

Plean Forbartha Áitiúla 2035

Dréacht-Straitéis an Phlean

Forlíonadh Teicniúla 7 –

Measúnú tuaithe

Local Development Plan 2035

Draft Plan Strategy

**Technical Supplement 7 - Countryside
Assessment**

**Appendix 7B – Strategic Settlement
Appraisals**

June 2025



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

Ag freastal ar an Dún agus Ard Mhacha Theas
Serving Down and South Armagh

Contents

| | |
|-------------------------------|----|
| City..... | 1 |
| Newry..... | 1 |
| District Town | 8 |
| Downpatrick..... | 8 |
| Local Towns | 15 |
| Ballynahinch..... | 15 |
| Castlewellan | 20 |
| Crossmaglen | 23 |
| Kilkeel..... | 25 |
| Killyleagh | 28 |
| Newcastle | 31 |
| Saintfield..... | 36 |
| Warrenpoint/Burren | 39 |
| Villages | 42 |
| Annalong | 42 |
| Annsborough..... | 44 |
| Ardglass..... | 46 |
| Ballyholland..... | 49 |
| Ballykinler | 51 |
| Ballymartin..... | 53 |
| Bessbrook | 55 |
| Camlough | 57 |
| Clough..... | 59 |
| Crossgar | 61 |
| Cullyhanna | 64 |
| Drumaness..... | 66 |
| Dundrum | 68 |
| Forkhill | 70 |
| Hilltown | 72 |
| Jonesborough..... | 74 |
| Killough | 76 |
| Mayobridge | 78 |
| Meigh | 80 |
| Mullaghbane/Mullaghbawn | 82 |
| Newtownhamilton..... | 84 |

| | |
|-------------------------------|-----|
| Rostrevor | 86 |
| Strangford..... | 88 |
| Small Settlements | 90 |
| Altnamacken/Cortamlet | 90 |
| Annacloy | 92 |
| Attical | 95 |
| Ballyalton..... | 97 |
| Ballyhornan..... | 99 |
| Ballymadeerfy | 101 |
| Ballymoyer | 103 |
| Ballynoe..... | 105 |
| Ballyward | 108 |
| Barnmeen | 110 |
| Belleek..... | 113 |
| Bryansford | 115 |
| Burrenbridge | 117 |
| Chapeltown..... | 119 |
| Clonvaraghan | 121 |
| Coney | 124 |
| Creggan..... | 126 |
| Cullaville | 128 |
| Darragh Cross | 130 |
| Dechomet (Lowtown)..... | 132 |
| Dorsey | 134 |
| Drummaroad..... | 136 |
| Drumintee..... | 138 |
| Dunnaval/Ballyardle | 140 |
| Finnis | 142 |
| Glasdrumman (Co Armagh) | 144 |
| Glassdrumman/Mullartown | 146 |
| Glen | 148 |
| Greencastle | 150 |
| Jerrettspass..... | 152 |
| Kilclief..... | 154 |
| Kilcoo | 156 |
| Killeen | 159 |

| | |
|-----------------------|-----|
| Kilmore | 161 |
| Killowen | 164 |
| Leitrim | 166 |
| Lislea | 168 |
| Longstone | 170 |
| Loughinisland | 172 |
| Lurganare | 174 |
| Maghera | 176 |
| Mullaghglass | 178 |
| Newtowncloghoge | 180 |
| Raholp | 182 |
| Saul | 184 |
| Seaforde | 186 |
| Sheeptown | 188 |
| Silverbridge | 190 |
| Whitecross | 192 |

City

Newry

Newry Broad Evaluation Framework

Newry is the largest settlement in the district, with a population of 28,026 in the 2021 Census. It was granted city status in 2002.

Newry occupies a strategic location on the Eastern Seaboard Corridor, 60km from Belfast and 100km from Dublin, along the A1 road network. The RDS identifies Newry as a main hub and is the South Eastern City gateway due to its proximity to the land border and the major port of Warrenpoint.

The cross-border rail link between Northern Ireland and the Republic serves Newry, which enjoys a frequent express service to Belfast and Dublin in addition to local services. The area has generally good road communications with other main centres of population such as Craigavon, Armagh and Banbridge.

The city has a Conservation Area, number of Areas of Townscape Character and Area of Archaeological Potential.

| | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p><u>Community assets</u></p> <p>Newry is served by 8 Primary Schools – Bunscoil an Iuir, St Clare’s Abbey, St Joseph’s Convent, St Malachy’s, St Moninna’s, St Patrick’s, St Ronan’s and Windsor Hill.</p> <p>There are 7 Secondary School within Newry – Abbey Christian Brothers Grammar, Newry High School, Our Lady’s Grammar School, Sacred Heart Grammar School, St Colman’s College, St Joseph’s Boys’ High School and St Mary’s High School.</p> <p>SRC currently has four campuses in Newry City – located on Patrick Street (East and West Campuses), Catherine Street (‘The Model’) and in Greenbank Industrial Estate (Greenbank Campus).</p> <p>Newry City Library is open 6 days a week and serves the local population.</p> <p>Daisy Hill Hospital, located in the northwest of the city, offers a range of services, including a 24-hour Emergency Department, a Maternity Department, Special Care Baby Unit, Inpatient beds in Medicine, Stroke, Rehabilitation, Surgery, Gynaecology, ENT and Paediatrics. There is a Coronary Care Unit, Surgical High Dependency Unit and a Day Procedure Unit and Radiography Department. A range of Mental Health Services and a GP out of hours service are also provided on site.</p> |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>There are 4 General Practitioner surgeries within Newry. The Southern Health and Social Care Trust is planning to develop a new Community Treatment and Care Centre at the former Abbey Playing Fields in Newry that would consolidate existing services in the city to a single site.</p> <p>15 practices within Newry offer dental and orthodontic care to residents.</p> <p>There are 6 care homes within Newry, which provide a combined 244 rooms offering a level of specialised care.</p> <p>Newry Leisure Centre provides a swimming pool and health suite (currently under renovations), as well offering fitness classes, playing courts (Squash/Handball/Racquet/Badminton/Table tennis) and a children's soft play area.</p> <p>Bagenal's Castle houses Newry and Mourne Museum and Newry Visitor Information Centre.</p> <p>Proposals for the redevelopment of Newry Town Hall and The Sean Hollywood Arts Centre, which aims to provide an improved concert venue for Newry are currently at an advanced stage (LA07/2023/2193/F, LA07/2023/2225/DCA and LA07/2023/2213/LBC).</p> <p>Newry has two large shopping centres – The Buttercrane and The Quays shopping centres, where a wide range of international retail outlets, as well as local businesses, operate.</p> <p>A number of specialised shops are located in Newry, including bridal, formal menswear, florists, electrical and DIY shops.</p> <p>Newry City offers a range of cafes, restaurants, fast food establishments and bars. Newry offers the expected level of filling stations and convenience shops for a settlement of its size.</p> <p>The city centre also offers significant choice of pharmacies.</p> <p>The Police Service of Northern Ireland's District Command Unit is based at Ardmore PSNI Station in Newry.</p> <p><u>Physical Infrastructure</u></p> <p>Residents of Newry City have access to clean water and sewage disposal.</p> <p>Newry Household Recycling Centre is located on Chapel Road.</p> <p>Newry is served by a Waste Water Treatment Works (WwTW). This has an estimated capacity for a growth factor of 15%.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>NI Water's sewer network capacity mapping tool and sewer network modelling activities have identified capacity issues in parts of Newry wastewater networks. An upgrade of the Newry WwTW is currently programmed to be completed within the PC21 Price Control period.</p> <p>Digital connectivity in the city is good and Ultrafast Full Fibre Broadband is available to residents in Newry.</p> <p>Newry lies between Belfast and Dublin at the junction of the A1 Eastern Seaboard Key Transport Corridor and the A28 Link Corridor. Further trunk roads connect the city to Portadown (A27) and to the port at Warrenpoint (A2).</p> <p>The Belfast to Dublin rail line passes through the city providing an intercity train service. This is located 2km to the northwest of the city centre and is connected to the bus station by a dedicated link bus service. A bus station is located in the city centre. Express buses link the city with Dublin, Belfast, Banbridge, Downpatrick and Armagh.</p> <p>Newry has a network of roads, cycle tracks, footways and other public rights of way that provide for walking and cycling.</p> |
| <p>Environmental Capacity Test</p> | <p><u>Environmental assets of the settlement</u></p> <p>Since its original designation in 1983, Newry Conservation Area has been extended twice. In 1992, the boundary was extended southward to incorporate the historic commercial spine of Hill Street/John Mitchell Place; in 2001, the area was extended northwards to incorporate the historical significance of the Newry Canal to the town.</p> <p>Newry City has over 140 Listed Buildings.</p> <p>There are 10 designated Areas of Townscape Character within Newry – Windsor Hill, Canal Street, Corry Square, High Street, Cornmarket, Dominic Street, Bridge Street, Kilmorey Street, Dublin Road and Drumalane Road.</p> <p>An Area of Archaeological Potential is defined in Newry City as indicated on Map Nos. 3/02a - Newry and 3/02b - Newry City Centre of the LDP.</p> <p>There are a number of Sites of Local Nature Conservation Importance (SLNCIs) within Newry (18).</p> <p>Newry City has a number of Local Landscape Policy Areas (LLPAs): Newry Canal/River, McKnights Hill, Craigmore, Greer's Farm and curtilage, Cloughanramer Road, St. Brigid's Church, St. Colman's College, Crieve Road, Rathfriland Road / Hilltown Road, Daisy Hill, Model School, Catherine Street, Convent of Mercy, Catherine Street, 1 Arthur Street, St. Patrick's Church, Courtney Hill, Dominic Street, Hawthorn</p> |

| | |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Glen, Drumalane Road, Ivybrook, Watsons Road, South-east Newry, Dublin Road and Warrenpoint Road / Greenan Road.</p> <p>There are a number of sites designated as major areas of existing open space within Newry, as per the extant plan. They are Derrybeg Park, Frank Curran Park/Jennings Park, Lisdrum/Liska Recreation Area, Peter McParland Park, Parc Esler/Newry Showgrounds, and Gerry Brown Park. A Pre-Application Public Consultation Event for the proposed Newry City Park – ‘The Albert Basin Project’ – has now concluded.</p> <p><u>The potential of flooding from rivers, the sear or surface water run-off</u></p> <p>Newry Canal and River run through the centre of Newry. The 2015 NI Flood Risk Management Plans identified Newry as the most significant area of flood risk in Northern Ireland outside of Belfast. A feasibility study, completed in 2018, recommended flood alleviation works to the main Newry River, the Newry Canal, a number of tributaries in the city centre and creation of upstream flood storage¹. The first of three planned phases of flood alleviation measures for the City of Newry was completed in January 2023. This scheme resulted in the construction of 990 meters of new 1350mm diameter pre-cast concrete culvert, along with 2000 meters of new flood wall and embankment works and two new grille inlet structures.</p> <p>An extreme flood event occurred in Newry (26 October – 1 November 2023). During this time period, as a result of heavy rain, more than 200% of the monthly average, flooding severely impacted Newry, Downpatrick, Newcastle and Portadown².</p> <p><u>Potential to accommodate future outward growth without significant environmental degradation</u></p> <p>Newry’s setting at the head of Carlingford Lough and within a river valley means that the settlement has been largely contained by the surrounding topography.</p> <p>As outlined above, Newry city has a range of environmental assets which must be protected during any future outward</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

¹ <https://storymaps.arcgis.com/stories/03b6e34d2ad0444581a28cbe1d78e088>

² <https://www.infrastructure-ni.gov.uk/news/review-flooding-south-east-published#:~:text=The%20Review%20of%20the%20South,%2C%20Downpatrick%2C%20Newcastle%20and%20Portadown.>

| | |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>growth. The ability of Newry's growth is reliant on the delivery and success of the Newry Flood Alleviation Scheme Phase 2&3, which should reduce the impact of potential fluvial flooding in Newry.</p> <p>The above range of constraints have been considered and a figure highlighting the percentage of the settlement limit that is unconstrained produced by the Council. 59% of Newry's settlement limit is unconstrained.</p> |
| Transport Test | <p>Newry lies between Belfast and Dublin at the junction of the A1 Eastern Seaboard Key Transport Corridor and the A28 Link Corridor. Further trunk roads connect the city to Portadown (A27) and to the port at Warrenpoint (A2).</p> <p>The A1, A2, A25, A27, A28 and B8 are Protected Routes.</p> <p><u>Public transport</u></p> <p>The Belfast to Dublin rail line passes through the city providing an intercity train service. This is located 2km to the northwest of the city centre and is connected to the bus station by a dedicated link bus service. A bus station is located in the city centre. Express buses link the city with Dublin, Belfast, Banbridge, Downpatrick and Armagh.</p> <p>Sheepbridge Park and Ride operates just north of the city.</p> <p><u>Walking and cycling</u></p> <p>Newry has a network of roads, cycle tracks, footways and other public rights of way that provide for walking and cycling. They include the canal towpath and recent improvements works at Victoria Lock.</p> <p>Through traffic from the north and south passes through the city centre of Newry and traffic congestion can occur at peak periods.</p> <p>The Department for Infrastructure (DfI) Southern Division is advancing the design and development of a new strategic road link to the south of Newry City, between the A1 Dublin Road dual carriageway and A2 Warrenpoint Road dual carriageway. This would provide an alternative route for strategic traffic that avoids Newry City centre.</p> <p>The key site requirements attached to some of the land use zonings within the extant plan make provision for further enhancements to the pedestrian / cycle network within Newry City (e.g. Zoning NY 84; Zoning NY 87; Zoning NY 89).</p> |
| Economic Development Test | <p>124 hectares of land were zoned for economic development under allocation ECD 1 in Volume 1 of the Banbridge/ Newry and Mourne Area Plan 2015. Zoned economic development</p> |

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>land is in a variety of locations to allow for a range of economic development uses and choice.</p> <p>Newry has a number of industrial estates, including Carnbane Industrial Estate, WIN Business Park, Greenbank Industrial Estate.</p> <p>Newry City is in a unique position to benefit greatly from cross-border trade, given its geographic positioning within the district. A number of Development Opportunity Sites have been identified within the LDP to encourage investment within the town centre.</p> |
| Urban / Rural Character Test | <p>The 2020 Housing Monitor indicated that there are over 2300 committed housing units to be built in Newry. Any further proposals to expand Newry should consolidate the existing form of development within the city.</p> <p>Further development should not lead to urban sprawl or ribbon development – and ensure the gaps between neighbouring settlements of Bessbrook/Newtowncloghoge and Ballyholland are protected.</p> <p>New development should be mindful of the character and identity of Newry City and ensure proposals are in keeping with this style.</p> |
| Community Resources Test | <p>Newry has 5 community centres. They are Barcroft, Derrybeg, Drumalane and Quayside, Meadow/Armagh Road and Three Ways Community Centres.</p> <p>Health provision within the city currently includes Daisy Hill Hospital, 4 General Practitioner surgeries and 15 practices which offer dental and orthodontic care. There are 6 care homes within Newry, which provide a combined 244 rooms offering a level of specialised care.</p> <p>Newry City Library is open 6 days a week and serves the local population.</p> <p>Newry Leisure Centre provides a swimming pool and health suite (currently under renovations), as well offering fitness classes, playing courts and a children's soft play area.</p> <p>Bagenal's Castle houses Newry and Mourne Museum and Newry Visitor Information Centre.</p> <p>Proposals for the redevelopment of Newry Town Hall and The Sean Hollywood Arts Centre, which aims to provide an improved concert venue for Newry are currently at an advanced stage.</p> |

Conclusion

Newry City performs well in relation to the RDS's Related Infrastructure Wheel, in terms of its social, health, commercial, justice and skills components. Its close proximity to Warrenpoint's port is also significant in terms of regional connectivity.

Newry City serves as key service centre for an extensive rural hinterland, consisting of a mixture of land uses providing a wide range of employment, services and facilities for both local inhabitants and visitors. Retail shopping is the most dominant activity and has played an important role in the expansion of the city centre. There is also a variety of other commercial, cultural, social, community, religious, leisure, entertainment, sporting and transport activity.

Recommendation

Retain city status.

District Town

Downpatrick

Downpatrick Broad Evaluation Framework

Downpatrick is located 35km from Belfast, 16km from Ballynahinch and 19km from Newcastle. It has an estimated population of 11,545 (2021 Census).

It is one of the earliest settlements in Ulster and is one of Ireland's most renowned historic towns, due to its association with St. Patrick who is supposedly buried in the graveyard of Down Cathedral. The town was established in late pre-historic times. The Mound of Down was a secular site and Cathedral Hill an ecclesiastical centre. Both hills are positioned between the town and the southern edge of the marshlands, through which the Quoile River runs to its estuary in Strangford Lough.

Downpatrick's Conservation Area was designated in 1985. Downpatrick has a distinctive and historic natural setting as provided by the Quoile Estuary, the Finnebrogue Estate Woodlands and the shoreline of Strangford Lough. To the northeast, the Lecale Hills provide a wider landscape setting. The Quoile Pondage Basin to the north is a National Nature Reserve, while Inch Abbey, the Mound of Down and Cathedral Hill are important archaeological sites.

| Resource Test | <u>Community assets</u> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>There are 6 primary schools in Downpatrick – Downpatrick Primary School, Our Lady and St Patrick Primary School, Sacred Heart Primary School, St Brigid's Primary School, St Colmcille's Primary School and St Macartan's Primary School.</p> <p>In terms of secondary school offering in Downpatrick, De La Salle High School, St Mary's High School and St Patrick's Grammar School amalgamated in September 2024 to form Lecale Grammar School. Downpatrick Integrated College and Down High School are also in Downpatrick.</p> <p>The South-Eastern Regional College has a campus in Downpatrick. This specialises in Hairdressing, Beauty, Hospitality, Computing, Travel and Tourism, Art and Design, Engineering, Motor Vehicle, Early Years, Health and Care, Animal Care and Construction Trades.</p> <p>The Downe Hospital in Downpatrick is a local hospital which provides a type 2 Emergency Department operating from 8am-8pm (Mon-Fri, Closed Weekends), with a Minor Injuries Unit operating from 9am-5pm Saturday and Sunday and the GP Out of Hours operates on site. There is also a Midwifery led Maternity Unit.</p> |

| | |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>There are 4 General Practitioner Surgeries within Downpatrick (Down Health Care, Stream Street Surgery, The Green Surgery, Struell Surgery).</p> <p>The town currently has 5 practices which offer dental and orthodontic services.</p> <p>2 Care Homes (Strangford Court and Lecale Lodge) provide 77 rooms.</p> <p>Downpatrick Police Station is the base for the Downpatrick Local Neighbourhood Policing Team, and covers the following wards: Ballydugan, Ballynahinch, Ballyward, Castlewellan, Cathedral, Crossgar and Killyleagh, Derryboy, Drumaness, Dundrum, Kilmore, Knocknashinna, Lecale, Murlough, Quoile, Saintfield and Strangford.</p> <p>Downpatrick Fire Station is one of 2 District HQ's and is responsible for Ballynahinch, Downpatrick, Kilkeel and Newcastle Stations.</p> <p>Magistrates, County and Crown courts sit in Downpatrick.</p> <p>Down Leisure Centre offers swimming pools, health suite and fitness suite. Courts are also available for hire (Squash/Handball/Racquet/Badminton/Table tennis).</p> <p>Downpatrick also benefits from a library.</p> <p>Downpatrick Visitor Information Centre doubles up as an event venue and has a tea-room/cafe onsite. Downpatrick and County Down Railway Museum houses a collection of relics telling the story of Irish Railways and showcases Belfast and County Down Railway artefacts.</p> <p><u>Physical Infrastructure</u></p> <p>Residents of Downpatrick have access to clean water and sewage disposal.</p> <p>Downpatrick Household Recycling Centre is located on the Flying Horse Road.</p> <p>Downpatrick is served by a Waste Water Treatment Works (WwTW). This has an estimated capacity for a growth factor of 15%.</p> <p>NI Water's sewer network capacity mapping tool and sewer network modelling activities have identified capacity issues in parts of Downpatrick's wastewater networks. An upgrade</p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>of the Downpatrick WwTW is currently programmed to be completed within the PC21 Price Control period.</p> <p>Digital connectivity in the town is good and Ultrafast Full Fibre Broadband is available to residents in Downpatrick.</p> <p>Downpatrick is connected to Belfast by the A7 road (designated in the RDS as a Link Corridor). This road links Belfast, Saintfield, Crossgar and Downpatrick.</p> |
| Environmental Capacity Test | <p><u>Environmental assets of the settlement</u></p> <p>Downpatrick's Conservation Area was designated in 1985.</p> <p>Although its early history has influenced its shape and development, the town as it now stands dates mainly from the 18th and 19th Centuries. Several buildings, including Down Cathedral and the Southwell Charity are of special architectural interest, while the many fine town houses, in themselves good examples of Georgian domestic architecture, are an important ingredient to the townscape and provide an essential foil to several imposing public buildings.</p> <p>Downpatrick has over 70 Listed Buildings.</p> <p>The current plan designates 6 Local Landscape Policy Areas:</p> <ol style="list-style-type: none"> 1. LLPA 1 Inch Abbey, Mound of Down, Down Cathedral, Quoile River and associated lands including Cotter Hill, Hollymount and Ballydugan 2. LLPA 2 Downshire Hospital 3. LLPA 3 Hill including ridgeline (Flying Horse Road) 4. LLPA 4 Vianstown House (planting) 5. LLPA 5 Carmel Hill 6. LLPA 6 Gallow's Hill <p>An Area of Significant Archaeological Interest (DK 19) has been designated in the Quoile valley to the west of Downpatrick and includes Cathedral Hill, the Mound of Down and Inch Abbey.</p> <p>An Area of Archaeological Potential (DK 20) has also been designated within Downpatrick on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of development.</p> |

| | |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Large areas of amenity are associated with private sports clubs, for example, the golf club, cricket club and bowling clubs.</p> <p>Quoile Nature Reserve to the north of the town is an important and sensitive area of conservation and recreation.</p> <p><u>The potential of flooding from rivers, the sear or surface water run-off</u></p> <p>The Quoile River runs to the north of Downpatrick.</p> <p>Downpatrick was designated a 'Transitional Area of Potential Significant Flood Risk' in the Northern Ireland Flood Risk Assessment (NIFRA) 2018³.</p> <p>Flood risk in Downpatrick stems from fluvial and pluvial sources. The coastal defence, the Quoile Barrier, provides protection to the Downpatrick area from the coastal source.</p> <p>An extreme flood event occurred in Downpatrick (26 October – 1 November 2023). During this time period, as a result of heavy rain, more than 200% of the monthly average, flooding severely impacted Newry, Downpatrick, Newcastle and Portadown⁴.</p> <p>Numerous businesses and residential properties in Downpatrick were severely affected by the flooding.</p> <p>Following this event, Downpatrick was re-prioritised on the Rivers 10 Year Capital works programme. Amey Consulting (the Department's Partner Consultant) were commissioned to complete a feasibility study. The study will encapsulate the entire Downpatrick Catchment, focusing on particular points of interest including the Quoile Barrier. The current estimated timeline for completion of the study is Spring 2025.</p> <p><u>Potential to accommodate future outward growth without significant environmental degradation</u></p> <p>Downpatrick has a distinctive and historic natural setting as provided by the Quoile Estuary, the Finnebrogue Estate Woodlands and the shoreline of Strangford Lough. To the northeast, the Lecale Hills provide a wider landscape setting.</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

