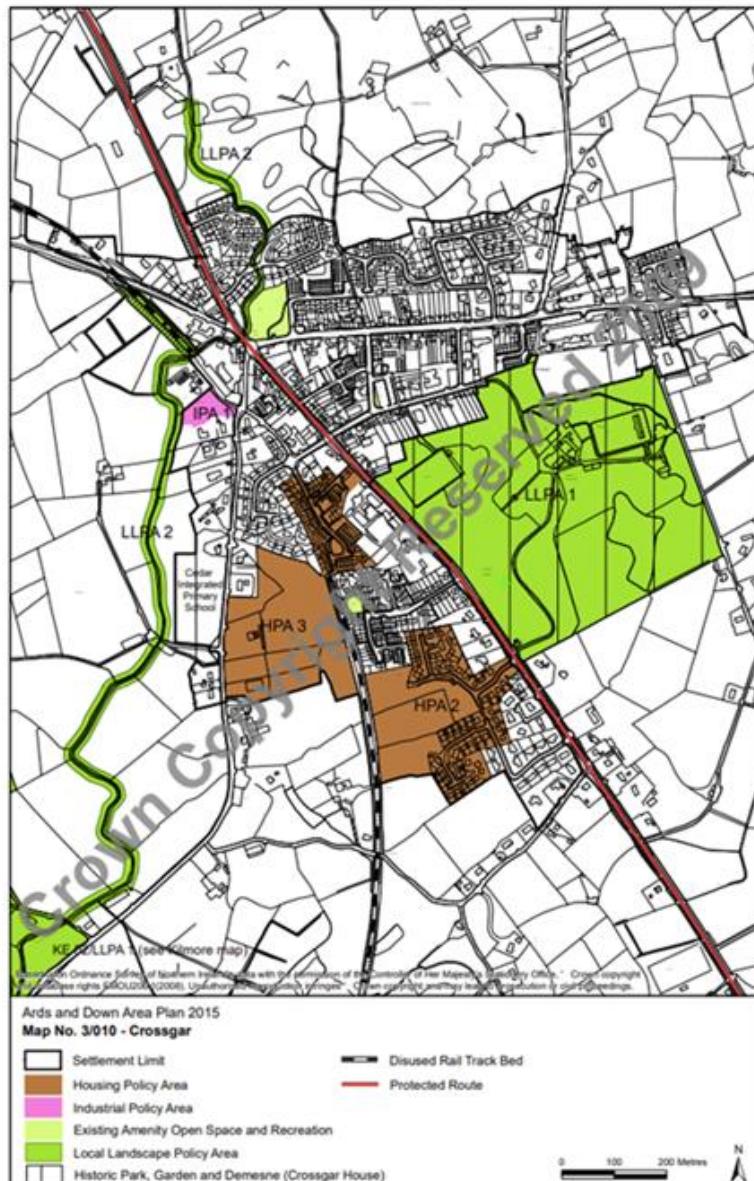
- **Ards and Down Area Plan 2015**

Seaforde is identified as a small settlement with modest development potential. However, the Plan is now out of date, and this review offers an opportunity to reassess boundaries to reflect current housing need, site suitability, and infrastructure capacity. The subject site presents a logical and defensible extension to the settlement based on:

- Proximity to the existing built fabric of the village.
- Direct access to public roads within speed-restricted zones.
- Potential to incorporate green and recreational infrastructure.