³ <https://storymaps.arcgis.com/stories/a6e0d17330cd46f193daa647eb2df1e7>

⁴ <https://www.infrastructure-ni.gov.uk/news/review-flooding-south-east-published#:~:text=The%20Review%20of%20the%20South,%2C%20Downpatrick%2C%20Newcastle%20and%20Portadown.>

| | |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>The Quoile Pondage Basin to the north is a National Nature Reserve, while Inch Abbey, the Mound of Down and Cathedral Hill are important archaeological sites.</p> <p>Development of lands in Downpatrick (particularly on the eastern side of the town) has been constrained by deficiencies in the strategic road network linking the lands to the Belfast Road. Traffic from the east or south of the town passes through the town centre and this can create congestion, particularly at peak periods.</p> <p>The above range of constraints have been considered and a figure highlighting the percentage of the settlement limit that is unconstrained produced by the Council. 53% of Downpatrick's settlement limit is unconstrained.</p> |
| Transport Test | <p>Downpatrick is connected to Belfast by the A7 road (designated in the RDS as a Link Corridor). This road links Belfast, Saintfield, Crossgar and Downpatrick.</p> <p>Recent works within Downpatrick have included resurfacing and traffic light upgrading of significant stretches of Irish Street and Market Street, with an aim to enhance road quality and improve traffic flow in the town centre.</p> <p>A new bus terminal for Downpatrick was completed and opened in June 2005, which provided a range of enhanced facilities on the existing site at Market Street to meet the needs of bus passengers using services to and from Downpatrick. A regular bus service operates between Downpatrick and Belfast (Service no. 215) and offers commuters a timely service.</p> <p>Currently, Downpatrick town does not have cycle lanes and cyclists must use the main vehicular road networks. An improvement in the offering of cycling lanes may help reduce reliance on the private car.</p> <p>The key design considerations attached to some of the land use zonings within the extant plan makes provision for enhancements to the pedestrian/cycle network within Downpatrick (e.g. DK 08).</p> |
| Economic Development Test | <p>A number of Development Opportunity Sites were designated within the extant plan.</p> |

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Zoned economic development land is in a variety of locations within Downpatrick to allow for a range of economic development uses and choice.</p> <p>A substantial amount of industrial land was allocated at Inch, on the A7 Belfast Road. An additional area for industrial development adjoining the existing industrial area at the Flying Horse has also been zoned.</p> <p>Following the major flood event in Downpatrick in 2023, the local response has included plans to replace premises irreparably damaged by flooding, including one of the town's major supermarkets:</p> <p><i>LA07/2024/0541/F - Lands at Ballydugan Retail Park, Ballydugan Road, Downpatrick, BT30 6AJ - Proposed erection of an ASDA superstore (replacement) with associated Petrol Filling Station including shop; and 4 no. retail units (replacement). Development includes car parking, service yard and all associated ancillary, site and access works.</i></p> |
| Urban / Rural Character Test | <p>Downpatrick is a medium town within the Belfast catchment, it is however quite isolated and does perform a higher order role than might be expected by its size, given the surrounding rural area.</p> <p>The 2020 Housing Monitor indicated that there are 452 committed housing units to be completed in Downpatrick.</p> <p>Growth should be balanced across Downpatrick to sustain, consolidate and revitalise the town, focusing new retail and services and providing opportunity for privately led economic investment in business and industry.</p> |
| Community Resources Test | <p>Downpatrick offers a good supply of education facilities, with numerous primary and secondary schools located in the town.</p> <p>The South-Eastern Regional College also has a campus in Downpatrick.</p> <p>Health facilities within Downpatrick include the Downe Hospital, 4 GP surgeries, 5 dental and orthodontal practices and care homes.</p> <p>The town is served by both a police station and fire station, as well as a library.</p> |

| | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Down Leisure Centre offers swimming pools, health suite and fitness suite. Courts are also available for hire.</p> <p>Downpatrick Visitor Information Centre and Downpatrick and County Down Railway Museum both operate from the town.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Downpatrick is a medium town within the Belfast catchment. It is of regional significance for its historical and archaeological interest, largely connected with Saint Patrick and is a key tourism centre. Downpatrick provides the retail, health and social facilities for a wide rural area.

Downpatrick performs well in relation to the RDS's Related Infrastructure Wheel, in terms of its health, social, justice, productive and skills components. As noted within this document, the networks serving Downpatrick are limited to the road network in the absence of cycle and trainlines.

Recommendation

Retain main town status.

Local Towns

Ballynahinch

Ballynahinch Broad Evaluation Framework

Ballynahinch is situated in the north-west of the District, approximately 24 kilometres from Belfast, 16 kilometres from Downpatrick and almost equidistant between Downpatrick and Lisburn. It has an estimated population of 6,164 (2021 Census).

The town dates back to the eighteenth century when it developed adjacent to the Ballynahinch River. Today it functions as a service centre, commuter settlement, manufacturing and market town. It has an attractive landscape setting provided by a series of distinct and undeveloped drumlins. High ground and mature trees provide a natural limit to development to the west, adjacent to Grove Road. The Montalto Estate to the southwest provides a wooded backdrop to the town while drumlins to the east are prominent visual features in the local landscape.

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p><u>Community assets</u></p> <p>There are 3 primary schools in Ballynahinch – Ballynahinch Primary School, Drumlins Integrated Primary School, and St Patrick's Primary School, Ballynahinch.</p> <p>There are 3 secondary schools in Ballynahinch, Assumption Grammar School, Ballynahinch, St Colman's High & Sixth Form College Ballynahinch, and The High School Ballynahinch.</p> <p>The South-Eastern Regional College has a campus in Ballynahinch.</p> <p>Montalto Medical Centre is the only General Practitioner Surgery in Ballynahinch.</p> <p>The town currently has 2 practices which offer dental and orthodontic services. Lawson dental, and Montalto dental care.</p> <p>There are 6 Care homes, Fishbourne House (22), Oakridge Care Home & Residential Unit (68), Redburn Clinic (21), Spa Nursing Home (36), The Beeches Professional & Therapeutic Services (34).</p> <p>Downpatrick Police Station is the base for the Downpatrick Local Neighbourhood Policing Team, and covers the following wards: Ballydugan, Ballynahinch, Ballyward, Castlewellan, Cathedral, Crossgar and Killyleagh, Derryboy, Drumaness,</p> |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Dundrum, Kilmore, Knocknashinna, Lecale, Murlough, Quoile, Saintfield and Strangford.</p> <p>Downpatrick Fire Station is one of 2 District HQ's and is responsible for Ballynahinch, Downpatrick, Kilkeel and Newcastle Stations.</p> <p>Ballynahinch Community Centre is the heart of the local community and provides a valuable service to Ballynahinch and the surrounding areas. Situated in the centre of Ballynahinch a range of activities are on offer throughout the year for all ages.</p> <p>The Market House is a grade 2 listed building and has played a major role in the everyday lives of the people of Ballynahinch since it was originally built in 1795. In August 2010, the council took over ownership and has continued to provide a focal point for the people in the area. This beautiful building now hosts tenants to a number of different groups, whilst also providing high standard meeting rooms, function room and kitchen facilities.</p> <p><u>Physical Infrastructure</u></p> <p>Residents of Ballynahinch have access to clean water, and sewerage disposal.</p> <p>Ballynahinch is served by a Wastewater Treatment Works (WwTW). This has an estimated capacity for a growth factor of 15%.</p> <p>NI Water's sewer network capacity mapping tool and sewer network modelling activities have identified capacity issues in parts of Ballynahinch's wastewater networks. Ballynahinch Drainage Area Plan (DAP) is planned for delivery in the second half of PC21 and the outputs will be used to inform solution planned for delivery during PC21 (subject to prioritisation and funding availability) or for future business planning (i.e. PC27)</p> <p>Digital connectivity in the town is good and Ultrafast Full Fibre Broadband is available to residents in Ballynahinch</p> |
| Environmental Capacity Test | <p><u>Environmental assets of the settlement</u></p> <p>The town dates back to the eighteenth century when it developed adjacent to the Ballynahinch River. Today it functions as a service centre, commuter settlement, manufacturing and market town.</p> |

| | |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Montalto House is situated to the south of the Town and is designated a Historic Park, Garden and Demesne</p> <p>Ballynahinch has over 12 listed buildings. The Market House is a grade 2 listed building and has played a major role in the everyday lives of the people of Ballynahinch since it was originally built in 1795. In August 2010, the council took over ownership and has continued to provide a focal point for the people in the area. This beautiful building now hosts tenants to a number of different groups, whilst also providing high standard meeting rooms, function room and kitchen facilities.</p> <p>The current plan designates 13 Local Landscape Policy Areas:</p> <ul style="list-style-type: none"> LLPA 1 Ballynahinch River Corridor LLPA 2 Montalto Estate LLPA 3 Lough / wetland area to rear of Ballynahinch Leisure Centre LLPA 4 Harryville and associated planting and Fair Green LLPA 5 Windmill Hill LLPA 6 Drumlin, Antrim Road LLPA 7 Hill between Chestnut Road and Dromore Road LLPA 8 Hill between Dromore Road and Grove Road LLPA 9 Hill on Church Road and associated properties LLPA 10 Hill at Assumption Grammar School LLPAs 11, 12 and 13 Lands to north and south of Moss Road and north of Crossgar Road <p>An Area of Archaeological Potential (BH 21) has also been designated within Ballynahinch. The area identified reflects the area of the historic core of the post medieval settlement where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of development.</p> <p>A wide range of outdoor recreation facilities are available throughout Ballynahinch including playing fields and playgrounds.</p> <p><u>The potential of flooding from rivers, the sear or surface water run-off</u></p> <p>Ballynahinch River runs through the settlement and despite not being identified within Northern Ireland Flood Risk Assessment (NIFRA) Flood Maps NI Identifies areas along the course of the river that are at risk of flooding.</p> <p><u>Potential to accommodate future outward growth without significant environmental degradation</u></p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>The current settlement limit protects the natural setting of Ballynahinch while providing development opportunities in line with its role as a local hub. The Settlement Limit excludes the higher, wooded drumlin landscapes to the west and south. In addition to this the designated LLPA's and areas at risk of flooding also restrict outward growth.</p> <p>The above range of constraints have been considered and a figure highlighting the percentage of the settlement limit that is unconstrained produced by the Council. 53% of Downpatrick's settlement limit is unconstrained.</p> |
| Transport Test | <p>Ballynahinch is located on the A24, linking Belfast and Newcastle, at the end of the A48 from Lisburn and the A21 from Saintfield, part of the Regional Strategic Transportation Network, (RSTN).</p> <p>The proposed A24 Ballynahinch Bypass which provides for a single carriageway bypass, approximately 3.1 kilometres in length around the eastern periphery of Ballynahinch is aimed at improving journey times, journey time reliability and safety on the A24 Belfast to Newcastle Trunk Road by providing a bypass around Ballynahinch. The provision of this bypass is also expected to improve traffic conditions in the town centre. Development work on the Ballynahinch Bypass is now paused. A decision to proceed to procurement will be considered following confirmation of the RSTNTP (Regional Strategic Transport Network Transport Plan).</p> <p>Ballynahinch is serviced by a number of bus routes, providing users with regular busses along the main commuter routes, i.e Belfast, Lisburn, Newcastle, Downpatrick etc.</p> <p>Currently, Ballynahinch town does not have cycle lanes and cyclists must use the main vehicular road networks. An improvement in the offering of cycling lanes may help reduce reliance on the private car.</p> |
| Economic Development Test | <p>Ballynahinch has a vibrant and compact Town Centre, with a wide range of shops and services concentrated along Main Street, High Street and Dromore Street. A number of Development Opportunity Sites were designated within the extant plan. Zoned economic development land is in a variety of locations within Ballynahinch to allow for a range of economic development uses and choice.</p> <p>There are a range of employment uses within the settlement including a range of retail/commercial, light industry, business, community buildings, surgery, library, education, and professional services.</p> |

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban / Rural Character Test | <p>Ballynahinch is a small town within the Belfast catchment, it's strategic location in relation to Belfast makes it an attractive choice for potential residents who commute to Belfast for work purposes.</p> <p>The 2020 Housing Monitor indicated that there are 1056 committed housing units to be completed in Downpatrick.</p> <p>Growth should be balanced across Ballynahinch to sustain, consolidate and revitalise the town, focusing new retail and services and providing opportunity for privately led economic investment in business and industry.</p> |
| Community Resources Test | <p>There is a good level of community provision including churches, halls, community hub, healthcare, schools, cafes, restaurants, retail, and recreational facilities and clubs.</p> |

Conclusion

Ballynahinch is a small town within the Belfast catchment. It has an attractive landscape setting provided by a series of distinct and undeveloped drumlins.

Ballynahinch performs well in relation to the RDS's Related Infrastructure Wheel, in terms of its health, social, justice, productive and skills components. As noted within this document, the networks serving Ballynahinch are limited to the road network in the absence of cycle and trainlines.

Recommendation

Retain town status.

Castlewellan

Castlewellan Broad Evaluation Framework

Castlewellan is located approximately 6 km north-west of Newcastle and 16 km south-west of Downpatrick and is situated along the main Newry to Downpatrick Road (A25). The character of the town is defined by its two large central squares which have been designated within a Conservation Area and by Castlewellan Forest Park which is located to the immediate north-west of the settlement. The village centre contains several granite listed buildings. Castlewellan has a population of 2,882 and 1,101 households (2021 Census).

| | |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Churches, Bank, Credit Union, Library, Nursery, St Malachy's Primary School, Castlewellan Primary School, Bunscoil Bheanna Boirche, St Malachy's Post Primary School, Play Areas, Doctors Surgery, Community Centre, Retirement Homes, Council Playing Fields, GAA Playingfields & Clubhouse, (Recycling Centre 0.5k south-west of settlement limit), Supermarket, Public Houses, Restaurants, Mixture of Retail Facilities, Professional Services, Petrol Stations, Waste Water Treatment Works is at or nearing capacity (2023). |
| Environmental Capacity Test | <p>Castlewellan forest park borders a significant portion of the north-western side of settlement. The forest park plays a significant role in defining the character of Castlewellan but also a constraint on development along the north-western side of village. Bunkers Hill is also a prominent landmark on north-east of settlement which can be seen from much of the surrounding countryside.</p> <p>In terms of built heritage the town is centred upon its two large squares which have been encompassed within a Conservation Area. The Conservation Area also stretches to include the St Pauls Church area and the entrance and southern limits of the forest park. Numerous listed buildings are located throughout the town including two large churches, there are also several buildings constructed of local granite including the Ulster Bank, former Northern Bank and some of the towns bars. Six Local Landscape Policy Areas have been designated within or surrounding Castlewellan.</p> <p>Significant pockets of surface water flooding throughout settlement.</p> |
| Transport Test | Castlewellan is located along the A25 protected route linking Downpatrick with Newry and also the A50 which connects Newcastle with Banbridge. There is no bus or train station within the settlement however the settlement is served by bus routes 17a, 18, 18b, 518, 32, 36 & 240 linking with Ballynahinch, Banbridge, Belfast, Downpatrick, Newcastle, Newry & surrounding hinterlands. A disused railway corridor |

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | which formerly connected Newcastle with Banbridge passes by the settlement. |
| Economic Development Test | The centre of Castlewellan provides a range of retail options and professional services. There is also a number of bars, restaurants, cafes and fast food outlets. Close proximity to the Mourne Mountains & Castlewellan Forest Park also provides significant tourist and recreational potential and this use could and knock on benefits such as accommodation, restaurants, services etc which could undergo significant expansion. At present there is no land zoned for industrial / economic development within the settlement limit, there is limited industrial activity within the town on non-zoned lands, most notably Food processing and a sawmill. There is however industrial land zonings and uses nearby in Annsborough 1km north-west of the settlement. The surrounding countryside also provides employment potential. |
| Urban & Rural Character Test | Castlewellan includes a range of public and private housing, there is significant housing development on each of the arterial routes approaching the settlement. There is also some residential properties within the centre of the settlement fronting onto the squares and also above shop premises. All of the zoned land within the settlement has been developed or has approved or pending permissions. There is undeveloped land outside the settlement limit located on or off many of the existing roads leading into the town. Given the hilly topography of the town, careful consideration should be given in relation to long distance views of these sites and the impact on approaches to the settlement which could erode its rural character through urban sprawl. The presence of the forest park along the north-western boundary also provides a constraint on development in that direction. Consideration must also be given in relation to the settlements close proximity to Annsborough; to develop the land between these two settlements could erode each settlements sense of identity. 2020 Housing Monitor notes there are 41 committed units and 22 uncommitted units within the settlement. |
| Community Services Test | Numerous community facilities including Nursery Schools, Primary Schools, High School, Library, Play Areas, Doctors Surgery, Health Centre, Community Centre, Council Playing Fields, GAA Playing fields & Clubhouse, (Recycling Centre 0.5k west of settlement limit), Retirement Homes. |

When considered against the Regional Development Strategy 2035 diagram 2.2 Castlewellan meets the majority of the criteria in tier 1. It also meets the majority of the criteria of tier 2 including Post Primary School, Library, Pharmacy, Health Centre, Community Centre, Sports Facilities, Recycling Centres, Renewables, Water & Sewers Supply, Supermarket, Restaurants, Mixture of Retail Facilities and Bus connection to

larger centres. Castlewellan falls within the 'Band F' Intermediate settlement designation (population between 2,500 and 4,999) in the NISRA Review of the Statistical Classification and Delineation of Settlements.

Castlewellan is classified as an intermediate settlement in the NISRA review and meets the majority of the RDS criteria for a small town.

Recommendation

Following further consideration and consultation with Members, for the purposes of the draft Plan Strategy Castlewellan has been reclassified as a small town.

Crossmaglen

Crossmaglen Broad Evaluation Framework

Crossmaglen is a settlement in the south western corner of the District, and is approximately 25km from Newry. The settlement has a population of 1,573 with 661 households. The village has a distinctive settlement pattern centred around Cardinal O’Fiaich Square, which is an Area of Townscape Character (ATC). 5 roads connect on to the square and the settlement has traditionally developed in a linear form along them. The settlement is located within undulating countryside with drumlins surrounded by bogs, wetlands and small loughs, an exception is Lough Ross which is a significant lake to the west of the settlement, part of which is located within County Monaghan.

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Crossmaglen is an important service centre for its hinterland and as a result it has a wide range of service provision including a church, library, a primary and a post-primary school, a range of shops/businesses, community centre, post office, fire station, a health centre providing GP services, there is also a nursing home located just outside of the Settlement Development Limit. The playing fields of Crossmaglen Rangers GAC provide public recreation space. There is a police station which is scheduled to be closed and replaced with a new site at a later date.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Crossmaglen has a Waste Water Treatment Works (WwTW) NI Water state that it has available capacity for growth up to 15%.</p> |
| Environmental Capacity Test | <p>There are currently 3 listed buildings in Crossmaglen, St Patrick’s Church is Grade B while Nos 11 and 12 Cardinal O’Fiaich Square are Grade B2. Areas designated as LLPA’s lie to the north and the east of the village and limit the ability to expand in this direction. To the north of Crossmaglen is a small river with some areas of floodplain, some low lying areas to the east are also subject to surface water flooding. An Area of Archaeological Potential is located in the centre. An assessment of the settlement limit has shown that 85.9% of it is unconstrained.</p> |
| Transport Test | <p>Crossmaglen has bus connections to Newry (Ulsterbus Service 42) which also serves the intermediate settlements. There is no railway connection.</p> |
| Economic Development Test | <p>There is a range of economic uses within Crossmaglen, including shops and small businesses in the village, as well as schools, clinic, community centre, a nursing home, and employment within the surrounding countryside and surrounding centres. There is a mixed use zoning on Cullaville</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Road under Policy CM11 of the current area plan which has not been developed to date. An economic development zoning to the rear of the Eurospar Supermarket has been partially developed as a household recycling centre. There are a number of small businesses involved in manufacturing or distribution but there are no dedicated industrial estates present. |
| Urban / Rural Character Test | Crossmaglen has a strong local identity due to its distinctive urban form. The housing monitor 2024 states that there is a remaining potential of 131 units in Crossmaglen. Zoning CM 03 is currently being developed, while one unit has been completed on CM 08 but the remainder is not being actively developed. Zonings CM 05 and 07 have not been developed and there are no live planning permissions upon them. Despite the way in which the settlement has ribboned along the approach roads it still has a compact form with generally distinctive boundaries between urban and rural. Drumlins surround the settlement on 3 sides, to the south there is a plain that is bounded to its south by a ridge line, beyond this lies the settlement of Cullaville, the need to maintain their separation limits potential growth to this side. |
| Community Resources Test | Crossmaglen has a high level of community resources including a library, clinic, post office, a church, playing fields, play parks, community centre, recreational space, a range of shops/businesses, cafes, restaurants, public houses, 2 schools and a nursing home. |

Conclusion

Crossmaglen is a 'town' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Crossmaglen falls within Band G – Village (Populations 1,000 – 2,499).

Within the RDS Infrastructure wheel Crossmaglen meets all of the criteria within tiers 1 and 2. In tier 3 Crossmaglen has recycling facilities, and water/sewage supply, a community centre, and a health centre.

Despite Crossmaglen not falling within the NISRA designation of a town, it has a high level of service provision for its size, a reflection of its role as a local service centre for a relatively remote area.

Recommendation

Retain town status.

Kilkeel

Kilkeel Broad Evaluation Framework

Kilkeel is a settlement on the Mourne Coast, approximately 25km from Newry. The settlement has a population of 6,632 with 2,578 households (Census 2021). It's harbour is home to Northern Ireland's largest fishing fleet, it is also a significant employment and service centre that caters for the Mournes area and a tourist centre. The Mournes provide a spectacular natural backdrop to the settlement, the A2 road runs through the settlement linking Newry with Newcastle to the North East.

The settlement originally developed around the town square and the harbour which is located at the confluence of the Aughrim and Kilkeel Rivers. It has developed in a linear fashion along the main roads, mainly along the coastal plain, as the foothills of the Mournes have constrained it's growth to the north. The urban footprint is fragmented with several large groups of development having arisen off the Newry Newcastle and Greencastle Roads, with only a ribbon of roadside development linking them to the rest of the settlement.

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Kilkeel is not identified as a hub in the RDS, however it is an important service centre in it's own right with such services as churches, a community centre a library, a leisure centre, 5 nursery schools/playgroups, 6 primary and 2 post-primary schools, a range of shops/businesses, post office, tourist information office, fire station, GP and dental practices, and a nursing home. There are also a number of sports clubs in the two and in the surrounding area and a public park along the seafront. The importance of the fishing industry is reflected in Kilkeel being the location for RNLI Lifeboat and HM Coastguard stations.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Kilkeel has a Waste Water Treatment Works (WwTW) NI Water state that it has available capacity for growth up to 15%.</p> |
| Environmental Capacity Test | <p>There are currently 27 listed buildings in Kilkeel, the town centre and the area adjacent to the harbour is designated as an Area of Townscape Character, the harbour area is also an Area of Archaeological Potential.</p> <p>The entirety of the settlement lies within The Mournes Areas of Outstanding Natural Beauty, the lands surrounding the settlement begin to rise up forming a backdrop, there are a number of Areas designated as Local Landscape Policy Area's particularly along the river corridors and their associated floodplains. The Kilkeel River in particular has an extensive floodplain situated between the Newcastle Road and the harbour. There are also a number of Sites of Local Nature</p> |

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Conservation Interest around the settlement. An assessment of the settlement limit has shown that 71.51% of it is unconstrained. |
| Transport Test | Kilkeel is served by Ulsterbus services 37 to Newcastle and 39 to Newry, onward connections are available from both of these termini. The A2 road passes through the settlement. The Carlingford Lough Ferry has a terminal at Greencastle a short distance outside the town and it provides a seasonal service to Greenore in County Louth. |
| Economic Development Test | <p>The economy of Kilkeel has traditionally been dependent on the fishing industry, the harbour is the location for a number of fish processing factories as well as boatyards and companies providing support for the fishing fleet. However in recent years Kilkeel has developed into a centre for the aerospace industry with Collins Aerospace (formerly B/E Aerospace) becoming a global leader in the production of aircraft seating and interior modules. There are also a number of other firms engaging in manufacturing and storage/distribution.</p> <p>Tourism is another important part in the local economy, there is a hotel and a number of guest houses within Kilkeel itself, there are also caravan parks along the coast nearby, mainly at Cranfield to the west but also along the A2 towards Newcastle. The Mourne is popular for hiking and outdoors tourism, the Silent Valley is a popular tourist attraction, based around the twin reservoirs of Silent Valley and Ben Croom which supply drinking water to the Belfast Metropolitan Area. Mourne Park, located off the Newry Road a short distance to the west of Kilkeel is a historic park.</p> <p>BNMAP zoned over 23 hectares of land between the harbour and Newcastle Road for economic development, to date much of this has remained undeveloped.</p> |
| Urban / Rural Character Test | <p>The historic core consisting of The Square and the sea front has a very distinctive character, as has Knockchree Avenue, which is a "boulevard" with twin road lanes with housing on each side that connects Newcastle Street to the sea front. The harbour area too has a strong character although there are some derelict areas. The settlement has sprawled out from it's original core in a way that has resulted in pockets of agricultural land being surrounded on several sides by urban development, in places this has marred the distinction between the settlement and the rural area.</p> <p>The 2020 housing monitor found that there was potential 156 units remaining on zoned land with the settlement limit.</p> |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Resources Test | Kilkeel has a high level of community resources including churches, a library, leisure centre, post office, churches and halls, playing fields, play parks, recreational space, a range of shops/businesses, cafes, restaurants, public houses, schools and nursing homes. There are additional recreation opportunities afforded by the Mournes |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Kilkeel is a 'town' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Kilkeel falls within Band E – Small Town (Populations 5,000 – 9,999).

Within the RDS Infrastructure wheel Kilkeel meets all of the criteria within tier 1 and all but one of tier 2. In tier 3 Kilkeel has recycling facilities, water/sewage supply, a visitor's centre, major roads, industrial park, a range of restaurants and a health centre.

Kilkeel is a significant service centre in its own right, serving as a local hub for the Mournes. It is also a significant employment centre due to the harbour and also with a range of manufacturing and distribution businesses present.

Recommendation

Retain town status.

Killyleagh

Killyleagh Broad Evaluation Framework

Killyleagh has a population of 2,785 with 1,252 households (census 2021) and is located 10 kilometres to the north east of Downpatrick and 30 kilometres southwest of Belfast. Neighbouring villages include Shrigley located to the northwest and Crossgar which is located 8km to the west. A large proportion of the village is designated as a Conservation Area and an Area of Archaeological Potential. The settlement is within an AONB.

In recent years the village has expanded to the southwest along Downpatrick Road to the south along Shore Road. There has also been expansion to the north of village and recent private housing development off the Comber Road.

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Killyleagh has a good level of resource containing 2 primary schools, a nursery, a doctors surgery, 5 churches, halls, community centre, shop/garage & post office, outdoor activity centre, range of shops and services, public houses, cafes, restaurants, several businesses, light industry, yacht club, library, health centre, pharmacy, playing fields, play park.</p> <p>All properties have access to clean water, broadband, and sewage. Killyleagh WwTW has 'reasonable capacity' available according to NI Water. The 2023 table provided shows that there is estimated capacity for a growth factor of at least 15%. There are recycling facilities available at the Bridge Centre (community centre).</p> |
| Environmental Capacity Test | <p>Killyleagh is within an AONB and land outside the settlement is within an Area of Constraint on Mineral Developments. The historic core of the village is designated as a Conservation Area and an Area of Archaeological Potential. There are 33 listed buildings within the settlement limit. The Comber/Downpatrick Road is a Protected Route and there are 8 LLPA's within and surrounding the settlement. Killyleagh Castle is designated as a Historic Park, Garden, and Demesne. The eastern boundary of the settlement adjoins Strangford Lough which is designated as an Area of Special Scientific Interest, Special Protection Area (SPA), Special Area of Conservation (SAC), RAMSAR site, and Marine Nature Reserve. There are 3 Tree Preservation Orders in force within Killyleagh. The river Dibney runs through the settlement. Flood Maps NI identify strategic coastal and fluvial flooding to the north and east of the village. There is a large area of strategic coastal flooding to the north east of the settlement and southeast of Gocean Lodge. There is also a large area of</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | strategic coastal and fluvial flooding to the north of the settlement, north-west of St Mary's Primary School. |
| Transport Test | Killyleagh is located on the Comber/Downpatrick Road (A22) which is a protected route. There is a regular bus service between Belfast and Shrigley (routes 11/511/511b) and Downpatrick and Shrigley (route 14). Killyleagh is accessible to Downpatrick and Belfast, making it popular with commuters. There is no bus or train station. There is a bus shelter located along Downpatrick Road to the southwest of the settlement. There are no cycle lanes in Killyleagh. |
| Economic Development Test | There are a range of employment uses within the settlement, including a range of retail/commercial units, business/light industry, pubs/restaurants, community centre, doctors surgery, clinic, library, schools, yacht club, and outdoor centre. There is a large industrial site located in Shrigley which is within walking distance which also provides employment. Further employment would be available in the surrounding countryside such as fishing/agriculture. |
| Urban / Rural Character Test | The settlement is located within a drumlin landscape on the shore of Strangford Lough. Views of the 15 th Century castle can be achieved on all approaches and creates a focal point of the settlement and constrains further development to the west. The settlement has expanded to the south and north in recent years; however the elevated and undulating topography of land to the south of the development would limit growth in this direction. There is a large area of floodplain to the north & northeast. There is potential for some rounding off to the southeast if required. HPA 2, 3, and 4, remain undeveloped. HPA 1 has commenced. The Housing monitor 2020 states that there 91 committed units and 115 uncommitted units in the settlement. |
| Community Resources Test | There is a good level of community provision including churches, primary schools, halls, playing fields, play park, pharmacy, post office, shop, butchers, public houses, salon, cafes and restaurant, community centre, outdoor centre. Delamont Country Park is located approximately 1 mile to the southwest of the settlement. The police station and secondary school have closed in recent years. |

Conclusion

Killyleagh is classified as a 'village' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Killyleagh falls within Band F – Intermediate Settlement (Populations 2,500 – 4,999). Within the RDS Infrastructure wheel Killyleagh meets all of the criteria within tier 1 including a primary schools, churches, halls, doctors, petrol, play area, access to clean water & sewage, shops and post office, broadband, bus service, street lighting.

It meets the majority of criteria in tier 2 including a library, pharmacy, doctors, health clinic, community centre/sports facility, small supermarket, and restaurants, range of shops and services, and bus services to larger centres.

Recommendation

Following further consideration and consultation with Members, for the purposes of the draft Plan Strategy Killyleagh has been reclassified as a small town.

Newcastle

Newcastle Broad Evaluation Framework

Newcastle is located 19 kilometres from Downpatrick and 51 kilometres from Belfast. It has an estimated population of 8,298 (2021 Census).

Newcastle is a service centre for the surrounding rural hinterland, a commuter settlement and a holiday and retirement resort. It remains one of the main centres for tourism in Northern Ireland due primarily to the beauty of its natural setting and provides a range of tourist accommodation, in particular caravan parks. Local service and recreation facilities include churches, schools, a library, golf courses, Gaelic football and soccer pitches, outdoor swimming pools and playing fields. The service sector is the main source of Newcastle employment, much of which is associated with the tourist industry and general professional services.

The town and its setting contain a number of listed buildings, archaeological monuments and sites of nature conservation interest. It retains many examples of late 19th Century architecture, associated with its development as a resort, particularly in Main Street and on South Promenade and King Street.

The Northern Ireland Landscape Character Assessment describes the town's dramatic mountain setting and the strong contrasts between the mountains, the flat dune landscape at the shore and the series of river valleys which radiate inland from the town. It refers to areas of locally distinctive landscape within the town, including the Shimna valley, Tipperary Wood and Donard Park and the river corridors associated with the Glen, the Tullybrannigan and the Burren rivers.

| | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p><u>Community assets</u></p> <p>There are 3 primary schools in Newcastle – All Children's Integrated Primary School, Newcastle Primary School, St Mary's Primary School, Newcastle. Shimna College, Newcastle is the only secondary school offering in Newcastle.</p> <p>The South-Eastern Regional College has a campus in Newcastle. Offering a wide range of courses from Full-Time and Part-Time study to courses for businesses.</p> <p>There are 2 General Practitioner Surgeries within Newcastle, Donard Family Practice Newcastle, and Causeway Surgery Newcastle. The town currently has 3 practices which offer dental and orthodontic services.</p> <p>3 Care Homes (Slieve Dhu, Lawnfield House, and River House) provide 96 rooms.</p> <p>Communities living in Newry, Mourne and Down District have two Local Policing Response Teams (LPRTs) based in Newry</p> |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>and Downpatrick Police Stations, providing 24-hour cover to keep people safe. LPRTs are supported by eight Local Neighbourhood Policing Teams (LNPTs). The Mourne LNPT cover the following wards: Annalong, Binnian, Donard, Kilkeel, Lisnacree, Murlough and Tollymore.</p> <p>Newcastle fire station is the responsibility of Downpatrick Fire Station, which is one of 2 District HQ's.</p> <p>There are a wide range of activities and amenities on offer at the Newcastle Leisure Centre. During the summer the Tropicana outdoor heated swimming pool is also operational</p> <p>Newcastle also benefits from a library.</p> <p>Newcastle Visitor Information Centre provides an information service for visitors to Northern Ireland and for local residents.</p> <p><u>Physical Infrastructure</u></p> <p>Residents of Newcastle have access to clean water and sewage disposal.</p> <p>Newcastle is served by a Waste Water Treatment Works (WwTW). This has an estimated capacity for a growth factor limited to 10%.</p> <p>Upgrades of the Newcastle Wastewater Treatment Works are currently programmed to be completed within the PC21 Price Control period, subject to all statutory approvals being in place, land acquisition (where appropriate), and the availability of funding.</p> <p>Digital connectivity in the town is good with Superfast Broadband available. However Ultrafast Full Fibre Broadband is currently unavailable.</p> <p>Newcastle's A24 Road (designated in the RDS as a Trunk Road) connects to the A7 road (designated in the RDS as a Link Corridor) linking the settlements of Dundrum, Seaford, Ballynahinch.</p> |
| Environmental Capacity Test | <p><u>Environmental assets of the settlement</u></p> <p>The historical development of Newcastle and its evolution through various stages of economic development to the present day is mirrored in the character of its townscape. The principal elements in the townscape include the harbour area, The Rock, The Promenades, Annesley Mansions and Downs Road where the new Chapel stands in stark contrast to the hotel, station and a fine terrace of Victorian boarding houses.</p> |

| | |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>In the main body of the town, encroachment of commercial uses and redevelopment has weakened the fundamental relationships between town, open space, beaches and sea; this is especially so of Downs Road area. In contrast, the area south of Bryansford Road including The Ballagh and The Rock still reflects earlier phases in the development of Newcastle.</p> <p>Newcastle has over 31 Listed Buildings. The current plan designates 7 Local Landscape Policy Areas:</p> <ul style="list-style-type: none"> LLPA 1 Burren River Corridor LLPA 2 Bryansford Road – Enniskeen Hotel and large houses and Shimna River Corridor LLPA 3 Ardaluin House and Grounds LLPA 4 Tullybrannigan River Corridor LLPA 5 St Colman’s Church and Graveyard LLPA 6 Donard Park Donard Lodge and associated planting and Glen River Corridor LLPA 7 Slieve Donard Hotel and shoreline. <p>An Area of Significant Archaeological Interest (Proposal NE 19) The area identified reflects the area of the late medieval settlement and the former castle where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of development.</p> <p>Newcastle has a wide variety of both outdoor recreation and amenity open space. Donard Park is the major facility and provides both active and amenity open space. The Council provides recreation facilities linked to the seafront and the promenade. Down District Council recently finished upgrading the promenade and was awarded the prestigious Public Realm Award for its Newcastle Promenade Scheme in 2007</p> <p><u>The potential of flooding from rivers, the sear or surface water run-off</u></p> <p>Newcastle is situated in the Northeastern River Basin District. It was highlighted in the 2011 PFRA (Preliminary Flood Risk Assessment) and has been designated a TAPSFR (Transitional Area(s) of Potential Significant Flood Risk) in the NIFRA 2018. While it is a coastal town, the main risk of flooding stems from fluvial and pluvial sources. However, the tide could impact on the fluvial sources of flooding in extreme circumstances because of Newcastle’s estuarine location where rivers join before entering the Irish Sea.</p> <p>In September 2021 a £5.1 million Shimna River Flood Alleviation Scheme for Newcastle was approved. The project involved the construction of approximately 1430 metres of</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>flood walls and embankments. In October 2022 the completion of the Shimna River Flood Alleviation Scheme was announced at a total cost of £6.3 Million.</p> <p><u>Potential to accommodate future outward growth without significant environmental degradation</u></p> <p>Newcastle's distinctive location and natural setting adjacent to the Mourne Mountains and Dundrum Bay have influenced its urban form. Furthermore, the floodplains associated with Newcastle's various rivers and waterways restrict development to the north of the settlement.</p> <p>Newcastle's position between two Special Areas of Conservation, the Eastern Mournes and Murlough National Nature Reserve, means that any development in the town needs to take particular account of potential environmental impact.</p> <p>The above range of constraints have been considered and a figure highlighting the percentage of the settlement limit that is unconstrained produced by the Council. 45% of Newcastle's settlement limit is unconstrained.</p> |
| Transport Test | <p>Newcastle's' A24 Road (designated in the RDS as a Trunk Road) connects to the A7 road (designated in the RDS as a Link Corridor) linking the settlements of Dundrum, Seaforde, Ballynahinch.</p> <p>Newcastle has a centrally located bus station, which provides a range of enhanced facilities on the existing site at Railway Street to meet the needs of bus passengers using services to and from Newcastle. A regular bus service operates between Newcastle and Belfast and offers commuters a timely service.</p> <p>Currently, Newcastle town does not have cycle lanes and cyclists must use the main vehicular road networks. An improvement in the offering of cycling lanes may help reduce reliance on the private car.</p> |
| Economic Development Test | <p>There are 2 Zoned economic development lands in Newcastle (NE15 & NE16). Both are located within the Dundrum Road Industrial Estate and are fully developed.</p> <p>Employment within Newcastle is predominantly within the service sector, consequently the demand for industrial lands within the town has been very low.</p> |
| Urban / Rural Character Test | <p>Newcastle is a small town with around 8,298 of a population located 19 kilometres from Downpatrick and 51 kilometres</p> |

| | |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>from Belfast, The town with its natural landscape has year-round activity-based tourism opportunities for walking, climbing, fishing, cycling and golf. The town acts as important centre for retailing, commerce and business and serves a substantial number of dispersed smaller settlements</p> <p>The 2020 Housing Monitor indicated that there are 381 committed housing units to be completed in Newcastle.</p> |
| Community Resources Test | <p>Newcastle offers a good supply of education facilities, with 3 primary and 1 secondary school located in the town. The South-Eastern Regional College also has a campus in Newcastle.</p> <p>Health facilities within Newcastle include the 2 General Practitioner Surgeries, 3 practices which offer dental and orthodontic services, and 3 Care Homes.</p> <p>The town is served by both a police station and fire station, as well as a library.</p> <p>There are a wide range of activities and amenities on offer at the Newcastle Leisure Centre. During the summer the Tropicana outdoor heated swimming pool is also operational.</p> <p>Newcastle Visitor Information Centre provides an information service for visitors to Northern Ireland and for local residents.</p> |

Conclusion

Newcastle is a small town with around 8,000 of a population about 25 minutes by road from Downpatrick and 35 minutes from Banbridge. It is situated at the foot of Slieve Donard with the spectacular backdrop of the Mourne mountains. Newcastle acts as an important centre for retailing, commerce and business and serves a substantial number of dispersed smaller settlements. Newcastle performs well in relation to the Rural Development Strategy's (RDS's) Related Infrastructure Wheel, in terms of its health, social, justice, productive and skills components. Furthermore, there is potential for Downpatrick and Newcastle to cluster. Each of the towns act as important centres for retailing, commerce and business and serve a substantial number of dispersed smaller settlements.

Recommendation

Retain town status.

Saintfield

Saintfield Broad Evaluation Framework

Saintfield has a population of 3,578 with 1,510 households (census 2021) and is located half way between Belfast and Downpatrick and is approximately 18 kilometres from both settlements. Saintfield is located on the A7 Belfast Road / Crossgar Road which is a protected route. The Lisburn Road and Ballynahinch Road are also protected routes.

Saintfield is a busy market centre with a relatively diverse range of shops and services. Its convenient location makes the settlement popular with commuters and there has been considerable pressure for housing development in recent years. A large section of the historic centre is designated as a Conservation Area and an Area of Archaeological Potential.

The village is located within a drumlin landscape and with largely wooded areas to the south and north of the settlement. Saintfield has significantly expanded in recent years to the south and southwest along Ballynahinch Road, Crossgar Road and south of Station Road.

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Saintfield has a good level of resources – there are 4 churches, halls, 2 primary schools, secondary school, a range of retail/commercial, banks, post office, professional services, business, light industry, doctors surgery, health centre, dentists, opticians, library, supermarket, cafes, restaurants, playing fields, play parks.</p> <p>All properties have access to clean water, broadband and sewage. NI Water 2023 state that Saintfield WwTW is 'at or reaching capacity' for a growth factor of 5%. There are recycling facilities available in the public car park to the rear of Massey's butchers.</p> |
| Environmental Capacity Test | <p>The historic core of Saintfield is designated as a Conservation Area and Area of Archaeological Potential. There are 45 listed buildings and 4 historic monuments within the settlement limit. Saintfield House and Demesne to the north of the settlement is designated as a Historic Park, Garden, and Demesne and LLPA which constrains development in this direction. Likewise, Rowallane House and Gardens to the south of the settlement are designated as Historic Park, Gardens & Demesne and LLPA and constrains development to the southeast. There is a large LLPA to the east of the settlement containing a localised hill. Town Hill is also an LLPA and is a prominent hill within settlement limits. There are 9 LLPA's in total. The Saintfield River runs across the north of</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>the settlement and its corridor is also a designated LLPA. According to Flood Maps NI there are some areas of floodplain to the southeast and north of the settlement. There is no coastal flooding given the inland location.</p> |
| Transport Test | <p>Saintfield is located on the Belfast/Crossgar Road, Lisburn Road, Ballynahinch Road, and Main Street, all of which are protected routes. There is a regular bus service between Downpatrick and Belfast which passes through Saintfield. Bus routes include 15/515/15A/516/215. There is a bus route between Newtownards, Comber, Ballygowan & Saintfield. This route is 5a/5b. There is no bus station. There is a bus shelter located on the Belfast Road The train station has been converted to a dwelling and the railway track is disused. There are no cycle lanes. There is a controlled crossroads / junction at the intersection of the Belfast Road and Station Road / Main Street. There are 4 pedestrian crossings at this point. There is a further pedestrian crossing located across Main Street outside the Danske Bank.</p> |
| Economic Development Test | <p>There are a range of employment uses within the settlement including a range of retail/commercial, light industry, business, community buildings, surgery, library, education, and professional services. There are further employment uses located in the surrounding countryside. There is a large industrial/employment area off Belfast Road (Mill Pond Business Park) and Windmill Business Park off Station Road. There is an Educational Policy Area located directly north of Academy Primary School which has not been developed.</p> |
| Urban / Rural Character Test | <p>The village is located within a drumlin landscape with largely wooded areas to the south and north of the settlement. Saintfield has significantly expanded in recent years to the south and southwest along Ballynahinch Road, Crossgar Road and south of Station Road. Land to the east and north of the settlement is elevated and Town Hill within the settlement is a prominent feature throughout the village. There is some flooding to the southeast and north of the settlement. The housing monitor 2020 states there are 16 committed units and 117 uncommitted units within the settlement. Any expansion to the settlement should consolidate the form as further expansion along arterial routes is likely to result in urban sprawl.</p> |
| Community Resources Test | <p>There is a good level of community provision including churches, halls, community hub, healthcare, schools, cafes, restaurants, retail, and recreational facilities and clubs.</p> |

| | |
|--|-------------------------------------------------------------------------------------------------------------------------|
| | Rowallane Gardens are a National Trust property on the outskirts of the settlement. The police station has been closed. |
|--|-------------------------------------------------------------------------------------------------------------------------|

Conclusion

Saintfield is classified as a 'village' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Saintfield falls within Band F – Intermediate Settlement (Populations 2,500 – 4,999). Within the RDS Infrastructure wheel Saintfield meets all of the criteria within tier 1. It meets the majority of criteria in tier 2 including a library, pharmacy, doctors, health clinic, community centre/sports facility, supermarket, and restaurants, range of shops and services, and bus services to larger centres, sport facilities, business parks, and nursery.

Recommendation

Following further consideration and consultation with Members, for the purposes of the draft Plan Strategy, Saintfield has been reclassified as a small town.

Warrenpoint/Burren

Warrenpoint/Burren Broad Evaluation Framework

Warrenpoint is a settlement at the northern end of Carlingford Lough, approximately 10km from Newry. The settlement has a population of 8,821 with 3,345 households (Census 2021). Its coastal location resulted in it first becoming a tourist resort in the Victorian era, the old town being based around the Square and the Old Town Dock, development also occurred along the seafront resulting in distinctive terraces of town houses. Since the closure of Newry Canal it has developed into a major port that specialises in Ro-Ro freight traffic.