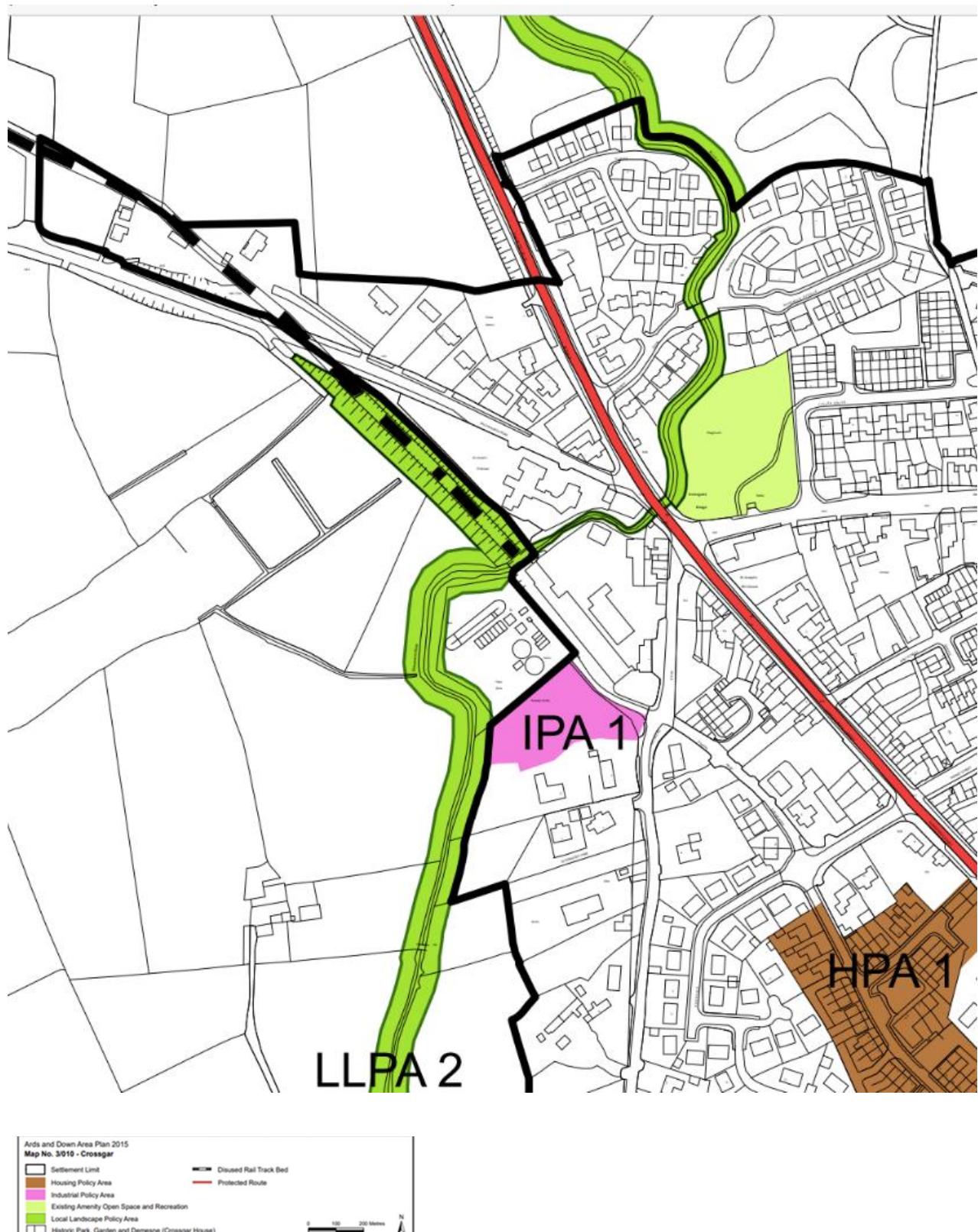
- **Draft Plan Strategy – Newry, Mourne and Down (If applicable)**

Where emerging policies highlight the importance of integrating green space, promoting active lifestyles, and ensuring compact settlement form, the site's lake and walkable layout provide excellent alignment. These features offer benefits not found in other potential expansion areas.