Warrenpoint occupies a spectacular natural location at the foot of the Mourne Mountains, just outside the development limit to its west is Narrow Water, a Historic Park, Warrenpoint Golf Course also adjoins the western side of the settlement. It has also developed into a significant employment centre with large industrial estates at Milltown to the north. Adjacent to these estates lies the settlement of Burren which has also grown rapidly in recent years, in the current Banbridge/Newry and Mourne Area Plan 2015, they have a common development limit and are referred to as 'Warrenpoint-Burren'.

| | |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Within the RDS Warrenpoint is identified as a Local Hub, it forms a Hub Cluster with Newry, this is a reflection of their status as gateways and their service provision. Warrenpoint is an important service centre in it's own right and as a result it has a wide range of service provision including churches, a library, nursery schools, 3 primary and a post-primary school, a range of shops/businesses, post office, tourist information office, fire station, a health centre providing GP services, dental practices and nursing homes. There is no dedicated community centre but church halls and other voluntary organisations provide similar services. There are a number of sports clubs and recreation fields, and two town parks, Warrenpoint Park in the centre, and Clonallon Park on the outskirts.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Warrenpoint has a Waste Water Treatment Works (WwTW) NI Water state that it has available capacity for growth up to 15%.</p> |
| Environmental Capacity Test | <p>There are currently 36 listed buildings in Warrenpoint, many of which are townhouses along the sea front, particularly in Seaview to the east of the town centre. The strong visual character of these areas mean the Town Centre and the sea front is designated as an Area of Townscape Character, another ATC is centred around the established residential area at Well Road adjacent to the Rostrevor Road.</p> |

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>The entirety of the settlement lies within The Mourne Areas of Outstanding Natural Beauty, the lands surrounding the settlement begin to rise up forming a backdrop, there are a number of Areas designated as Local Landscape Policy Area's and Sites of Local Nature Conservation Interest around the periphery and these further limit the ability to expand in these directions. The Clonallon River runs through the eastern side of the settlement while the Moygannon River forms the eastern edge of the development limit, the lower reaches of these rivers are susceptible to flooding. In addition, Seaview and parts of the Rostrevor Road are subject to coastal flooding during storms. An assessment of the settlement limit has shown that 34.86% of it is unconstrained.</p> |
| Transport Test | <p>Warrenpoint does not have a bus station or depot, it is served by Ulsterbus Service 39 Newry to Kilkeel, onward connections are available from both these termini. The A2 road passes through Warrenpoint, the section to Newry is dual carriageway in order to handle the volume of port traffic. Road connectivity with Dundalk and the Republic will be enhanced with the Narrow Water Bridge which is currently under construction, and in the future by the Newry Southern Relief Road.</p> <p>Sea Truck operates a Ro-Ro freight service between Warrenpoint and Heysham in Lancashire.</p> |
| Economic Development Test | <p>Warrenpoint has a significant range of businesses, including shops and small businesses in the centre, as well as schools, health centre, nursing homes and nursery schools/playgroups. While there are no hotels currently in Warrenpoint, it is a popular tourist resort for daytrippers and there are a number of bars, restaurants and hotfood outlets in the Square and on the sea front adjacent to the harbour.</p> <p>The presence of the port has resulted in Warrenpoint developing a significant range of Class B business uses, these are primarily concentrated in the industrial estates at Milltown and in the harbour, where are several large firms that are involved in storage/distribution that benefit from the harbour. BNMAP Zoning WB24 zoned 13.54 hectares of land on Upper Dromore Road for economic development, to date none of this land has been developed.</p> |
| Urban / Rural Character Test | <p>The historic core consisting of The Square and the sea front has a very strong urban character that reflects its origins as a Victorian resort town. The presence of the golf club and Narrow Water Forest on the western side ensure a very strongly defined boundary between rural and urban. In general Warrenpoint's development has occurred along the</p> |

| | |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>coast towards Rostrevor and in the lands immediately behind this road. The development of Milltown Industrial Estate has eroded much of the visual separation with Burren, which has also experienced significant growth in its own right.</p> <p>The 2020 housing monitor states found that there is a remaining potential of 156 units in Warrenpoint.</p> <p>The pattern of development has resulted in Warrenpoint facing significant physical constraints on further growth, any further growth to the north will impact on LLPA's and SLNCI's as well as harming the distinctive setting of the settlement and further eroding the separation with Burren. Growth to the west is prevented by the golf club and Narrow Water Forest, the eastern side is constrained by areas that are subject to protection or flood risk, and by the need to ensure that the separation with Rostrevor is maintained.</p> |
| Community Resources Test | <p>Warrenpoint has a high level of community resources including a library, health centre, post office, a church and halls, playing fields, play parks, recreational space, a range of shops/businesses, cafes, restaurants, public houses, 2 schools and nursing homes. There are additional recreation opportunities afforded by Narrow Water Park.</p> |

Conclusion

Warrenpoint/Burren is a 'town' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Warrenpoint falls within Band E – Small Town (Populations 5,000 – 9,999).

Within the RDS Infrastructure wheel Warrenpoint meets all of the criteria within tiers 1 and 2. In tier 3 Warrenpoint has recycling facilities, water/sewage supply, a visitor's centre, major roads, industrial park, a range of restaurants and a health centre.

Warrenpoint/Burren is a significant service centre in its own right, it also forms a hub cluster with Newry and has a significant role in the Region's economy due to its port. It is also a significant employment centre with a range of manufacturing and distribution businesses present.

Recommendation

Retain town status.

Villages

Annalong

Annalong Broad Evaluation Framework

Annalong is a coastal settlement located on the main road between Newcastle and Kilkeel. Development in Annalong has historically centred on the main bridge crossing the Annalong River and surrounding the Harbour. The village is also located in close proximity to the Mourne Mountains. Annalong has a population of 2073 people and 825 households (Census, 2021).

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Primary School, Churches, Doctors Surgery, Pharmacy, Petrol Station/Supermarket, Restaurant and Takeaways, Public Houses, Community Centre, Playing Fields and Playgrounds, Open Space, Tourist Accommodation, shops & services. The WWTW has capacity for 10% growth in connections, as per 2023 data. |
| Environmental Capacity Test | Development is restricted by the coast to the east. Three Local Landscape Policy Areas (LLPA's) have been designated within or surrounding Annalong, these are situated to the immediate north of the settlement in the area surrounding Mullartown House, to the south-east of the settlement surrounding Kilhome Church and also surrounding the Annalong River. The Annalong River has also been designated as a Site of Local Nature Conservation Importance (SLNCI). The centre of Annalong in the area surrounding the harbour has been designated as an Area of Townscape Character; this area is also an Area of Significant Archaeological Potential. In terms of flooding, there is potential for coastal flooding in particular in the harbour area. Fluvial flooding poses a risk along the banks of the Annalong River, there are also pockets of surface water flooding throughout the settlement, in particular in the Lindenbrae area. |
| Transport Test | Annalong is located along the A2 protected route which connects Newcastle with Kilkeel. Annalong is poorly served by the Strategic Transportation Network, there is no bus or rail station in Annalong however the settlement is served by bus routes 37 linking Kilkeel with Newcastle. |
| Economic Development Test | There are a range of employment opportunities within Annalong, these include a variety of shops and services, the local primary school and the doctors surgery. Opportunities also exist in tourism and in the surrounding countryside. |
| Urban & Rural Character Test | The historic core of Annalong has evolved surrounding the harbour which is a current Area of Townscape Character; this area contains many old vernacular dwellings fronting towards the sea. The majority of businesses are concentrated either on Main Street or along the main Newcastle to Kilkeel Road although both these roads contain a large number of residential |

| | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | properties. A significant number of residential properties have also been constructed in recent years along the Moneycarragh Road and Majors Hill. Housing monitor 2020 figures indicate there are 129 committed units and 84 uncommitted units in the settlement. There is potential land for development south of Annalong Caravan Park accessed off the Kilkeel Road that could be potentially developed if a need for further expansion is indicated. Concern should be given to the potential for ribbon development along both the A2 which runs through the village and its feeder roads running towards the Mourne Mountains where much of the recent residential development has been concentrated. |
| Community Services Test | Primary School, Churches, Doctors Surgery, Public Houses, Community Centre, Playing Fields and Playgrounds, Open Space. |

Conclusion

Annalong is currently designated as a village in the Banbridge, Newry & Mourne Area Plan 2015. Annalong is classified as a 'Band G' Village in the March 2015 NISRA Review of the Statistical Classification and Delineation of Settlements. Annalong also meets the majority of criteria to be classified as 'tier 1' (village) under the Regional Development Strategy Settlement Hierarchy Classification but only a few of the criteria for consideration as a small town. Annalong falls under 'Band G' and meets the majority of Criteria for a Village under the RDS.

Recommendation

It is recommended that Annalong retains its classification as a Village.

Annsborough

Annsborough Broad Evaluation Framework

Annsborough is a small settlement with a population of 793 people and 307 households (2021 Census). It is located 1.2km north-east of Castlewella. The settlement is located at the junction of the main Newry to Downpatrick Road (A25) and the Ballylough Road. Annsborough has evolved around the former Linen Mills, many of these buildings, chimneys and mill ponds are still present within the settlement.

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Post Office, Shop, Integrated Primary School, Playing Field, Small Light Industrial and Commercial Use Buildings, Outdoor Pursuits Centre, Social Club. The Waste Water Treatment Works is at or reaching capacity (2023). |
| Environmental Capacity Test | Floodplain through centre of settlement of limit along Ballybannan River, numerous Listed Buildings including former Linen Mills and ancillary features such as Chimneys & former Mill Ponds, Ardnabannon Centre & surrounding protected trees. Annsborough is situated within a valley and some steep topography surrounds settlement. Land does exist on periphery of settlement that is not currently under restrictive designation. Avoiding the coalescence of Annsborough with Castlewella has been a factor on limiting the expansion of the settlement to the west on the current Area Plan. |
| Transport Test | Annsborough is situated along main Newry to Downpatrick Road and Ballylough Road which connects settlement with Ballynahinch. There is no bus or train station in Annsborough however; the village is served by the following bus routes 17a, 18, 18b & 518. |
| Economic Development Test | There are several light industrial units located off the Station Road & Mill Hill which have been constructed on land not specifically zoned for industrial use. Some business uses are also present within the former Mill buildings including a dog food factory and furniture store. A brewery has also been recently constructed within the settlement. The settlement contains a joint Industrial & Housing Policy Area some of which remains vacant or undeveloped which could accommodate future development. |
| Urban & Rural Character Test | Annsborough contains several residential developments those being a mixture of both public and private housing. These developments are both linear in format along both the Ballylough and Clarkhill Road and also in the form of cul-de-sacs. Development within the settlement is spread over a wide area and it is difficult to define a central focal point. There are several large scale residential development applications approved or pending within the settlement. Housing monitor 2020 figures indicate there are 95 committed units and 92 uncommitted units in the settlement limit. |

| | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Some steep topography exists to the immediate east of the settlement (on the A25 heading towards Clough) which if developed, may appear as an obvious expansion of settlement into surrounding countryside. Continuous linear expansion linear expansion to north on Ballylough or Clarkhill Road however; may appear as urban sprawl into surrounding countryside and leave land to rear inaccessible for future development. |
| Community Services Test | Annsborough has a broad range of community services including a Post Office, Shop, Primary School, Play Park, Playing Field & Social Club. |

Conclusion

Annsborough is currently designated as a Village in the Ards & Down Area Plan 2015. Annsborough falls below the threshold to be included as a 'Band G' village in the NISRA Review of the Statistical Classification and Delineation of Settlements. Considering the Regional Development Strategy Settlement Hierarchy Classification, Annsborough meets the majority but not all of the criteria necessary for 'tier 1' (village). Criteria missed includes a Doctor, Ambulance, Outreach Service, Public House and Petrol Station.

Recommendation

It is recommended Annsborough retains its classification as a village.

Ardglass

Ardglass Broad Evaluation Framework

Ardglass has a population of 1,761 with 709 households (census 2021) and is located on Lecale coast approximately 11 kilometres to the south east of Downpatrick. The settlement lies on the B1 Ardglass to Downpatrick road. Neighbouring settlements include Coney Island, Killough, and Chapel Town.

Ardglass developed as a trading port and later as a fishing port. It's strategic location on the eastern coast and natural inlet means its harbour contains water at all levels of tide. The harbour remains an active fishing port and there are several fish processing factories surrounding the harbour area.

The settlement is quite prominent in the local landscape due to being built on a low hill and long views of the settlement can be achieved from the west and south-west. The Isabella Tower located on the hilltop is a prominent historic feature and can be viewed from a distance. The settlement originally developed around the harbour, Kildare Street, and Main Street however in recent years the settlement has expanded to the north, north-west, and south.

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | There is a good level of resources including several churches, halls, restaurants, cafes, shops, businesses, harbour, and light industry. All households have access to clean water and proper sewage disposal. Ardglass has a WwTW which has capacity available (estimated capacity for a growth factor of at least 15% - 2023). There are no turbines or anaerobic digesters currently located within settlement limits. |
| Environmental Capacity Test | Ardglass is located on the coast and is built onto a local hill making the settlement relatively prominent in the surrounding landscape. There is a SLNCI to the east of the settlement along the bay and coastline. The settlement is located within an AONB, Area of Archaeological Potential, and a Conservation Area which includes numerous listed buildings. There are several castles within the settlement. There are 3 LLPA's within and around the settlement and a golf course located to the south. There are some strategic flood risk areas along the coastline and to the north of the settlement along a small watercourse. |
| Transport Test | There are 3 main roads into/out of Ardglass, Killough Road, Downpatrick Road, Strangford Road. There are no protected routes. There are 2 bus routes between Downpatrick and Ballyhornan which stop in Ardglass – these are 16a & 16f. There is no bus station – the train station has long been abandoned and railway disused. There is a busy port with a |

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | large fishing boat fleet. The settlement is accessible to Downpatrick. |
| Economic Development Test | The settlement contains a number of large industrial units mostly servicing the fishing industry. There is an Industrial Policy Area designated in the ADAP 2015 along the Downpatrick Road which has partly been developed although a large area remains undeveloped. There are a range of retail and commercial uses within the settlement and agricultural employment throughout the surrounding countryside. Any further expansion to lower land to the north of the settlement may result in urban sprawl and would not consolidate the existing form of the settlement. Land to the south is elevated and mostly prominent. There are several tourist accommodations within the village and the golf course attracts large numbers of golfing tourists. |
| Urban / Rural Character Test | Ardglass has largely developed around the central nucleus which is the Harbour area and has expanded in recent years to the north and south. The village is relatively prominent and can be viewed from some distance from all approaches due to it being built on a local hill on an otherwise relatively flat landscape. Lands to the west are relatively flat and low, as are lands to the north of the settlement. There is a large area of undeveloped land to the north of the settlement (HPA 1 & 3) and a large area of undeveloped land to the south (HPA 2) – planning has been granted for the majority of the HPA land, however only HPA 3 appears to have commenced. The 2020 Housing Monitor shows that there are 256 committed units and 100 uncommitted units within the settlement currently. Further expansion of the settlement is likely to result in further ribboning / sprawl. |
| Community Resources Test | There is a relatively good provision of community services within the settlement including 3 churches, halls, primary school, nursery, playing fields, play parks, marina, shops, cafes, restaurants, tourist accommodation, health clinic, pharmacy, residential homes, supermarket, petrol station, and salons. |

Conclusion

Ardglass is a 'village' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Ardglass falls within Band G - Village (Population 1,000 - 2,499).

Within the RDS Infrastructure wheel Ardglass meets most of the criteria within tier 1 (village) and some of the criteria in tier 2 (small town).

Recommendation

It is recommended that Ardglass retains its classification as a village.

Ballyholland

Ballyholland Broad Evaluation Framework

Ballyholland small settlement located 1 km south-east of Newry. The settlement has a population of 669 people and 238 households. Development appears to have originally concentrated around the junction of the Bettys Hill Road and Ballyholland Road and expanded outwards. There are evidence of many raths, souterrians and graveyards in the countryside.

| | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Newsagents / Grocery Store, Ballyholland Harps GFC Complex and a temporary Community Building with an adjoining Playing Field. Primary School serving Ballyholland is located approximately 2km south-east of settlement along Bettys Hill Road. The local WWTW (Newry) has capacity for 15% growth (2023 data). |
| Environmental Capacity Test | Ballyholland is set within undulating landscape. A Local Landscape Policy Area is located to the immediate south-west of the settlement, there are pockets of surface water flooding within and surrounding the limits and fluvial flooding along the eastern boundary of the limit. |
| Transport Test | Ballyholland is not located along any strategic transport routes (e.g. an arterial route or trunk road) however due to Ballyhollands close proximity to Newry, it is situated relatively close to the strategic transportation network. The settlement does not have a bus or train station however Ballyholland is served by bus routes 338 B connecting it with Newry. |
| Economic Development Test | There are few opportunities within the settlement of Ballyholland. Ballyholland does benefit however from significant opportunities within nearby Newry and there are also employment opportunities within the surrounding countryside. |
| Urban & Rural Character Test | Ballyholland is mainly residential in character but within a rural setting. Most dwellings within the settlement are concentrated in two large developments (Innisfree and Rockfield Heights). 2020 Housing Monitor figures indicate there is 1 committed unit and 32 uncommitted units within the settlement limit. Ballyhollands close proximity to Newry is a factor in considering future land to develop as a merger of these two settlements could erode Ballyhollands sense of place. There is land located along the periphery of the development that may become available if need dictates however further detailed consideration will be required in particular with regards to the topography and road safety. |
| Community Services Test | Shop, GAA club, community building. |

Conclusion

On the Banbridge, Newry & Mourne Area Plan 2015, Ballyholland is classified as a Village. Ballyholland falls below the threshold to be included as a band G village in the NISRA Review of the Statistical Classification and Delineation of Settlements. In considering Ballyholland against the RDS Settlement Hierarchy Classification, Ballyholland meets some of the criteria to be classified as 'tier 1' (village).

Recommendation

It is recommended that Ballyholland retains its classification as a village.

Ballykinler

Ballykinler Broad Evaluation Framework

Ballykinler is a settlement with a population of 451 people comprising 174 households (NISRA, 2021). The settlement is located 12km south-west of Downpatrick. Ballykinler's settlement pattern is linear in nature, stretching along the Commons Road, there is no obvious central focal point to the village. The presence of an army camp located to the immediate south-west of the settlement is effectively a constraint on development in that direction. The landscape surrounding Ballykinler is influenced by its close proximity to the coast. Ballykinler is located close to amenities including Dundrum Bay and Tyrella Beach.

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Filling Station / Shop, Playgroup, Community Hall, Takeaway, GAA Club. Waste Water Treatment Works has capacity for 15% increase (2023 information). |
| Environmental Capacity Test | Pockets of surface water flooding to immediate north and south of settlement limit, historic monument also to immediate north-west of settlement. No restrictive environmental designations along current settlement limit or steep topography. |
| Transport Test | Ballykinler is not located on a protected route or key transport corridor or link road. There is no bus or train station in Ballykinler however; the village is served by bus route 16 c which connects with Downpatrick. |
| Economic Development Test | There are limited employment opportunities within the settlement limit of Ballykinler, the settlement is 12 km away from the nearest town Downpatrick. The surrounding countryside provides opportunities for employment. In the event of the adjacent army camp closing, this may provide significant opportunities for economic development. |
| Urban & Rural Character Test | Settlement pattern of development is mainly linear in form although there is substantial number of residential properties located in estates constructed off Commons Road. Topography and availability of land close to settlement core should allow for additional expansion room if required, without compromising character of settlement or surrounding countryside. Use of some adjacent army base in the event of it no longer serving function as an army base may be worth consideration if opportunity arises as camp and village share same 'urban footprint'. 2020 Housing Monitor outlines that there are 22 committed units and 3 uncommitted units within the settlement. |
| Community Services Test | Ballykinler has a limited number of community services within settlement limit. Services within settlement include a shop, playgroup community hall and GAA club. Nearest Church & Primary School are located 1.5 km north-east of settlement. |

Conclusion

On the Ards & Down Area Plan 2015, Ballykinler is classified as a village. Ballykinler falls below the population threshold (1,000) to be included as a band G village in the NISRA Review of the Statistical Classification and Delineation of Settlements. In considering Ballykinler against the RDS Settlement Hierarchy Classification, Ballykinler meets a few of the criteria to be classified as 'tier 1' (village). Criteria not met include a primary school, doctor's surgery, ambulance, outreach service, post-office, workshop / business units

Recommendation

It is recommended that Ballykinler retains its classification as a village.

Ballymartin

Ballymartin Broad Evaluation Framework

Ballymartin is a small rural settlement located on the along the County Down coastline approximately 27km to the southeast of Newry and 4km northeast of Kilkeel. The settlement has a population of 579 with 220 households (Census 2021). The main road through Ballymartin (Ballymartin Village Road) is a protected route (A2). The settlement has grown around St Joseph's church and has expanded along the Newcastle Road to the east, north, and west. The settlement takes a linear form and is located in close proximity to the Mourne Mountains which form a backdrop on approach from the south. The character of the settlement is rural with fields bound by low granite stone walls.

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | There is a poor level of resources in Ballymartin which includes a church, hall, primary school, public house, and care agency. Outside settlement limits are Ballymartin GAC, caravan park, Ballykeel gospel hall, and a garden centre/nursery. The shop and filling station have closed. All households have access to clean water and proper sewage disposal. Ballymartin has a waste water pumping station located to the rear of 29 Ballykeel Court from which waste water and sewage is pumped to Annalong pumping station. (approved under application P/2012/0093/F). Information from NI Water 2023 states that Annalong WwTW has available capacity for 15% growth. Broadband is available for residents of Ballymartin. |
| Environmental Capacity Test | Ballymartin is constrained to the north by a large Site of Local Nature Conservation Interest (SLNCI) and to the south by the coast, a Local Landscape Policy Area (LLPA), and Area of Special Scientific Interest (ASSI). Ballymartin is located entirely within the Mourne AONB. There are 2 LLPA's in Ballymartin. The road through the settlement is a protected route. The settlement is located in an elevated position above the coast with surrounding undulating land which is relatively exposed due to surrounding low hedges and stone walls. There is an archaeological monument located to the southwest of the settlement. |
| Transport Test | The main road through Ballymartin (Ballymartin Village Road) is a protected route. Ballymartin is served by a bus route 37 which passes through Ballymartin en-route between Kilkeel and Newcastle. There is no bus / train station in Ballymartin, and no cycling provision. |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development Test | There are limited economic development opportunities within Ballymartin. Employment opportunities would be provided within the surrounding countryside and larger centres nearby. The Local Plan 2015 designates 0.68 hectares of land to the northeast of the settlement for education use – planning was granted for a primary school on this site (P/2005/2761/F) however has not commenced. |
| Urban / Rural Character Test | Ballymartin has grown in a linear fashion along both sides of Ballymartin Village Road. The character of the settlement is rural in nature and is surrounded by undulating countryside bound by low stone granite walls in the foothills of the Mourne Mountains. The Irish Sea and mountains form a backdrop to the village giving it an attractive landscape setting. HPA BM04 has previously received planning approval for 38 dwellings but has not commenced although an application is pending on this site. BN03 has been completed while BN02 remains to be completed. The housing monitor 2020 state that there are 7 committed units and 4 uncommitted units in the settlement. Any expansion along the A2 would be likely to result in urban sprawl and further ribboning. |
| Community Resources Test | The settlement has a primary school, church, hall, and GAC pitches. The settlement would rely on larger centres for many of its community resources. The shop and filling station have been closed. |

Conclusion

Ballymartin is a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Ballymartin falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Ballymartin meets most of the criteria within tier 1 (village) and none from tier 2 (small town).

Recommendation

It is recommended that Ballymartin retains its classification as a Village.

Bessbrook

Bessbrook Evaluation Framework

Bessbrook has a population of 3004 with 1167 households (Census 2021) and is located approximately 3km to the northwest of Newry. Bessbrook is known as one of the earliest model villages associated with the industrial revolution and is set in undulating countryside.

| | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a high level of resources in Bessbrook including a range of churches, halls, 2 primary schools and a secondary school, Health Clinic, Dentists, Library Services, a range of Business, Industry and Retail facilities, restaurants, cafes, professional services and a credit union together with a number of playing fields and play parks.</p> <p>All households have access to clean water and proper sewage disposal. According to the information received from NI Water 2023 Bessbrook has a WwTW with an estimated capacity for a growth factor of 15%.</p> |
| Environmental Capacity Test | <p>Within the development limit there is a considerable number of built and natural heritage sites including 158 listed buildings (the majority of these being located within the Conservation Area), 2 archaeological sites and monuments and 6 Industrial Heritage Sites. There is also 3 Local Landscape Policy Areas and 2 Areas of Townscape Character within the settlement limits of Bessbrook. Although there are pockets of surface water flooding within and surrounding the settlements, there are no significant areas of fluvial flooding that would constrain development.</p> |
| Transport Test | <p>Bessbrook does not contain a bus or train station however the settlement is served by bus route 42 which connects the settlement with Newry along with the No. 338E which connects the neighbouring settlement of Camlough to Newry. There are a number of bus stops within the settlement but no cycle lanes are in operation. Within the current Banbridge/Newry & Mourne Area Plan (BNMAP) reference is made to possibility of the disused tramway track bed being used for transport or recreational purposes.</p> |
| Economic Development Test | <p>Within BNMAP a site is zoned for mixed used development while there are a number of existing and established business units scattered throughout the settlement along with a number of retail, office and commercial based employment uses within the settlement.</p> |
| Urban / Rural Character Test | <p>Bessbrook was developed around a central linear street linking Charlemont Square & College Square and has a strong association with the linen and mill industry.</p> <p>To the north, south and west Bessbrook is surrounded by undulating open countryside while to the east there is no</p> |

| | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>distinct separation with Newry City. Therefore within BNMAP while Bessbrook is designated as a village it is shown as an extension to Newry on Map 3/02a. It is however felt that Bessbrook has its own identity and this should be reflected in the new Local Development Plan by considering the possibility of it having its own settlement limit.</p> <p>The housing monitor 2020 indicates that there are 19 committed units and 302 uncommitted units within the settlement. Any further development must not lead to urban sprawl or ribbon development and consolidate the existing form while also ensuring the important gap between Bessbrook and Camlough is maintained and protected.</p> |
| Community Resources Test | <p>There is a good provision of community resources in Bessbrook. There is a community centre and health clinic, numerous churches, community halls, primary and secondary schools, cafes, restaurants, shops/businesses, and a range of industrial units. There are a number of designated public open space parks and spaces within the settlement.</p> |

Conclusion

When considered against the Regional Development Strategy 2035 diagram 2.2 Bessbrook meets the majority of the criteria in tier 1 (village). It also meets the majority of the criteria of tier 2 including Post Primary School, Library, Pharmacy, Health Care facilities, Community Centre, Sports Facilities, Recycling Centres, Renewables, Water & Sewers Supply, Supermarket, Restaurants, Mixture of Retail Facilities and Bus connection to larger centres. Bessbrook falls within the 'Band F' Intermediate settlement designation (population between 2,500 and 4,999) in the NISRA Review of the Statistical Classification and Delineation of Settlements.

Bessbrook was initially considered for upgrade to a small town within the Preferred Options Paper. However, after further consideration it is not considered that Bessbrook has a sufficient range of retail and services necessary to justify it moving to tier 2 of the settlement hierarchy.

Recommendation

It is recommended that Bessbrook retains its classification as a village.

Camlough

Camlough Broad Evaluation Framework

Camlough is a rural settlement located approximately 5km to the west of Newry which has a population of 1,038 with 396 households (census 2021). The settlement formed around the junction of the Keggall Road and Newry Road and later expanded to include St Malachys RC Church on the Chapel Road. The settlement has grown along both sides of Quarter Road to the north in a linear fashion. Lands to the south of the settlement are located within Ring of Gullion AONB. The settlement is surrounded by undulating countryside and land rises steeply to the south of the settlement towards Camlough Mountain.

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Camlough – this includes a primary school, church, hall, post office, petrol station, supermarket, restaurants, cafes, salons, professional services, dentist, doctor's, a range of retail & business, playing fields, clubhouse, play parks.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. NI Water state that Camlough's WwTW has available capacity for growth up to 15%.</p> |
| Environmental Capacity Test | <p>The centre of Camlough is designated as an Area of Archaeological Potential and there is a Tree Preservation Order in place to the south of Main Street. There are 3 LLPA's in and surrounding Camlough. The Ring of Gullion AONB begins to the south of the settlement. There are 3 listed buildings within Camlough. There are several historic monuments around the outskirts of the settlement. The Camlough River flows through the village and there is a large area of flood plain to the east of the settlement and another area to the south of Newry Road which constrains development in this direction. Camlough is located within a flood inundation zone due to its proximity to Camlough reservoir.</p> |
| Transport Test | <p>The Newry Road is a protected route which stops at Main Street. The following bus routes service Camlough 42 Newry - Crossmaglen, 44 Newry - Armagh, 338E Newry City Service. There is no bus or train station in Camlough. There are no cycle lanes.</p> |
| Economic Development Test | <p>There are a range of economic developments within Camlough, in particular along the Newry Road and Main Street. There are a range of retail/business units, a medical centre, dentists, supermarket, primary school, and a large industrial unit to the east of the village. There is site</p> |

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | designated for mixed use to the south of Newtown Road. There have been previous approvals however no development appears to have commenced. There is an approval for a community centre on designation CL 09 which is designated for community facilities. |
| Urban / Rural Character Test | Camlough is a rural settlement surrounded by undulating countryside. Land to the south of the settlement rises toward Camlough Mountain and is largely designated as an LLPA and AONB. Land to the west of the settlement is designated as an LLPA as is the Camlough River corridor to the east. There is a large area of flood plain to the east of the settlement just north of Newry Road. The settlement has expanded along Quarter Road and any further expansion must not lead to further ribboning or urban sprawl, but should consolidate the settlement. The Housing Monitor 2020 indicates that there are 44 committed and 66 uncommitted units within the settlement. |
| Community Resources Test | There is a good level of community resources including a medical centre, dentists, primary school, church, hall, playing pitches, play park, a range of retail/services, restaurant/café, supermarket, clubhouse, and public houses. |

Conclusion

Camlough is a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Camlough falls within Band G Villages (Populations of 1,000 – 2,499). Within the RDS Infrastructure wheel Camlough meets most of the criteria within tier 1 (village). In tier 2 (small town) it meets some of the criteria.

Recommendation

It is recommended that Camlough retains its classification as a Village.

Clough

Clough Broad Evaluation Framework

Clough is a settlement located approximately 8 kilometres south-west of Downpatrick and is located along the main Newcastle to Belfast link road. The village has a population of 313 with 110 households (2021 Census). A Norman Motte & Bailey fortification in the centre of the village is a notable local landmark within the local area.

| | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Supermarket, Post Office, Doctors Surgery, Orange Hall Primary School, Church, Church Hall, Filling Station, Pharmacy. The WWTW has capacity for 5% growth (2023). |
| Environmental Capacity Test | Pockets of land within and close to the settlement limit which suffer from surface water flooding close to the Square and Castlewellan Road area. Local Landscape Policy Area is located along eastern boundary of settlement limit of and includes both Clough Castle and the grounds of the former Clough House. The north-western half of Clough has also been identified as an area of archaeological potential. |
| Transport Test | Clough is located along the A25 Protected Route linking Newry with Downpatrick and also the A24 Protected Route which links Newcastle with Belfast. The A24 is also designated as a Trunk Road in the Regional Development Strategy. There is no bus or train station within the settlement however Clough is served by the routes 17, 20, 237, 240, 520, 17a, 26b which connect the settlement with Newcastle, Downpatrick, Newry & Ballynahinch and surrounding hinterlands. A park & ride/share car park is located on the immediate outskirts of the settlement at a roundabout leading towards both Belfast & Downpatrick |
| Economic Development Test | Employment opportunities within Clough are mainly in the service sector most notably the Supermarket / Filling Station, Health Centre (includes Pharmacy, Chiropodist and surgery), Restaurant and Car Sales business. A tile / bathroom centre and agricultural supplies centre are also located on the immediate outside of the settlement limit. Opportunities for employment also exist in the surrounding countryside. |
| Urban & Rural Character Test | Clough contains a mixture of both public and private housing. Housing is mainly concentrated surrounding the Village Square and off the Castlewellan Road. There is room for a limited amount of development within the Settlement limit at present. Additional land is available on each of the main approach roads to Clough however some of these may appear as an obvious sprawl of development into surrounding countryside. The setting of Clough Castle is also an important consideration in deciding on future sites for development. 2020 Housing Monitor records note there are 15 committed units and 1 uncommitted unit within the settlement. |

| | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Community Services Test | Community facilities include a Primary School, Church, Church Hall, Playground, Doctors Surgery, Orange Hall, Supermarket and Restaurant. |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Clough is currently designated as a Village in the Ards & Down Area Plan 2015. Clough falls below the population threshold to be included as a 'Band G' village in the NISRA Review of the Statistical Classification and Delineation of Settlements. Clough contains some but not all of the criteria within 'tier 1' (village) in the Regional Development Strategy Settlement Hierarchy Classification.

Recommendation

It is recommended that Clough retains its classification as a village.

Crossgar

Crossgar Broad Evaluation Framework

Crossgar has a population of 2,010 with 822 households (census 2021) and is located approximately 8 kilometres to the NNW of Downpatrick and 27 kilometres to the southeast of Belfast. The settlement is a market village conveniently located on the A7 Downpatrick to Belfast Road making it popular with commuters. The village has a small market square onto which front several listed buildings including the Market House and the former Northern Bank building. There is a variety of businesses concentrated along Killyleagh Street and Downpatrick Street. In recent years the village has expanded to the southeast along Downpatrick Street and to the north of Killyleagh Street.

| | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Crossgar has a good level of services and resources including a range of retail and commercial businesses, light industry, 4 churches, several community halls, 2 primary school, secondary school, supermarket, post office, petrol, professional services, doctors, health clinic, playing fields, and golf course. All households have access to sewage and clean water. Sewage and waste water is pumped from Crossgar to Killyleagh WwTW which has capacity for up to 15% growth factor (2023 data). There are no turbines or anaerobic digesters currently located within settlement limits. There is an anaerobic digester approved to the northwest of the settlement along the Ballynahinch Road. |
| Environmental Capacity Test | Crossgar is constrained by the Glasswater River to the west and north, a golf course to the north, and the Tober Mhuire monastery and retreat which is a large estate containing a large area of ancient TPO woodland and listed buildings to the southeast of the settlement – Tober Mhuire is also a Historic Park, Garden & Demesne. The main Saintfield Road/Downpatrick Street and Downpatrick Road is a protected route. A large area of land to the north and west of the settlement is constrained by flood plain. There are 2 LLPA's surrounding the settlement. There are 3 TPOs in place within the settlement including the majority of HPA 3 off Kilmore Road. The settlement is set within an undulating landscape with long views on approach from the north and south. |
| Transport Test | The main Saintfield / Downpatrick Road (A7) is a protected route and provides access to Downpatrick, Saintfield and Belfast making the settlement popular with commuters. There are regular bus services between Belfast and Downpatrick which stop in Crossgar including route 15, 15A, 515, 215 and route 19c between Downpatrick & Ballynahinch. There is no |

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | bus or train station – there are several bus shelters within the village. There is a pedestrian crossing along Downpatrick Street. |
| Economic Development Test | There is a good range of retail, professional services, commercial, and light industry within Crossgar. There is a large industrial unit along Kilmore Road previously Crossgar poultry currently occupied by Sauce Works. GB Poultry have a large unit off Mary Street. Further employment would be provided within the surrounding countryside. There is a designated Industrial Policy Area (IPA) to the west of the settlement which is in use as garden centre. There are a range of employment opportunities due to the diverse range of provision. |
| Urban / Rural Character Test | Crossgar has mainly expanded along Downpatrick Road – any further development in this direction is likely to result in further ribboning / sprawl. The north of the settlement is constrained by a golf course and floodplain. There is some potential for expansion to the west outside of the flood plain, however the river and bank is an LLPA and there are community playing fields. HPA 3 is a large area of land to the south of the village which remains undeveloped. HPA2 is nearing completion. The Housing Monitor 2020 shows that there are 16 committed units and 117 uncommitted units within the settlement. Any further expansion must consolidate the existing form of development. |
| Community Resources Test | There is a good level of community provision within Crossgar including several churches, community halls, doctors surgery, clinic, playing fields, primary school, secondary school, nursery, supermarket, petrol station, post office, range of retail and services. |

Conclusion

Crossgar is classified as a 'village' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Crossgar falls within Band G - Village (Population 1,000 - 2,499).

Within the RDS Infrastructure wheel Crossgar meets all of the criteria within tier 1 and most criteria in tier 2 including a doctors surgery, pharmacy, and health services, post primary school, community centre, sports pavilion, supermarket, post office, restaurants, cafes, and bus /road links to larger centres. The police station has now closed and there is no public library. Crossgar demonstrates significant tier 1 (village) and tier 2 (small town) criteria in the RDS.

Recommendation

It is recommended that Crossgar retains its classification as a village.

Cullyhanna

Cullyhanna Broad Evaluation Framework

Cullyhanna is located approximately 18 kilometres southwest of Newry and has a population of 345 with 133 households (census 2021). Cullyhanna formed around the staggered crossroads of Slatequarry Road, Freeduff Road, and Sheetrim Road and has since expanded to the east, southeast, and northwest. The Cullyhanna River runs to the southwest of the settlement and there is an elevated hill to the north of the settlement. There is elevated land to the east designated as an LLPA.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Cullyhanna including a primary school, day nursery, church, hall, woman's group, public house, takeaway, playing fields, play park, hair/beauty salon, pharmacy, petrol, convenience, post office, heritage centre, recycling facilities, community centre (outside settlement limits).</p> <p>All households have access to clean water, broadband, and proper sewage disposal. Cullyhanna has a WwTW which has capacity for 15% growth (2023 info).</p> |
| Environmental Capacity Test | <p>Cullyhanna contains two Local Landscape Policy Areas – one covers the heritage centre to the centre of the village and the other covers a large area of land to the east of the settlement. A large proportion of the centre of the settlement is located within an Area of Archaeological Potential. St Patricks RC Church is a listed building and there is an archaeological site located outside settlement limits to the east of the settlement. There is a large area of flood plain to the south of the settlement along the Cullyhanna River.</p> |
| Transport Test | <p>There are no public transport routes to Cullyhanna. There are no bus/train stations or cycle lanes.</p> |
| Economic Development Test | <p>There are limited economic development opportunities in Cullyhanna given the small scale of the settlement. Opportunities are provided within the surrounding countryside and nearby larger centres.</p> |
| Urban / Rural Character Test | <p>Cullyhanna is a small rural settlement surrounded by gently undulating countryside. Land to the north rises steeply forming a localised hill while land to the west is relatively open and gently undulating. There is a river to the southwest and a large area of floodplain. The Housing Monitor 2020 advises that there are 4 committed units and 50 uncommitted units within the settlement.</p> |

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Resources Test | There is a good level of community resources in Cullyhanna including a post office, church, hall, heritage centre, primary school, nursery, women's group (W.A.L.D), shop, public house, recycling facilities, play park, playing fields. There is a GAC pitch and community centre located outside settlement limits along the Tullynavall Road. |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Cullyhanna is designated as a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Cullyhanna falls within Band H – Populations of less than 1,000. When considered against the RDS Infrastructure Wheel, Cullyhanna meets most of the criteria within tier 1 (village) and has some within tier 2 (small town).

Recommendation

It is recommended that Cullyhanna retains its classification as a village.

Drumaness

Drumaness Broad Evaluation Framework

Drumaness is a settlement located approximately 3 km south-east of Ballynahinch located just off the main Belfast to Newcastle Road (A24). The settlement has largely grown surrounding the Old Mill on the Drumaness Road and includes several Listed Buildings, a supermarket and a Community Hall. In recent years there has been significant residential development along the Cumber Road and Old Park Road. The Mill Pond and stream which crosses the Drumaness Road have been identified as a Local Landscape Policy Area. Drumaness has a population of 1309 and 525 households (2021 Census).

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Supermarket / Filling Station, Gospel Hall, Cricket Club, Drumaness GAA Club, Soccer Clubroom & Pitches, Community Hall, Play Area, Prayer Room / Group, Post Office, Bookmakers, Hairdressers, Fast Food Restaurant. The Waste Water Treatment Works is at capacity (2023). |
| Environmental Capacity Test | Floodplains have been identified within the centre of Drumaness along the river and Mill pond and also the south-western portion of the village along the Crawfordstown Road and close to housing accessed from both the Drumaness Road and Cumber Road. The Drumlin landscape which Drumaness is set within also is a constraint on development. Drumaness also contains numerous Built Heritage assets such as Listed Buildings and Industrial Heritage features, these are mainly in association with the former Mill and include terraced dwellings, the former mill pond and local hall. Three Local Landscape Policy Areas, a Site of Local Nature Importance (Pollramer Lake) and Tree Preservation Order (adjacent 96 Old Park Road) exist within or close to the settlement. |
| Transport Test | Drumaness does not contain a bus or train station however it is served by bus routes 20, 318d, 26b 19, 520, 18a connecting Drumaness with Newcastle, Downpatrick, Belfast and Ballynahinch. The settlement is located close to the A24 Newcastle to Belfast Road which is a protected route and is also designated as a link road in the Regional Development Strategy. |
| Economic Development Test | There are employment opportunities within the settlement, mostly within the service / retail sector, e.g. the supermarket, fast-food, hairdressers. There is also a large Oil recycling plant within the settlement. The surrounding countryside also provides opportunity for employment. |
| Urban & Rural Character Test | Drumaness contains a mixture of public and private housing. There are a number of high density terraced dwellings constructed in the centre of the settlement around the historic core centred on the bridge which were built in association with the Mill. Later development occurred along the Drumaness Road and close to the Mill Pond. Due to constraints such as flooding and steep topography, growth in recent years has |

| | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>sprawled towards the north-east along Cumber Road, most recent development has been that of lower density semi-detached dwellings. At present there still remains sections of land within the settlement limit that are undeveloped.</p> <p>The Housing Monitor 2020 data notes there are 16 committed units and 49 uncommitted units within the settlement.</p> <p>Factoring the development constraints, if there is a need to expand the settlement it would be difficult to do this without some expansion into the surrounding countryside.</p> |
| Community Services Test | <p>Community Hall, Sports facilities, Play Area, Gospel Hall.</p> <p>Drumaness has relatively few facilities for a village of its size and does not contain a primary school or church.</p> |

Conclusion

The Ards and Down Development Plan 2015 classifies Drumaness as a 'Village'. The NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) classifies Drumaness as a 'Village' and places it in band 'G' which includes settlements with a population between 1,000 - 2,499.

When considered against the Regional Development Strategy (RDS) 2035 diagram 2.2 Drumaness meets the majority but not all of the criteria in tier 1 (village). Criteria met include a local hall, play area, access to clean water & sewerage disposal, shop, post office, petrol station, urban street lighting, local bus, local roads.

Recommendation

It is recommended that Drumaness retains its classification as a village.

Dundrum

Dundrum Broad Evaluation Framework

Dundrum is a historic village located approximately 5 kilometres north-east of Newcastle overlooking an inlet of Dundrum Bay on the main Newcastle to Belfast Road (A2). The main street of Dundrum has evolved facing the shoreline of the inner bay and several listed buildings are located in the village. The character of Dundrum is influenced by the presence of a large Anglo-Norman Castle located in an elevated position over the village. Recent years has seen considerable degree of residential development within the village in particular along and off the Dromara Road and also in the quay area. The character of Dundrum is also greatly influenced by its close proximity to Murlough Nature Reserve and the Mourne Mountains. The Mountpanther Estate is also a prominent feature to the north of the village. Dundrum has a population of 1538 people and 693 households.

| | |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Café, Public House, Bookmakers, Grocery Store, Restaurants, Pharmacy, Supermarket / Filling Station, Professional services, Credit Union, Doctors Surgery, Churches (C of I, RC & Methodist), Orange Hall, Cricket Club, Tyre repairs, Van Sales, Primary School, Nursery. WwTW has capacity for 10% growth (2023). |
| Environmental Capacity Test | Dundrums development is naturally constrained by the presence of an inlet to Dundrum Bay to the immediate east of the settlement. The Murlough sand dune complex to the south-east of the settlement has been designated as a Special Area of Conservation (SAC). The Moneycarragh river flows to the west of the settlement and has been designated as a Site of Local Nature Conservation Importance (SLNCI). Dundrum Castle occupies a prominent position overlooking the village and surrounding landscape. The castle is a monument in state care and its surrounding woodland has been designated as a SLNCI and the wider surroundings as a Local Landscape Policy Area (LLPA), this is also an area of archaeological potential. The centre of Dundrum has evolved in a linear format along the Main Street fronting towards the Bay. Much of the centre has been included within an Area of Townscape Character which also stretches to include an old Mill Pond, this area contains a large number of listed buildings. |
| Transport Test | Dundrum is located along the A2 protected route which connects Newcastle with Belfast and is also designated as a trunk road on the Regional Development Strategy. There is no bus or train station within the settlement however bus stops within the settlement are served by routes 17, 20, 237, 240, 520, 237a, 320a, 26b & 320b which link Dundrum with Downpatrick, Newcastle, Belfast, Newry and other surrounding settlements. A disused rail corridor runs parallel to the main street linking Newcastle with Belfast. |

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development Test | Employment opportunities exist within the settlement and are mainly confined to the retail and service sector which are concentrated along the main street. Dundrum has a range of restaurants and public houses. Dundrum has potential for further tourism development given the close proximity of Dundrum Castle, Murough Nature Reserve, Mountpanther Estate, the Royal County Down golf course and access to the Mourne Mountains. There is no industrial land or development or land zoned for this use. Opportunities exist within the surrounding countryside for employment. |
| Urban & Rural Character Test | Dundrum primarily evolved in linear form along the Main Street with properties facing towards Dundrum Bay. In later years development began to branch off the Dromara Road through several roads and laneways, the majority of residential properties in the village are now in this part of Dundrum. High density apartment dwellings have also been constructed in the Quays area. At present the majority of land zoned or approved for residential use has been developed and there is limited land for further development within the settlement. Given the presence of the bay inlet to the east and many designations surrounding the settlement, there are limited opportunities for expansion without noticeably encroaching into the surrounding countryside or into Local Landscape Policy Areas. 2020 Housing Monitor notes there are 8 committed units and 18 uncommitted units within the settlement. |
| Community Services Test | Dundrum provides a range of community services including a nursery school, primary school, doctors surgery, churches, halls, sports facilities (outside limit), shops, restaurants & pharmacy. |

Conclusion

The Ards and Down Development Plan 2015 classifies Dundrum as a 'Village'. The NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) classifies Dundrum as a 'Village' and places it in band 'G' which includes settlements with a population between 1,000 - 2,499.

When considered against the Regional Development Strategy 2035 diagram 2.2 Dundrum meets the majority of the criteria in Level 1 (village) and some of the level 2 (small town) requirements.

Recommendation

It is recommended that Dundrum retains its classification as a village.