1.01 BMAP – Crossgar Ards and Down Area Plan 2015

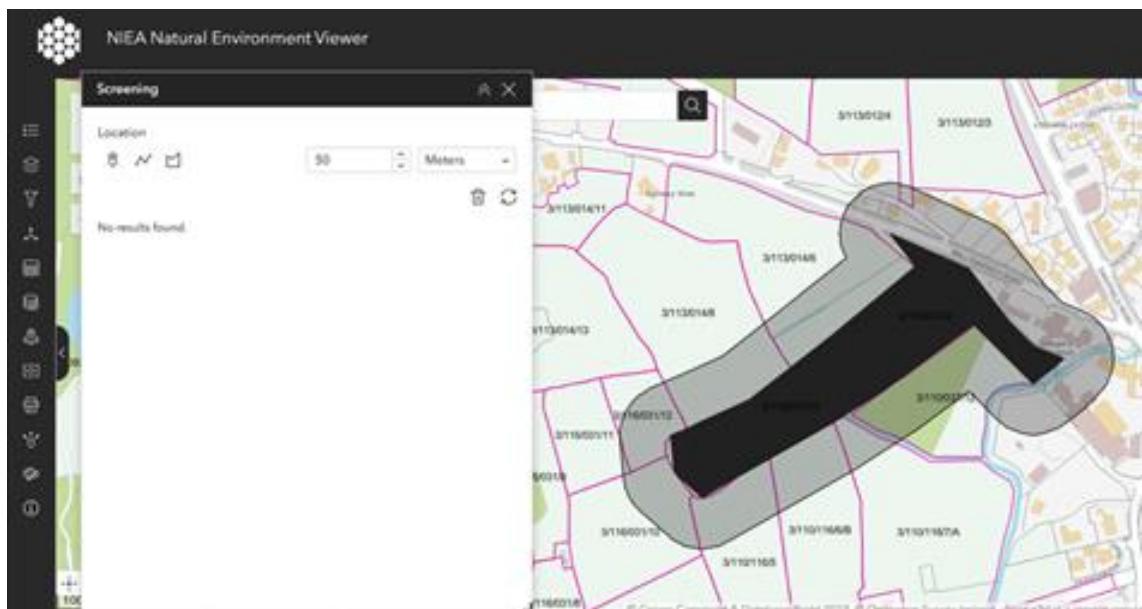
1.02 BMAP – Crossgar, Ards and Down Area Plan 2015



The site lies outside of the settlement limit as demonstrated in the adjacent map.

On the map there is also a Local landscape policy area and disused rail track bed noted on the BMAP.

1.02 NIEA Environmental Considerations



NIEA Environmental viewer flagged no issues. The site bounds a river and would require further investigation to ensure no newts or protected species be impacted.

1.03 Site Analysis - Development Patterns



Figure 1: Satellite image of the site.

Assessing the pattern of urban development the site is flanked by development on two sides, this along with existing enclosure of trees creates a natural opening which could be filled with development to ensure Crossgar grows and fulfils its needs for housing, commercial and civic spaces.

2.00 Conclusion

In conclusion, the site at Crossgar, encompassing the former railway line, existing farmland, and land adjacent to the river within the Landscape Policy Area, represents a unique opportunity to contribute to the sustainable growth and regeneration of the village. Its inclusion within the settlement limit of Crossgar as part of the Newry, Mourne and Down Local Development Plan would enable a balanced mix of residential, commercial, and civic uses, supporting local housing need, economic activity, and community infrastructure.

While the presence of the Landscape Policy Area requires careful management, its integration into the scheme offers potential for enhanced green infrastructure, improved accessibility, and conservation-led design that reinforces Crossgar's character. Importantly, the client is supportive of any future greenway initiatives along the former railway line and is committed to ensuring that development proposals will positively link with and enhance such projects, creating stronger connections between the village, the river corridor, and surrounding areas.

The site's scale and location present a natural extension of the settlement, aligning with the principles of compact growth, accessibility, and sustainable land use promoted under the SPPS and the Council's strategic objectives. It is therefore respectfully submitted that the site should be considered suitable for inclusion within the revised settlement limit for Crossgar, in order to deliver long-term social, economic, and environmental benefits for the village and the wider district.



MILL COTTAGE ARCHITECTS

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PROJECT
LDP TEAM
CONSIDERATION

LOCATION
Lands 100m West of
St Josephs Primary
School,
Ballyhinch Road,Crossgar
Downpatrick

PROJECT NO. 144 - 01

LOCATION PLAN

SCALE: 1:2500

144-01

DRAWN BY: BG