Forkhill

Forkhill Broad Evaluation Framework

Forkhill is a linear settlement located approximately 13km to the southwest of Newry and 10km to the east of Crossmaglen. The settlement has a population 551 with 216 households (census 2021). Forkhill is mainly situated to the west of the Forkhill River on a hillside giving the settlement an elevated position over lands to the east. The settlement is located within the Slieve Gullion Area of Outstanding Natural Beauty (AONB) and is surrounded by undulating countryside.

| | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Forkhill including churches, halls, post office, newsagents, funeral directors, public houses, credit union, beauty salon, spa, hair salons, hat shop, laundrette, INF Hall, convenience shop, takeaway, play parks, community centre, GAC pitch and clubhouse, public toilets, accountancy firm, Women's Centre.</p> <p>All households have access to clean water, broadband, and proper sewage disposal. Forkhill has a WwTW which has capacity available with additional capacity for growth of up to 15% (2023).</p> |
| Environmental Capacity Test | <p>Forkhill is located entirely within the Slieve Gullion Area of Outstanding Natural Beauty (AONB). A large proportion of the settlement is designated as an Area of Archaeological Potential (AAP) and an Area of Townscape Character (ATC). There is one large Local Landscape Policy Area (LLPA) to the north, east and south. The Forkhill River runs north to south directly east of the settlement with a small area of floodplain along each side of the river. There is one listed building in Forkhill (Church of Ireland) and there are several archaeological sites outside settlement limits. There is a Tree Preservation Order to the north of the settlement. There is a COMAH regulated High Pressure Gas Pipeline which runs through the settlement with a large exclusion zone.</p> |
| Transport Test | <p>Forkhill is served by bus route 43 between Newry and Forkhill. There are no bus/train stations or cycle lanes.</p> |
| Economic Development Test | <p>There are limited economic development opportunities in Forkhill given its relatively small scale. There is a quarry located to the west of the settlement and further opportunities are provided within the surrounding countryside and larger centres.</p> |

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban / Rural Character Test | Forkhill is set among steep hillsides which provide an extremely attractive backdrop. The river acts as a natural barrier to expansion to the east whilst the historic core is appropriately designated as an ATC. A large allocated mixed use site (FL 03) has previous approvals however has not yet started. A High pressure Pipeline passes close to the settlement and acts as a constraint to development as does the LLPA to the north and east and elevated land to the west. The Housing Monitor 2020 advises that there are 5 committed units and 66 uncommitted units within the settlement. |
| Community Resources Test | There is a good level of community facilities in Forkhill including a primary school, community centre, GAC club and pitch, playing fields, play parks, post office, church and hall, INF Hall, women's centre, public toilets, and laundrette. |

Conclusion

Forkhill is designated as a 'village' within the BNMAP 2015. When considered against the RDS Infrastructure Wheel, Forkhill meets most of the criteria within tier 1 (village) and some of the criteria within tier 2 (small town).

Recommendation

It is recommended that Forkhill retains its classification as a village.

Hilltown

Settlement Evaluation Framework

Hilltown is currently classified as a village with a population of 1,755 and 657 households (NISRA, 2021). Hilltown is located within the Mourne Area of Outstanding Natural Beauty and is approximately 9.4 miles East of Newry and approximately 9.8 miles South West of Castlewellan. It is situated at the intersection of the B8 Newry to Newcastle protected route with the B25 Rathfriland to Rostrevor Road. The settlement consists of two nodes.

| | |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | <p>There is wide-ranging service provision within the village of Hilltown this includes: a Primary School, Play School, 4 Churches, Church Halls, Community Halls, Playground, Solicitors, Accountancy Practice, Credit Union, Post Office, ATM, Hardware Yard, Kitchen Manufacturing business, Window and Door Sales, Livestock Market, Petrol Station, Car Sales, Car Mechanics, Steel Fabricators, Pharmacy, Shops, Hairdressers, Beauticians, Bars, Restaurants, Coffee Shops, Off Sales, Betting Office, Fast Food Outlets, Laundrette, Boutique, Car Wash and public toilets. Hilltown is served by a Waste Water Treatment Works (WwTW). Information received from NI Water 2023 states that Hilltown WwTW is at or is reaching capacity.</p> |
| Environmental Capacity | <p>There are 3 Local Landscape Policy Areas (LLPA) located within the settlement, one of these is on lands which are partly within the settlement limit and partly in lands surrounding it. There are numerous Listed Buildings located within Hilltown, these include: Churches, Rectory/Manse, dwelling houses, Pharmacy building, The Downshire Arms Restaurant Bar and Hotel and Eight Mile Bridge. Within and surrounding Hilltown there are Industrial Heritage Records, these include a Flax Mill and Chimney and Eight Mile Bridge. There are several Archaeological Sites and Monuments within and surrounding Hilltown these include: a Rath, Motte and Enclosures. An Area of Archaeological Potential has been identified within the settlement. A central section within the village has been designated an Area of Townscape Character. There is currently a Tree Preservation Order (TPO) within Hilltown and this is located at Hilltown Lodge. The whole of the settlement lies within the Mourne Area of Outstanding Natural Beauty.</p> <p>NI Rivers Agency Flood Maps illustrate that there are pockets and strips of land within and abutting the settlement limit of Hilltown which have been identified as susceptible to surface water flooding. These maps also</p> |

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | illustrate the rivers that flow through and adjacent to the settlement and highlight some flood plain areas. |
| Transport | A Protected Route (B8) runs through Hilltown. A bus service operates via Hilltown. There are footpaths throughout the settlement. There are no pedestrian crossings or traffic lights located within the settlement. |
| Economic Development | The wide-ranging service provision within Hilltown gives rise to a variety of employment opportunities. There are no lands zoned within the settlement for industry or business. |
| Urban/rural Character | <p>The village of Hilltown sits on a drumlin.</p> <p>The larger of the two nodes within the settlement has largely developed around the staggered junction at 'The Square' in the centre of the village. The Main Street has a linear development form.</p> <p>The smaller node within the settlement includes a Church, Primary School and a mixture of single houses and small groups of housing. This node would not have a clear visual linkage to the larger part of the settlement.</p> <p>Housing Monitor 2020 figures show there are 29 committed units and 43 uncommitted units in the settlement. Some lands previously zoned for housing still remain undeveloped.</p> <p>Any expansion to the settlement limit of Hilltown should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning.</p> |
| Community Services | There is a wide range of community services within Hilltown these include: a Primary School, Play School, Youth Centre, Playground, Churches, Church Halls and Community Halls. Clonduff GAC pitches and clubrooms are located approximately 0.75 miles to the north east of the village centre. |

Conclusion

Hilltown is classified as a village within the Banbridge/Newry and Mourne Area Plan 2015. Within the RDS Infrastructure wheel, Hilltown meets all of the criteria within tier 1 (village) and has some of the criteria listed within tier 2 (small town).

Recommendation

It is recommended that Hilltown retains its classification as a village.

Jonesborough

Jonesborough Broad Evaluation Framework

Jonesborough is a village located approximately 9km to the south of Newry and in close proximity to the main Newry – Dundalk dual carriageway. Jonesborough has a population of 438 with 175 households (census 2011). The settlement takes a linear form along Church Hill, Finnegan’s Road, and Edenappa Road.

The majority of the village is located in an elevated position with long views over undulating countryside to the west and south. The village is located within the Slieve Gullion Area of Outstanding Natural Beauty.

| | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Jonesborough including a church, hall, public house, restaurant, takeaway, range of retail units within enterprise park, community hall, primary school, supermarket, recycling, off license, firework sales, salons, fuel sales, furniture workshop, play park, playing fields (outside settlement limits), Flurrybridge Enterprise Park (range of retail & services).</p> <p>All households have access to clean water, broadband, and proper sewage disposal. Jonesborough has a WwTW which has capacity available with additional capacity for growth of up to 15% (2023).</p> |
| Environmental Capacity Test | <p>Jonesborough is located entirely within the Slieve Gullion Area of Outstanding Natural Beauty (AONB). There are 2 Local Landscape Policy Areas (LLPA’s) located to the north and east of the settlement. There are 2 listed buildings and 2 buildings listed as record only. There are 2 archaeological monuments located in proximity to the settlement. The border with the Republic passes the north and east of the settlement. There is a Tree Preservation Order in place to the south of the settlement surrounding the rectory. There is a large Site of Local Nature Conservation Interest (SLNCI) located to the northwest of the site. There is a large area of surface flooding to the north of the settlement around the Flurrybridge Enterprise Park.</p> |
| Transport Test | <p>Jonesborough is served by bus route 43 between Newry and Forkhill and route 43a between Newry and Kilnasagart. There are no bus/train stations or cycle lanes. Jonesborough is in close proximity to the main dual carriageway between Newry and Dundalk. There is a designated road improvement scheme at the junction of Lower Foughill Road and Jonesborough Village Road.</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development Test | There are a range of economic development opportunities in Jonesborough. There is an existing and zoned site for economic development to the north of the settlement at Flurrybridge Enterprise Park. There is another business park located opposite the primary school. There are also several businesses located to the south of the settlement around the junction of Jonesborough Village and Edenappa Road. Further opportunities are provided within the surrounding countryside and large centres. |
| Urban / Rural Character Test | Jonesborough is located along the border with the Republic and is located on elevated land and surrounded by open undulating countryside. Jonesborough Mountain is located to the northwest of the village and there are high hills to the northeast. Land to the south and west is relatively open while land to the east rises up away from the settlement. The Housing Monitor 2020 advises that there are 33 committed units and 44 uncommitted units within the settlement of Jonesborough. |
| Community Resources Test | There is a good level of community resources in Jonesborough including a primary school, community centre, playing fields, play park, post office, church and hall, salons, public house, recycling. |

Conclusion

Jonesborough is designated as a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Jonesborough falls within band H – Population of less than 1,000. When considered against the RDS Infrastructure Wheel, Jonesborough meets most of the criteria within tier 1 (village) and contains some of the criteria within tier 2 (small town).

Recommendation

It is recommended that Jonesborough retains its classification as a village.

Killough

Killough Broad Evaluation Framework

Killough has a population of 959 with 386 households (census 2021) and is located approximately 10 kilometres to the southeast of Downpatrick. It is located on the Lecale coastline along the A2 coastal road between Newcastle and Strangford. Other neighbouring settlements include Coney Island, Ardglass, and Rossglass.

Killough is a picturesque harbour village with a large proportion of the village designated as a Conservation Area which contains a number of listed buildings and historic terraces throughout the village. The prominent St Anne's Church spire is a key landmark and can be viewed protruding from mature trees when approaching from the north. The village is located entirely within Strangford and Lecale Area of Outstanding Natural Beauty.

| | |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Killough has fair level of resources, and contains a primary school, 2 churches, halls, playing fields, play park, a shop with butchers, a post office, a pharmacy, a salon, public houses, and restaurant. Properties have access to clean water and sewage with capacity available at Killough Retention Tank. The WwTW has capacity for 10% growth factor in the settlement (2023). There are currently no turbines or anaerobic digesters approved within settlement limits. Residents have access to broad band. There are limited recycling facilities. |
| Environmental Capacity Test | Killough is designated within an Area of Outstanding Natural Beauty and Killough Bay is designated as a Special Area of Conservation, RAMSAR site, and an Area of Special Scientific Interest. The area outside the settlement is designated as an Area of Constraint on Mineral Development. The centre of the village is designated as a Conservation Area. There are 3 LLPA's surrounding the settlement and a Tree Preservation Order on the Charles Shiels Institute to the west of the village. There is some flooding along the coast. Land to the south of the settlement is elevated and designated as an LLPA. There are 24 listed buildings within the settlement limit. |
| Transport Test | There is an irregular bus service between Downpatrick and Ballyhornan via Killough. Bus routes include 16a, 16f. There is no bus or train station and no cycle lanes. There is a pedestrian walkway along the coastal Ropewalk. The settlement is relatively accessible to Downpatrick. |
| Economic Development Test | There are limited employment opportunities in the settlement. Most employment opportunities are likely to be agriculture related within the surrounding countryside |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | although there are a number of small shops and services provided within the village. There is a small harbour however most of the larger fishing boats are located in Ardglass. There is an Oyster farm located within Killough Bay. |
| Urban / Rural Character Test | The settlement is located on the coast and long views are available when approaching from Ardglass to the north. The listed Charles Sheils Institute buildings are now converted to dwellings and located outside the settlement limit to the west. Any expansion in this direction is likely to adversely impact the setting of these buildings. The settlement takes a linear form and any expansion should consolidate the existing form. The 2020 Housing Monitor records show that there are 66 committed units and 33 uncommitted units in the settlement. |
| Community Resources Test | There is a fair level of community provision including churches, primary school, halls, playing fields, play park, pharmacy, post office, shop, butchers, public houses, salon, and restaurant. |

Conclusion

Killough is classified as a 'village' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Killough falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Killough meets most of the criteria within tier 1 (village) including a primary school, churches, a local hall, play area, access to clean water & sewage, shops and post office, broadband, bus service, street lighting. Killough meets some of the criteria within tier 2 (small town).

Recommendation

It is recommended that Killough retains its classification as a village.

Mayobridge

Mayobridge Broad Evaluation Framework

Mayobridge is located approximately 6 kilometres to the west of Hilltown and 9 kilometres east of Newry. The village has a population of 1,162 with 409 households (census 2021). The settlement formed around the junction of the Hilltown Road and Chapel Hill Road and expanded mainly to the south and east with recent housing development to the northeast. The settlement takes a relatively compact form and is surrounded by undulating countryside. Land to the east rises gently while land to the south rises more steeply. Land falls away when leaving the settlement along the Newry Road to the west.

| | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Mayobridge including a youth & community centre, GAC clubhouse and pitches, convenience store, pharmacy, post office, salons, credit union, takeaway, public house, petrol station & Eurospar (outside settlement limits), church, hall, primary school, barbours, day nursery.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Mayobridge falls within the catchment area for Newry WwTW which has capacity for new connections, and for growth up to 15% (2023). There is a sewage pumping station to the northwest of the settlement.</p> |
| Environmental Capacity Test | <p>There are 2 Tree Preservation Orders in place within Mayobridge at St Patricks Church and Ballyvally Road. There are 2 Local Landscape Policy Areas within and around Mayobridge including the river corridor and lands to the south of the settlement. The centre of the village is designated as an Area of Archaeological Potential (AAP). There is a small area of flood plain along both sides of a small river which runs through the settlement from northwest to southeast. St Patricks Church is a listed building. There is 1 archaeological site within the settlement and several in close proximity to the settlement development limit.</p> |
| Transport Test | <p>There is an asserted Public Right of Way located to the south of the settlement between the Chapel Hill Road and the Mayo Road. The Hilltown Road / Newry Road B8 is a Protected Route. Mayobridge is served by Ulsterbus route 33 Rathfriland – Newry. There is no bus or train station in Mayobridge. There are no cycle lanes. There are bus shelters along the Newry Road.</p> |

| | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development Test | There is limited economic development in Mayobridge with some small commercial and retail units and recent approval for further commercial units adjacent to 3 Hilltown Road. Further opportunities are provided with the surrounding countryside and larger centres, including Newry and Hilltown. |
| Urban / Rural Character Test | Mayobridge is a small rural settlement located within undulating countryside. Lands to the south and east rise up while lands to the west fall away. Lands to the north are relatively flat. The northeast of the settlement is a designated Major Area of Existing Open Space. Any further expansion of the settlement limit would need to consolidate the existing compact form and avoid any further ribboning along Hilltown Road, Bavan Road, and Chapel Hill Road. The Housing Monitor 2020 advises that there are 7 committed units and 20 uncommitted units in the settlement. |
| Community Resources Test | There is a good level of community resource in Mayobridge including a youth & community centre, a church, post office, salons, nursery, primary school, playing fields, and public house. |

Conclusion

Mayobridge is designated as a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Mayobridge falls within Band G Village – Populations of 1,000 – 2,499. Within the RDS Infrastructure wheel Mayobridge meets most of the criteria within tier 1 (village). In tier 2 Mayobridge meets some of the criteria.

Recommendation

It is recommended that Mayobridge retains its classification as a village.

Meigh

Meigh Broad Evaluation Framework

Meigh is a small village located approximately 8km southwest of Newry and 7km northeast of Forkhill. The village has a population of 948 with 372 households (census 2021). The village first developed along the southern side of the Drumintee Road and has since expanded mainly to the north along Chapel Road. Meigh takes a relatively compact form concentrated around the cross roads of Drumintee Road, Newry Road, Chapel Road, and Railway Road. The settlement lies within the Ring of Gullion Area of Outstanding Natural Beauty.

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Meigh including a community centre, play group, primary school, church, public house, shop, post office, salon, haulage/distribution company, laundrette, pharmacy, butchers, day spa, restaurant, off sales, takeaway, playing field, recycling.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Meigh WwTW has no capacity for new connections or growth (2023).</p> |
| Environmental Capacity Test | <p>Meigh is located within the Ring of Gullion AONB. There is a large area of floodplain to the east of the settlement which is also a Local Landscape Policy Area. Also a small area of flood plain to the south west. There are 4 Local Landscape Policy Areas within and surrounding the settlement. There are 2 Sites of Local Nature Conservation Interest (SLNCI) located some distance to the south of the settlement. There are 2 listed buildings within the settlement development limit and a listed building in close proximity to the south of the settlement. There are 2 historic parks, gardens, demesnes located some distance to the west of the settlement.</p> |
| Transport Test | <p>Meigh is served by bus service 43 which travels between Newry and Forkhill. There is no bus or train station in Meigh. There are no cycle lanes. There are bus shelters along the Maphoner Road. There is a bus shelter located along Drumintee Road.</p> |
| Economic Development Test | <p>There are limited economic developments in Meigh. There is a large distribution centre off Chapel Road and limited range of retail and commerce. Further opportunities are provided with the surrounding countryside and larger centres.</p> |
| Urban / Rural Character Test | <p>Meigh is a small village surrounded by undulating countryside with a backdrop Slieve Gullion to the west. There are elevated hills to the north and northeast. The focal point of the village</p> |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | is around the crossroads onto which front the listed Murphy's Bar and restaurant. Any further expansion must consolidate the compact form and avoid further ribboning along Drumintee Road and Chapel Road. The Housing Monitor 2020 advises that there are 3 committed units in the settlement. |
| Community Resources Test | There is a good level of community resource in Meigh including a community centre, a church, post office, salon, play group, primary school, playing fields and play park. There are recycling facilities to the rear of the public house. |

Conclusion

Meigh is designated as a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Meigh falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Meigh meets most of the criteria within tier 1 (village). In tier 2 (small town) Meigh meets some of the criteria.

Recommendation

It is recommended that Meigh retains its classification as a village.

Mullaghbane/Mullaghbawn

Mullaghbane Broad Evaluation Framework

Mullaghbane, locally known as Mullaghbawn, is a small rural village located approximately 13km to the southwest of Newry and 4km northwest of Forkhill. Mullaghbane has a population of 642 with 248 households (census 2021). The settlement first developed around the St Mary's Chapel and Maphoner Bridge and has expanded to the north and south. The Forkhill River runs through the settlement from northwest to northeast. The settlement is located within the Ring of Gullion AONB.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resource within Mullaghbane considering its overall size and population. Resources in Mullaghbane includes a primary school, nursery, church, community hall, cultural activity centre, pharmacy, fast food, salons, convenience store, post office, public house, café, recycling, play park, playing fields.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Mullaghbane falls within the catchment area of Forkhill. NI Water state that Forkhill WwTW has available current capacity, and has capacity for growth of up to 15% (2023 data).</p> |
| Environmental Capacity Test | <p>Mullaghbane is located within the Ring of Gullion AONB . The Forkhill River corridor is designated within the BNAP 2015 as a Local Landscape Policy Area. There are 5 industrial heritage sites within Mullaghbane. There is an area of strategic floodplain along both sides of the Forkhill River.</p> |
| Transport Test | <p>Mullaghbane is served by bus route 42 which travels between Newry and Crossmaglen. There is no bus or train station in Mullaghbane. There are no cycle lanes. There are bus shelters along the Maphoner Road.</p> |
| Economic Development Test | <p>There is a range of retail and professional services within Mullaghbane which serve the village and surrounding area. Further opportunities are provided with the surrounding countryside and larger centres.</p> |
| Urban / Rural Character Test | <p>Mullaghbane is a rural settlement surrounded by open undulating countryside and with long views towards the Slieve Gullion. The settlement is located on relatively elevated land particularly to the north and south. Land to the west of the settlement rises up while land to the east falls away from the settlement. Any further expansion must avoid further ribboning along Tullymacreeve Road, Forkhill Road, and Maphoner Road and protect the setting of the village and</p> |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | AONB. The Housing Monitor 2020 indicates that there are 2 committed units and 23 uncommitted units within the settlement. |
| Community Resources Test | There is a good level of community resources in Mullaghbane including a church, community hall, cultural centre, post office, pharmacy, surgery, and convenience stores. |

Conclusion

Mullaghbane is designated as a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Mullaghbane falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Mullaghbane meets most of the criteria within tier 1 (village). In tier 2 (small town) Mullaghbane meets some of the criteria.

Recommendation

It is recommended that Mullaghbane retains its classification as a village.

Newtownhamilton

Newtownhamilton Evaluation Framework

Newtownhamilton is located approximately 19km west of Newry and 5km from the border with County Monaghan. The population of Newtownhamilton is 845 with 347 households (census 2021). Newtownhamilton is the smallest town within the Newry Mourne and Down District. Newtownhamilton formed as a market village around the Common and the staggered junction of the Castleblayney Street, Dundalk Street, Armagh Street, and Newry Street. The settlement has expanded on a north – south axis due to elevated land to the west, north and east and due to two rivers which run east and west of the town. The settlement limit includes a secondary node to the south along Dundalk Road including St Michaels Church.

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a high level of resources in Newtownhamilton including a range of retail, a high school, recycling facilities, churches, halls, petrol station, fire station, police station, calor gas services, light industrial units, health centre, public houses, community centre, estate agents, professional services, take-away, restaurant, antiques, salons, cafes, post office, pharmacy, surgery, convenience shops, credit union, primary schools, playing fields, play park.</p> <p>All households have access to clean water, broadband, and proper sewage disposal. Newtownhamilton has a WwTW which has capacity available (estimated capacity for a growth factor of 15%).</p> |
| Environmental Capacity Test | <p>There are three Local Landscape Policy Area's (LLPA's) located north and south of the settlement. The majority of the town centre is included within an Area of Archaeological Potential (AAP). There are 12 listed buildings in Newtownhamilton including a listed water pump. Newtownhamilton is a historic settlement which is listed as an archaeological site. There are two rivers which run along each side of the settlement with a small area of flood plain along the river corridors. Land rises steeply to the north, east and west of the settlement.</p> |
| Transport Test | <p>Newtownhamilton is located on the A29 Armagh to Dundalk Road. The settlement is service by bus route 44 – Newry – Armagh. There is a bus terminal and shelter located along Armagh Street. There are footpaths throughout the settlement but no cycle lanes.</p> |
| Economic Development Test | <p>There are some small scale economic uses throughout the settlement and a larger engineering business to the east of the settlement along Newry Road and to the south along</p> |

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Dundalk Street. Land zoned for economic development along Newry Road has not been built out. There is a large timber and manufacturing company outside the settlement along Markethill Road. There is a pending planning application for a supermarket/petrol station on the site of the old livestock market. Other opportunities are provided within the surrounding countryside. |
| Urban / Rural Character Test | Newtownhamilton has mainly expanded to the north and south due to constraints to the east and west of the settlement, including rivers and elevated topography. The second node of development to the south was created to avoid ribbon development along Dundalk Street. There are a number of redevelopment opportunities within the settlement and underutilized sites. There may be potential for some rounding off to the northeast and east of the settlement. The Housing Monitor 2020 advises that there 14 committed units and 112 uncommitted units within the settlement limit of Newtownhamilton. |
| Community Resources Test | There is a good level of community resources in Newtownhamilton including a surgery, health centre, primary schools, secondary school, police station, fire station, churches, halls, post office, credit union, pharmacy, playing fields, play parks, recycling, and community centre. |

Conclusion

Newtownhamilton is designated as a 'town' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Newtownhamilton falls within Band H – Populations of less than 1,000. When considered against the RDS Infrastructure Wheel, Newtownhamilton meets most of the criteria within tiers 1 (village) & 2 (small town). There is a clear disparity between classification when considering the settlement under the RDS and the NISRA Review of the Statistical Classification and Delineation of Settlements' (March 2015). Whilst Newtownhamilton has a good level of resources, economic development, and community resources it has a relatively low population of approximately 800.

Recommendation

Following further consideration and consultation with Members, for the purposes of the draft Plan Strategy, Newtownhamilton has been reclassified as a village.

Rostrevor

Rostrevor Broad Evaluation Framework

Rostrevor is a picturesque village located along the northern coast of Carlingford Lough and at the foothills of the Mourne Mountains. The settlement is located approximately 13km southeast of Newry along the A2 Coast Road and has a population of 2,617 with 1,082 households (census 2021). The settlement first developed around the market square and has since expanded mainly to the southeast and northeast. The historic centre of Rostrevor is designated as a Conservation Area and a large proportion of the settlement is a designated Area of Townscape Character (ATC).

| | |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a good level of resources in Rostrevor including petrol station, convenience shop, churches, convent, youth centre, halls, car wash, GAA Social club, playing fields, cafes, restaurants, salons, professional services, fast food, public houses, supermarkets, bookmakers, range of shops, community association, pharmacy, 2 primary schools, nursery, car sales, post office, doctors, physio, tourist accommodation, Kilbroney Conference Centre.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Rostrevor falls within the catchment area of Warrenpoint. NI Water state that Warrenpoint WwTW has available current capacity and 15% growth (2023 information).</p> |
| Environmental Capacity Test | <p>Rostrevor is located within the Mourne Area of Outstanding Natural Beauty. The centre of Rostrevor is designated as a Conservation Area, and a large proportion is designated as an Area of Townscape Character (ATC) and an Area of Archaeological Potential (AAP). There is a large Historic Park, Garden, and Demesne to the southeast, north, and northwest of the settlement – all just outside the settlement limit. There are Sites of Local Nature Conservation Interest (SLNCI's) to the north and east of the settlement. There is a Local Landscape Policy Area which surrounds the settlement in every direction. Kilbroney Forest Park is a Major Area of Existing Open Space to the east of the settlement. There is a significant number of listed buildings within Rostrevor (approx. 80) and 5 archaeological monuments within the settlement development limit. There are 7 Tree Preservation Order (TPO) in and surrounding Rostrevor. Rostrevor has been identified as a Significant Flood Risk Area (SFRA) and there are large areas of flood plain across the village centre to the south of the settlement and to the west of the settlement. There is also a coastal flood plain along the coastline. The Rostrevor River is a SLNCI and LLPA.</p> |

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport Test | The A2 (Shore Road / Rostrevor Road) is a Protected Route. Rostrevor is served by bus route 39 which travels between Newry and Kilkeel. There is no bus or train station in Rostrevor. There are no cycle lanes. |
| Economic Development Test | There is a range of commercial, retail, and professional services within Rostrevor. Also a number of businesses associated with tourism and outdoor recreation. Due to the nature of the settlement and high level of constraints, further economic growth potential is limited. Further opportunities are provided within the surrounding countryside and large centres. |
| Urban / Rural Character Test | Rostrevor is surrounded by steep forested hillsides and to the south the coastline, which has resulted in the irregular Settlement Development Limit which stretches out along the Kilbroney Road, Green Park Road, Shore Road, and Rostrevor Road. Due to the built and natural constraints within and surrounding Rostrevor, potential for further expansion is limited without resulting in further ribboning and urban sprawl. The Housing Monitor 2020 advises there are 34 committed units and 74 uncommitted units within the settlement. The allocated education site in the Area Plan has been granted planning for a new primary school. |
| Community Resources Test | There is a good level of community resources including a doctor's surgery, post office, numerous churches and halls, conference centre, public houses, salons, playing fields, forest park, community centre. |

Conclusion

Rostrevor is designated as a 'village' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Rostrevor falls within Band F – Intermediate Settlement (Populations 2,500 – 4,999). Within the RDS Infrastructure wheel Rostrevor meets most of the criteria within tier 1 (village). In tier 2 (small town) Rostrevor has traits of a larger centre, as it has services such as a pharmacy, community centre, restaurants, small supermarket. Rostrevor has a good level of commerce and community resources and is the largest village by population in the Newry and Mourne side of the district.

Recommendation

It is recommended that Rostrevor retains its classification as a village.

Strangford

Strangford Broad Evaluation Framework

Strangford has a population of 561 with 260 households (census 2021) and is located 11km to the northeast of Downpatrick. Portaferry is located 1.5km to the northeast across Strangford Lough. A regular ferry service connects the two villages.

Strangford is a picturesque and historic village situated among wooded drumlins by the shores of Strangford Lough. The village is surrounded by mature vegetation and stands of mature trees and woodland. The village has a high quality of built and natural heritage and the majority of the village is located within a Conservation Area and Area of Archaeological Potential. The village is located within Strangford and Lecale Area of Outstanding Natural Beauty.

The Conservation Area was designated in 1985 and the character of the historic core remains relatively unchanged. There has been limited expansion to the village over the years.

| | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Strangford has a good level of resources – there is an RC Church, hall, primary school, 2 convenience stores, post office, butchers, barber, pharmacy, restaurants, newsagents, salon, public houses, cafes, dentist, clinic, playing fields, play park.</p> <p>All properties have access to clean water, broadband and sewage. NI Water 2023 state that there is reasonable capacity in Strangford for growth factor up to 15%. New connections are available. There are recycling facilities available adjacent the dry dock.</p> |
| Environmental Capacity Test | <p>Strangford is located on the shores of Strangford Lough and as such is constrained to the east. The eastern half of the settlement is located within Strangford Conservation Area and Area of Archaeological Potential. There are 27 listed buildings and 4 historic sites within the settlement limits. Lands to the southeast, west, and north of the settlement are designated LLPA's. Strangford is entirely located within Strangford and Lecale Area of Outstanding Natural Beauty. Strangford Lough to the east is designated as an Area of Special Scientific Interest, Special Protection Area (SPA), Special Area of Conservation (SAC), RAMSAR site, and Marine Nature Reserve. The area outside the settlement is an Area of Constraint on Mineral Development.</p> |
| Transport Test | <p>There are two roads into/out of Strangford. There is a regular bus service between Downpatrick and Strangford. Bus routes include 16/16e however these routes do not operate on a Sunday and there is no bus station. There is a</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | regular ferry service between Strangford and Portaferry operating 7 days a week. |
| Economic Development Test | There are a range of small scale economic uses in Strangford. There are sources of employment in the small businesses, ferry, restaurants, surrounding countryside, and Portaferry. |
| Urban / Rural Character Test | <p>The village has a picturesque setting on the shores of Strangford Lough surrounded by mature woodland. The historic centre has been well conserved and maintains its historic character. Expansion is somewhat constrained by surrounding LLPA's.</p> <p>The housing monitor 2020 states that there are 56 committed units and 1 uncommitted unit within the settlement.</p> <p>Any further development would need to protect views into and out of the Conservation Area and consolidate the existing form of development.</p> |
| Community Resources Test | There is a fair level of community resources including a community hall, church, clinic, dentist, shops, playing fields, primary school, nursery, restaurants, cafes, play park, salon, Barbour. Castle Ward is a National Trust property on the outskirts of the settlement. |

Conclusion

Strangford is classified as a 'village' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Strangford falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Strangford meets most of the criteria of tier 1 (village) and some of the criteria of tier 2 (small town).

It is recommended that Strangford retains its classification as a village.

Small Settlements

Altnamacken/Cortamlet

Altnamacken/Cortamlet Broad Evaluation Framework

Altnamackan/Cortamlet is located approximately 4.34 km south-west of Newtownhamilton. The settlement consists of two clusters of development. The first cluster (Altnamacken) is located at the junction of the Blaney Road and Aughnagurgan Road, the second cluster (Cortamlet) is located along the Cortamlet Road and contains a church, church hall and primary school. For disclosure reasons, NISRA does not release the population of settlements with a population below 50 people or 20 households. Due to its size, it appears Altnamacken/Cortamlet's population would fall below this.

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Clarksbridge and First Newtownhamilton Presbyterian Church and Graveyard, Church Building, Primary School, Playground/Playing Field, WWTW. Playing fields, Church/Graveyard and Hall located to east of settlement outside limits.</p> <p>2023 NI Water information indicates the Waste Water Treatment Works has capacity for 15% growth.</p> |
| Environmental Capacity Test | 3 Local Landscape Policy Areas have been designated within and surrounding the settlement |
| Transport Test | Transportation links are poor as neither cluster is served by a bus or train route or station. Connections are available from the nearby settlement of Newtownhamilton 4.5 km to the north-east. |
| Economic Development Test | There are little employment opportunities within the settlement limits of Altnamacken / Cortamlet besides the primary school. Most employment to be found in the immediate locality is in the surrounding countryside. A large agricultural supplies store is located to the immediate south-west of Altnamacken however this is outside the settlement limit. |
| Urban & Rural Character Test | <p>Both clusters are distinctly rural in character and majority of development fronts onto adjacent roadways. There is a small housing development of approximately 8 dwellings within Altnamacken. Altnamacken also contains an old shop / petrol station building which appear to have been vacant for a considerable period of time, permission was once granted on this site for a new supermarket / petrol station but this has since lapsed, this building has now been designated within a LLPA. Within the cluster of Cortamlet there is still a relatively large area of land included within the settlement limit which remains undeveloped located along the western side of the Cortamlet road. No applications have been submitted on this land. It is believed a moderate expansion of limit on either cluster would not detrimentally affect the character of the area.</p> |

| | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| | The 2020 Housing Monitor indicated that there were 8 committed units and 1 uncommitted unit within Altnamacken/Cortamlet. |
| Community Services Test | Church, hall and primary school located within settlement limit, other facilities located outside limit such as playing fields. |

Conclusion

On the Banbridge, Newry & Mourne Area Plan 2015, Altnamacken/Cortamlet is classified as a small settlement.

The settlement falls below the threshold to be included as a band G village in the NISRA Review of the Statistical Classification and Delineation of Settlements in that its population falls below 1000 people.

In considering Altnamacken/Cortamlet against the RDS Settlement Hierarchy Classification, the settlement meets some of the criteria to be classified as a village; criteria not met include a doctor's surgery, public house, shop, post office, petrol station.

Recommendation

It is recommended that Altnamacken / Cortamlet retains its classification as a small settlement.

Annacloy

Annacloy Broad Evaluation Framework

Annacloy has a population of 391 with 127 households (census 2021) and is located approximately half way between Downpatrick and Ballynahinch, approximately 7 kilometres from both settlements. Other neighbouring settlements include Kilmore and Drumaness.

Annacloy is a small elongated settlement which runs along both sides of the Annacloy Road / Downpatrick Road (B2). The settlement has a linear form with development fronting onto the main road. Annacloy originally developed around a Flax Mill to the southeast of the settlement in proximity to the Annacloy River and also to the northwest at the junction of Annacloy Road and Drumnaconagher Road. The settlement has expanded in recent years along the main road between these concentrations of development giving it its linear form.

| | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | There are a range of businesses within the settlement, salons, gym, a RC Church, hall, car sales, primary school, nursery, coffee shop/bakery, and public house. There are several industrial units with a range of businesses (outlined below). There is a petrol garage and convenience store just outside settlement limits. Annacloy has limited resources however all properties have access to clean water and there is a Waste Water Treatment Works with additional capacity for up to 15% growth factor. There is a post box. |
| Environmental Capacity Test | The Annacloy River runs through the southeast of the settlement. There is a significant area of flood plain to the south and southeast of the settlement. There are also some areas of floodplain to the northeast of the settlement along the Annacloy River. There is a LLPA to the southeast of the settlement along the River. There are 2 listed buildings within the settlement and there is elevated land to the north and east. |
| Transport Test | The Annacloy Road / Downpatrick Road (B2) passes through the linear settlement. There is a regular bus service between Belfast and Downpatrick & Ballynahinch and Downpatrick, which both stop in Annacloy – these routes include 15, 15a, 515, 516, 19, 19b. There are two bus shelters along this stretch of road and a footpath along both sides of the road; however, there are no pedestrian crossings or cycle routes. The settlement is accessible to Downpatrick, Ballynahinch, and Belfast. |

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development Test | There are existing employment uses within the settlement mainly located in the business park to the southeast in close proximity to a listed building and floodplain which may constrain further expansion. This business park contains a blind supply company, a car parts business, a hair dresser, a haulage yard, a gym, a lawnmower servicing unit, a tyre fitter, a car mechanic, a coffee shop/bakery, and a DfC outpost/yard. There are also employment uses fronting onto Annacloy Road including a car repair unit, a road marking company, Eco Plastics, and a timber furniture manufacture. |
| Urban / Rural Character Test | Annacloy is a small rural settlement which takes a linear form with 2 main nuclei, one at each end of the settlement. There are elevated drumlins to the north and open undulating countryside to the south. The Annacloy River runs north to south to the east of the settlement. There is a residential development underway near the primary school. The 2020 Housing Monitor shows that there are 4 remaining potential dwellings to be constructed with a further 27 uncommitted units. There is a declining topography when approaching from the southeast, before rising gently as approaching the RC Church. There are some pockets of land with potential development opportunities remaining within settlement limits. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is risk of further urban sprawl/ribboning which would damage the character of the settlement. |
| Community Resources Test | The settlement contains a RC Church, Hall, nursery, primary school, and public house. There is a convenience store and garage outside the settlement to the south east. There are Council playing fields, a church cemetery, and Teonnaught GAC pitches outside settlement limited but in close proximity. |

Conclusion

Annacloy is a small settlement within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Annacloy falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Annacloy meets many of the criteria within tier 1 including a nursery, a primary school, a local hall, access to clean water & sewage, a pub, several business units, broadband, bus service, street lighting. The shop and petrol garage are located outside settlement limits.

Annacloy clearly meets the criteria for a small settlement. Whilst Annacloy meets several of the criteria of a village, it lacks a doctors surgery, a shop,

playground/recreational facilities, and has a relatively low population. The shop, petrol station, and recreation/sport facilities are outside settlement limits.

Recommendation

It is recommended that Annacloy retains its classification as a small settlement.

Attical

Attical Broad Evaluation Framework

Attical is a small settlement located approximately 5.5 km north-west of Kilkeel and 20 km south-east of Newry located in close proximity to the upper Mourne Mountains. Attical is located within a scenic landscape and has a population of 168 people and 66 households (Census 2021).

| | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Church, Primary School, Shop, Post Office, Petrol Station, Mourne Lodge (restaurant, accommodation, and conference centre), Factory, GAA club/community centre/nursery & playing fields 1km south-west of settlement limit.</p> <p>Attical is served by a Waste Water Treatment works which has capacity for new connections and 15% further growth (2023 info).</p> |
| Environmental Capacity Test | <p>Attical is surrounded by a Special Countryside Policy Area (Mournes) to the north and west of the settlement. A Site of Local Nature Conservation Importance (SLNCI) is also located to the immediate east of the settlement. Both a Local Landscape Policy Area and Area of Archaeological Potential are located within the settlement limit. There is limited surface water flooding to the east of the settlement.</p> |
| Transport Test | <p>Attical is also not on any strategic routes (i.e. primary or trunk roads). There is no bus or train station within the settlement of Attical, Attical is however served by the following bus routes:</p> <p>125 Attical – Kilkeel 405 (Mourne Rambler) Attical – Newcastle (Seasonal)</p> |
| Economic Development Test | <p>Employment opportunities are limited to the local Primary School, Shop & Post Office, Mourne Lodge & Manufacturing Business. Further opportunities are provided within the surrounding countryside and larger settlements.</p> |
| Urban & Rural Character Test | <p>Attical is rural in character and the settlement is centred on the recently rebuilt church which overlooks a crossroads in the centre of the village. Housing is mainly concentrated in a number of small scale developments. At present there still a significant number of planning approvals not yet constructed on sites within the current settlement limit.</p> <p>2020 Housing Monitor indicates that there are 8 committed units and 39 uncommitted units within the settlement.</p> <p>If need dictated, there is land located along the settlement limit to the north-west and south east which could be developed which would not detract from the developments compact form.</p> |

| | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Community Services Test | Church, Primary School, Shop & Post Office, GAA Club / Community Centre & Pre-school nursery (outside settlement limits) |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------|

Conclusion

In the Banbridge, Newry & Mourne Area Plan 2015, Attical is designated as a village. Attical falls below the threshold to be included as a band G settlement in the NISRA Review of the Statistical Classification and Delineation of Settlements. Attical meets some but not all of the criteria necessary for a village under the Regional Development Strategy Settlement Hierarchy Classification. Those not met include a Doctor Surgery, Ambulance, Outreach Service, public house and local hall.

Recommendation

Following further consideration and consultation with Members, for the purposes of the draft Plan Strategy Attical has been reclassified as a small settlement.

Ballyalton

Settlement Evaluation Framework

Ballyalton is currently classified as a small settlement, with a population of 242 and 71 households (NISRA, 2021). It is located approximately 3 miles east of Downpatrick and approximately 8.5 miles south west of Strangford.

| | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | The service provision within Ballyalton includes a Public House, Bed and Breakfast, domestic recycling facilities and Ballyalton Auto Repair Centre. Ballyalton is currently served by Downpatrick Waste Water Treatment Works (WwTW), information received from NI Water 2023 states that there is 15% capacity available for new connections. |
| Environmental Capacity | According to NI Rivers Agency Flood Maps there are some pockets of surface water flooding located within and around the settlement limit of Ballyalton. The settlement of Ballyalton is located within the Strangford and Lecale Area of Outstanding Natural Beauty and there is a Site of Local Nature Conservation Importance (SLNCI) located to the north of the settlement. There are no Listed Buildings or Archaeological Sites or Monuments identified within the settlement. |
| Transport | There are footpaths within the centremost section of the settlement; there are no pedestrian crossings or traffic lights. A scheduled bus service serves the settlement. |
| Economic Development | Ballyalton is a small settlement and as such employment opportunities are limited to the Public House, Bed and Breakfast, Auto Repair Centre and surrounding agricultural sector. There are no lands zoned within the settlement for industry or business. |
| Urban/rural Character | <p>The settlement has a somewhat linear development pattern arranged along both sides of the Ballyhornan Road and one side of the Ballynagross Road, the development within is predominantly residential. There are two housing developments within the settlement, both accessed off the Ballyhornan Road. The lands abutting the settlement of Ballyalton would be predominantly agricultural and undulating. Housing Monitor 2020 figures show that there are 8 committed units and 1 uncommitted units to be developed.</p> <p>Any expansion to the settlement limit of Ballyalton should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning.</p> |

| | |
|--------------------|------------------------------------------------------------------|
| Community Services | There are currently no Community Services within the settlement. |
|--------------------|------------------------------------------------------------------|

Conclusion

Ballyalton is classified as a small settlement within the Ards and Down Area Plan 2015. Within the RDS Infrastructure wheel, Ballyalton meets a few of the criteria within tier 1 including a Public House, Auto Repair Centre, access to clean water and sewage disposal, street lighting and bus service.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Ballyalton consists of a number of new housing developments and a public house and it is also 1 mile away from Loughmoney. The development form is consolidated, and the public house provides a clear focal point. There is a visual entity from all approaches and a 30mph speed limit however there is no place signage.

Recommendation

It is recommended that Ballyalton retains its classification as a small settlement.

Ballyhornan

Settlement Evaluation Framework

Ballyhornan is currently classified as a small settlement, with a population of 455 and 211 households (NISRA, 2021). Ballyhornan is approximately 5.4 miles south of Strangford and approximately 7.4 miles east of Downpatrick.

The settlement consists of five nodes, these nodes have established around a variety of community facilities and groups of housing. Ballyhornan was formerly a base for personnel associated with the nearby Bishops court airfield, some dispersed clusters of temporary structures still remain.

| | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | The service provision within Ballyhornan includes Scouting Ireland, Ballyhornan Family Centre, Tiny Toons Community Playgroup, a Playground, Community Garden, Picnic area, Play area, bar and restaurant, unoccupied commercial units, public toilets and holiday chalets. There are a few Seafood businesses located in close proximity to the settlement. Ballyhornan is served by Ballyhornan Outfall Waste Water Treatment Works (WwTW). Information received from NI Water 2023 states that there is 15% capacity available for new connections. |
| Environmental Capacity | According to NI Rivers Agency Flood Maps there are some pockets of surface water flooding located within and around the settlement of Ballyhornan. Sections of the settlement neighbour Strategic Floodplains for rivers, Strategic Floodplains for the sea and a fluvial flood zone. To the south east of the settlement is 'Lecale Coast' Site of Local Nature Conservation Importance (SLNCI) and to the south west of the settlement is 'Ringawaddy Reedbed' SLNCI. No Archaeological Sites or Monuments or Listed Buildings have been identified within the settlement however Archaeological Site and Monument DOW 038:037: Souterrain is located to the south of the settlement and Listed Building HB18/09/065: Watch House is located to the south east of the settlement. Four nodes of the settlement of Ballyhornan are within the Strangford and Lecale Area of Outstanding Natural Beauty, the westernmost node is not included within this designation. The land outside of the settlement limit of Ballyhornan is designated an Area of Constraint on Mineral Developments. |
| Transport | There are sections of footpath within parts of the settlement; there are no pedestrian crossings or traffic lights located within the settlement. A scheduled bus service serves the settlement. |
| Economic Development | Within the settlement of Ballyhornan limited employment opportunities exist other than those provided by the |

| | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | existing Community Playgroup, Family Centre and the bar and restaurant. The surrounding agricultural/farming sector and the Seafood industry may also offer some employment opportunities. There are lands zoned as Industrial Policy Areas within the settlement of Ballyhornan, these are on lands north of Killard Road and lands south of Killard Road. |
| Urban/rural Character | Ballyhornan is in part a coastal settlement comprised of five nodes, each of which is comparatively residential in character. Owing to the settlement's historical links to the nearby Bishops court airfield there is a number of temporary and/or unoccupied buildings within parts of the settlement. The inlands surrounding the settlement of Ballyhornan would be predominantly agricultural and relatively flat. Housing Monitor 2020 figures show that there are 28 remaining committed units and 12 remaining uncommitted units. Any expansion to the settlement limit of Ballyhornan should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning. |
| Community Services | Within the settlement of Ballyhornan the existing community service provision includes a Community Playgroup, Family Centre, Scout Centre, Community Garden, Playground, picnic area and play area. |

Conclusion

Ballyhornan is classified as a small settlement within the Ards and Down Area Plan 2015. Within the RDS Infrastructure wheel, Ballyhornan meets several criteria within tier 1 including a Family Centre, playground, Community Playgroup, bar and restaurant, access to clean water and sewage disposal, street lighting and bus service. Ballyhornan meets some of the criteria within tier 2.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Recommendation

It is recommended that Ballyhornan retains its classification as a small settlement.

Ballymadeerfy

Ballymadeerfy Broad Evaluation Framework

Ballymadeerfy is a small settlement located approximately 5 km west of Kilkeel on the main road linking Kilkeel with Rostrevor. Ballymadeerfy is located close to both the Mourne Mountains to the north and the entrance to Carlingford Lough to the south. The settlement of Ballymadeerfy has two nodes of development; one along Newry Road and the other approximately 0.5km to the west along Ballymadeerfy Road. Ballymadeerfy has a population of 65 people and 26 households (Census 2021).

| | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Orange Hall, Community Centre, WWTW. A former school was in use as a supermarket however this appears to have been closed for some time. 2023 NI Water records indicate there is capacity of 15% here. |
| Environmental Capacity Test | Asides from being located within an AONB, there are no specific planning environmental designations within or surrounding the development limit. No substantial fluvial flooding close to limits of development. A substantial are of surface water flooding exists however, between the two main nodes of development. |
| Transport Test | Ballymadeerfy is located along the A2 protected route linking Kilkeel with Newry. There are no bus or train stations within Ballymadeerfy however the settlement is served by bus route 39 (Newry Bus Centre – Kilkeel). There are 2 bus shelters along the Newry Road at the Ballymadeerfy Road junction. |
| Economic Development Test | There are limited employment opportunities within Ballymadeerfy. There are employment opportunities in the surrounding countryside and in the nearby settlement of Kilkeel. |
| Urban & Rural Character Test | The character of Ballymadeerfy is rural gently sloping land between the Mournes and the coast. The majority of dwellings are located in two small cul-de-sac developments located in the western cluster which are accessed off the Ballymadeerfy Road. Whilst there is opportunities for 'infill' development along the eastern cluster fronting onto the Newry Road, it is believed there is a danger of creating ribbon development along a road that is a vital part of the local areas tourism infrastructure. The 2020 Housing Monitor outlines that there are 19 committed units within the settlement. |
| Community Services Test | Orange Hall, Community Centre, Playpark |

Conclusion

In the Banbridge, Newry & Mourne Area Plan 2015, Ballymadeerfy is classified as a 'small settlement'. Ballymadeerfy falls below the threshold to be included as a band G (village) settlement in the NISRA Review of the Statistical Classification and Delineation of Settlements as its population falls below 1000 people (Band H).

When assessed against the Regional Development Strategy Settlement Hierarchy Classification, Ballymadeerfy meets few of the criteria necessary to be classified as a village.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Ballymadeerfy would not qualify as a small settlement without each of the 2 nodes. There is a visual entity to the western node however the eastern node does not appear as a visual entity but as a linear ribbon of development along a fast protected route.

Ballymadeerfy contains an Orange Hall, a Community Centre, WwTW and Playpark. There is a former supermarket which no longer appears in use, however the building remains in reasonable repair and there is no reason to believe this use has been abandon. At the time of the PAC report into the draft BNMAP 2015 the supermarket (former Spar) site was for sale for residential development, however went on to become a Costcutter (now vacant). Given there are 2 community buildings within the settlement, there is considered to be an active community. There is a significant number of houses focussed within the western node.

Recommendation

It is recommended that Ballymadeerfy should retain its classification as a small settlement.

Ballymoyer

Ballymoyer Broad Evaluation Framework

Ballymoyer is located approximately 3 kms west of Whitecross. It is sited on the northern side of the crossroads where the Ballymoyer Road intersects with the Lower Aghincurk Road and the Carrickgollogly Road. The settlement consists of a short row of 7 dwellings "Rathview Row" fronting on to the road with a pair of semi-detached dwellings "Brae View" slightly set back from it. The land on the southern side of the crossroads is within the settlement limit. The 1st edition OS map c1830 shows that Catholic and Church of Ireland churches were already established at their current locations to the east of the settlement, a primary school is also located adjacent to them. These three buildings are located in a low lying area that limits their views from the surrounding area.

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Ballymoyer is served by a wastewater treatment works, it currently has capacity for the current size of the settlement but this would have to be reassessed if the settlement is to be expanded. |
| Environmental Capacity Test | The settlement is located on the side of a valley, a small river flows through the bottom of this valley, however as the Flood Map shows the settlement is not affected by flooding. Both of the churches to the east of the settlement have been listed, to their east is Ballymoyer Wood, this has been developed into a public recreation area, with walking trails and information boards. |
| Transport Test | There are no public transport links in Ballymoyer |
| Economic Development Test | There are no commercial premises operating within Ballymoyer. |
| Urban / Rural Character Test | The settlement is located on the side of a valley, from the opposite side it appears as a cohesive group in the landscape. Any expansion of the settlement to the east or west would be visible clearly from this vantage point and would be detrimental to the rural character of this area. |
| Community Resources Test | Apart from the churches and school there are no other community facilities within the settlement or in the surrounding area. |

Conclusion

Ballymoyer is currently designated as a small settlement, it does not have the infrastructure or size to be considered as a village, any expansion would also result in the loss of its compact visual form and have a detrimental impact on the rural character of the area as identified by the PAC in the BNMAP report.

Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the analysis it appears that Ballymoyer meets criteria (i) and (iv) and if the churches and school are considered as part of the settlement then it does meet criterion (ii) and therefore is justified in retaining its designation.

Recommendation

It is recommended that Ballymoyer retains its classification as a small settlement.

Ballynoe

Settlement Evaluation Framework

Ballynoe is currently classified as a small settlement, with a population of 177 and 62 households (NISRA, 2021). The settlement consists of two nodes, both of which have generally grown northwards from road junctions. Ballynoe is located approximately 3.2 miles south of Downpatrick and approximately 12 miles south west of Strangford.

Bright Community Centre/GAC is located just outside of the development limit of the northern node of this settlement.

Possible 3rd node to the settlement: To the south east of the southern node of the settlement (approximately 0.6 miles) there is St Patrick's Church Legamaddy and St Patrick's Primary School Legamaddy, these are adjacent to each other and are a short distance from the Carrowbane and Ballynoe Road junction.

| | |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | The service provision within Ballynoe includes a Public House and domestic recycling facilities. Ballynoe is not currently served by a Waste Water Treatment Works (WwTW). Bright Community Centre/GAC is located just outside of the development limit of the northern node of this settlement. St Patrick's Church Legamaddy and St Patrick's Primary School Legamaddy are approximately 0.6 miles south east of the southern node of the settlement. |
| Environmental Capacity | According to NI Rivers Agency Flood Maps there are some pockets of surface water flooding located within and around the settlement limit of Ballynoe. Fresh water streams are located within and abutting the settlement and a pond abuts the settlement limit. There is a Site of Local Nature Conservation Importance (SLNCI) located to the south west of the settlement (Ballynoe Fen SLNCI). There are several Archaeological Sites and Monuments within and abutting the settlement limit, these include DOW 037:035 Ballynoe Stone Circle, DOW 037:094 2 Ballaun Stones, DOW 037:077 Ecclesiastical site, DOW 037:070 Standing Stone and DOW 037:034 Rath. No Listed Buildings have been identified within the settlement. A disused rail track bed traverses the two nodes of this settlement. |
| Transport | There are no pedestrian crossings or traffic lights located within the settlement. A scheduled bus service (route 16d) serves the settlement and runs between Downpatrick and Ballylucas. |
| Economic Development | Ballynoe is a small settlement and employment opportunities are limited. There is a public house and a Down Drains unit to the rear of 107a Ballynoe Road. There is a small economic |

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | depot to the north of the settlement. There are no lands zoned within the settlement for industry or business. |
| Urban/rural Character | <p>The settlement consists of two nodes, the northern most node grows from the Ballynoe, Erenagh and Granicam crossroads and then generally extends northwards in a linear development pattern along the western side of the Ballynoe Road. The southernmost node grows from the junction of the Ballylucas and Ballynoe Roads and generally extends in a northerly direction. The lands abutting the settlement of Ballynoe would be predominantly agricultural and undulating. Housing Monitor 2020 figures show that there is remaining potential for 3 units in Ballynoe.</p> <p>Any expansion to the settlement limit of Ballynoe should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning.</p> |
| Community Services | There are currently no Community Services within the settlement, nonetheless Bright Community Centre/GAC is located just outside of the development limit of the northern node of this settlement and Legamaddy Church and Primary School are located approximately 0.6 miles south east of the southern node of this settlement. |

Conclusion

Ballynoe is classified as a small settlement within the Ards and Down Area Plan 2015. Within the RDS Infrastructure wheel, Ballynoe meets a few criteria within tier 1 including a public house, access to clean water and sewage disposal, street lighting and bus service.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

It is considered that Ballynoe has a significant number of dwellings and is the focus of an active community. There is a public house and post box. A community centre and GAC clubhouse and pitches are located adjacent to, but outside the SDL. There are 2 industrial businesses operating in the northern node. Consideration should be given to including the primary school and church located to the southeast of the settlement as a 3rd node, along with the inclusion of the community centre and GAC club within

the northern node. It is considered that the settlement should remain as a small settlement.

Recommendation

It is recommended that Ballynoe retains its classification as a small settlement.

Ballyward

Ballyward Broad Evaluation Framework

Ballyward is a small settlement located approximately 7 km north-west of Castlewellan and 16 km south-east of Banbridge located along the A50 protected Route. The settlements character is influenced by significant planting along the northern boundary of Ballyward Lodge to the immediate south-west of the settlement and the listed Drumgooland Parish Church in the centre of the settlement. The presence of an old railway station with associated platform and signals box is also a significant influence on the character of the northern portion of the settlement. Population details are not available for settlements with less than 20 or more households or 50 or less usual residents.

| | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Drumgooland Parish Church, Ballyward Church Hall, Doctors Surgery (to immediate north of settlement). There is no Wastewater Treatment Works in Ballyward. |
| Environmental Capacity Test | There is significant potential fluvial and surface water close to watercourse located along eastern boundary of settlement limit. Locally significant mature trees are located within and surrounding limits. Drumgooland Parish Church is a notable landmark within the settlement and along the Ballyward Road. The former train station, platform and signal box are also noteworthy features along Station Road which contribute to the character of the settlement, these are visible due to the undeveloped land between the former Station itself and Station Road. |
| Transport Test | Ballyward is located alongside the A50 Protected Route linking Banbridge and Newcastle. There are no bus or train stations within the settlement of Ballyward, the settlement is served however by Bus Route 32 which links Newcastle with Banbridge. A former disused transport corridor runs through the village. |
| Economic Development Test | There is limited economic development within the settlement of Ballyward. The surrounding countryside provides opportunities for employment. There also may be potential deriving from the disused railway. |
| Urban & Rural Character Test | The pattern of development within the settlement of Ballyward is mainly that of individual dwellings of varying design some of which are in substantial plots with mature surrounding vegetation. The 2020 Housing Monitor indicates there are 3 committed units within the settlement. There is room within and surrounding the settlement for additional development but detailed consideration would need to be given to design, layout and density to avoid damaging the existing settlements character. |
| Community Services Test | There are limited community services within Ballyward, these include a Church, Church Hall and Doctors Surgery to immediate north of settlement. |

Conclusion

The Banbridge, Newry & Mourne Area Plan 2015 classifies Ballyward as a 'small settlement'. Ballyward falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Ballyward meets several but not all of the criteria for a Village. The criteria met include access to clean water, Doctor, Local Hall, street lighting.

BNMAP PAC report states that '*Ballyward is only a small nucleus with a very restricted range of services, a Church, Hall and telephone exchange.*'

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

The focal point of Ballyward is the Church and Hall along the A50. The old railway station provides character while the doctors surgery provides a vital service to the settlement and wider countryside. There are limited dwellings, however the ARUP Ballyward and Dechomet Village Renewal Plan (2018) highlights that there is a strong community with a youthful population.

Recommendation

It is recommended that Ballyward retains its classification as a small settlement.

Barnmeen

Barnmeen Broad Evaluation Framework

Barnmeen is a small settlement located approximately 2 km south-west of Rathfriland on the main road linking Rathfriland with Newry. The current settlement limit is drawn around three nodes. Two of the nodes consist of clusters of dwellings, while the other node contains a primary school, community centre, playground, and church. Barnmeen has a population of 156 people and 61 households (2021 Census).

| | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Church, Primary School, Community Centre, Playground. Public House and GAA club outside settlement limit but located close to south-western boundary.</p> <p>The eastern node is served by Rathfriland Waste Water Treatment Works however the western nodes are not served by WwTW.</p> |
| Environmental Capacity Test | <p>Two Local Landscape Policy Areas (LLPS's) have been designated within the current Barnmeen settlement limits. Barnmeen is surrounded by numerous archaeological sites and monuments. Significant fluvial flooding occurs within and the eastern hub of the settlement and also between the two western nodes.</p> |
| Transport Test | <p>Barnmeen does not contain a bus or train station however it is served by bus route 35 which connects Rathfriland with Newry. Barnmeen is located along the A25 which serves as one of the main routes between Newry and Downpatrick.</p> |
| Economic Development Test | <p>There are limited opportunities for employment within the settlement of Barnmeen; the local primary school and community centre is the main source of employment within the settlement. The surrounding countryside also provides opportunities for employment.</p> |
| Urban & Rural Character Test | <p>Barnmeen is mainly rural in character. The current settlement limit is drawn around three distinct hubs. The hub to the north-west along Longstone Hill Road contains the local church and primary school and has done so historically. There is also a community centre and playground and there are also several single rural dwellings in this cluster. A separate cluster is located along the Greenhill Road and consists of a row of semi-detached dwellings and a farmyard. The most easterly cluster which is located along the main Newry Road contains residential properties which are mostly fronting onto the Newry Road. There are also several residential developments located off this</p> |

| | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>road. This is the most substantial of the three clusters in terms of the number of residential properties and is located at the site of the old corn mill. In terms of accommodating future expansion, the cluster located along the Longstone Hill Road which contains the church and primary school may provide the best opportunity for expansion with minimal impact. This cluster is located off the main road and is less visually prominent with favourable topography. The cluster to the east which mainly fronts on the Newry Road is partially affected by fluvial flooding, there is also the potential for ribbon development along this location. Whilst the southern cluster located on the Greenhill road is located off the main road, its close proximity to a large farmyard and further distance from the primary school and church make the north-eastern cluster more favourable for expansion if a need is established.</p> <p>2020 Housing Monitor figures indicate potential for 3 committed units and 37 uncommitted units within the settlement.</p> |
| Community Services Test | Church, Primary School, Community Centre, Playground. Public House and GAA club outside settlement. |

Social Housing Need

The NIHE Housing Investment Plan Annual Update 2020 for NMD District does not identify any specific social housing need in Barnmeen.

Conclusion

In the Banbridge, Newry & Mourne Area Plan 2015, Barnmeen is classified as a 'small settlement'.

Barnmeen falls below the threshold to be included as a band G (village) settlement in the NISRA Review of the Statistical Classification and Delineation of Settlements as its population falls below 1000 people.

When assessed against the Regional Development Strategy (RDS) Settlement Hierarchy Classification, despite having a range of community services both within and close to the settlement limit, it does not meet a sufficient enough range to merit being classified as a village, criteria not met include a doctor, local hall, shop and post office.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

None of the 3 nodes would qualify as a small settlement if considered alone. While the cluster with the school, community centre, church and playground has a range of social facilities, there are a limited number of dwellings. However, the other 2 nodes contain only dwellings.

Considering the 3 nodes together Barnmeen qualifies as small settlement as it has a significant number of dwellings, a range of community facilities and is the focus of an active community.

Recommendation

Considering the above, it is believed Barnmeen should remain classified as a small settlement.

Belleek

Belleek Broad Evaluation Framework

Belleek is a small settlement with a population of 391 people (2021 Census) located on the A25 Newry-Newtownhamilton Road approximately 5km to the west of Camlough and 3km east of Newtownhamilton. It is located on the side of a hill lying to its south and as a result the A25 drops sharply in level entering the settlement from both sides. In the centre of the settlement it makes a sharp turn and connects to Main Street and Carrickananny Road to the north, this gives the centre of the settlement a distinctive triangular form. In the middle of the triangle is a play park, new residential dwellings have been constructed on its eastern side as Rockfield Crescent and Griffith Close. On the southern side is Belleek Country House, a pub and restaurant, elsewhere on Main Street is a small village shop and a mechanic's garage. On the western side of Main Street, as it becomes the Newtown Road leading out of the settlement, is St Laurence O'Toole RC Chapel and Primary School.

Belleek is recorded in the first edition of the OSNI map in 1832, the triangular arrangement at its centre was already apparent.

| | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water. Belleek WwTW has sufficient headroom to cope with a 15% increase in capacity (2023 records). |
| Environmental Capacity Test | Belleek is surrounded by 4 LLPA's designated under policies BL 02 – 05 of the current area plan, there is an archaeological area associated with the chapel. There are no other environmental designations within the settlement. An expansion of the settlement along the A25 will be at risk of being overly prominent in the landscape due to the increasing ground levels along the road. The northern approach along Carrickananny Road rises up towards the village centre and is not as visually prominent. There are small parts of the settlement affected by potential surface water flooding. |
| Transport Test | Belleek is served by the Ulsterbus Number 44 Newry-Newtownhamilton-Armagh service a bus shelter is situated beside the village green. |
| Economic Development Test | Belleek has a number of small scale enterprises that are typical of a rural settlement. Apart from the mechanic's business there are no other non retail businesses present |
| Urban / Rural Character Test | Belleek has a very distinctive form and its secluded location results in it having a very strong character when seen by traffic passing on the A25. There is a mix of building types from older ones in the original village core to the north of the green to more recent housing on its edges. There is a distinct separation between the settlement and the rural area |

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 2020 Housing Monitor indicates there are 4 committed units and 0 uncommitted units within the settlement. |
| Community Resources Test | Belleek has a chapel, primary school and St Laurence O'Toole's GFC located on Shaughan Road approximately 2 kilometres to the south of the settlement Taken together Drumintee has a high level of community resources. |

Conclusion

Belleek is one of the largest small settlements in the Plan Area, it has bus connectivity with Newry and Armagh, has a strong range of community resources a distinctive settlement form and it has a small degree of commercial activity. Its future development is not significantly constrained by wastewater capacity issues however any significant expansion along the A25 would weaken the clear distinction between the settlement and its surroundings. It may be possible to permit a small expansion to the north where the landform is more secluded, given the range of community facilities and commercial activity.

Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have be determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Belleek meets all of the criteria.

Recommendation

It is recommended that Belleek retains its classification as a small settlement.

Bryansford

Bryansford Evaluation Framework

Bryansford is a small settlement with a population of 269 and 112 households (NISRA, 2021). Bryansford is located approximately 4km north-west of Newcastle, 20km south-west of Downpatrick and 53km south of Belfast.

Bryansford is a picturesque small settlement situated on the edge of Tollymore Forest Park and the Mourne Mountains. The settlement has in a linear fashion developed along the Hilltown Road B180.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Bryansford properties have access to clean water and it is connected to the Newcastle Waste Water Treatment Works. Information received from NI Water 2023 states that there is 10% capacity available for new connections. Currently within the settlement there are 2 Churches and associated halls, garage and car sales. |
| Environmental Capacity Test | Within the settlement of Bryansford there are a significant number of environmental designations including 9 listed buildings (old estate buildings, cottages, old school & churches), 2 LLPA's, 5 Tree Preservation Orders, an Area of Townscape Character. In and around the settlement there are also a substantial number of Archaeological Sites and Monuments and Industrial Heritage Records. Bryansford is also adjacent to Tollymore Forest Park which is a Historic Park, Garden and Demesne. Lands to the west of the settlement appear to be affected by surface water while there are no flood risk issues. |
| Transport Test | There is no bus or train station within the settlement. The Mourne Rambler No 405 is a seasonal service linking Bryansford to tourist hotspots and Newcastle. There are no pedestrian crossings or cycle routes. |
| Economic Development Test | Employment opportunities are very limited within the settlement and are restricted to the garage/petrol diesel station and bridal shop. There is also a caravan park which may offer seasonal opportunities The surrounding countryside and neighbouring larger settlements may provide some opportunities for employment. |
| Urban / Rural Character Test | Bryansford is a linear settlement developed almost in its entirety along the northern side of the Hilltown Road with limited capacity for future development. The 2020 Housing Monitor indicates that there is remaining potential for 5 committee dwellings and 22 uncommitted dwellings. Expansion to the south of the settlement is constrained due to Tollymore Forest Park. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is |

| | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | risk of further urban sprawl/ribboning which would damage the character of the settlement while also protecting the built character. |
| Community Resources Test | The settlements community facilities are limited to both churches and associated halls. Outside the settlement limit Bryansford benefits from Tollymore Forest park for leisure facilities. |

Conclusion

Bryansford is classified as a 'small settlement' within the ADAP 2015. Bryansford falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Bryansford meets several but not all of the criteria for a Village.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) Sign of an active community

Along the West of Hilltown Road within Bryansford there is a consolidation of dwellings with limited development to the East due to the LLPA and views of the Mourne Mountains. There are limited community and economic facilities/services. The consolidation dwellings, footpaths, street lighting and planters give Bryansford a sense of place. With the recent permission for development of 28 dwellings, the designation will continue to prevent inappropriate development, sprawling and ribboning into the countryside.

Recommendation

It is recommended that Bryansford retains its classification as a small settlement.

Burrenbridge

Burrenbridge Evaluation Framework

Burrenbridge is a small settlement with a population of 182 with 78 households (2021 Census). Burrenbridge is located approximately 1km south-west of Castlewellan, 20km south-west of Downpatrick and 53km south of Belfast.

Burrenbridge consists of 2 small nodes of development which have established at the junction of the Burrenbridge Road/Dublin Road junction and 0.15km to the south east.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Burrenbridge has limited resources however all properties have access to clean water and there is a Waste Water Treatment Works (Annsborough) with additional capacity (capacity for 5%, as per 2023 information). Currently within the settlement there is a car valet, tyre fitting service and a playground. |
| Environmental Capacity Test | <p>The Burren River runs along the northern boundary of the settlement and NI Flood Maps indicate that a significant portion of the northern boundary of the settlement is included within the present day flood plain maps for rivers. 2 small pockets within the boundary are also affected by surface water.</p> <p>A portion of the Burren, Shimna & Trassey Rivers Site of Local Nature Conservation Importance runs along the northern boundary of the settlement.</p> <p>The area surrounding Burrenbridge is located within an AONB and an Area of Constraint on Mineral Developments.</p> |
| Transport Test | There is no bus or train station within the settlement and within the Translink timetables it may be served by route 36 Rathfriland to Newcastle. There are also no pedestrian crossings or cycle routes. |
| Economic Development Test | <p>Employment opportunities are very limited within the settlement and are restricted to a small public house, vehicle/tyre repairs business and car valet.</p> <p>The surrounding countryside and neighbouring larger settlements may provide some opportunities for employment.</p> |
| Urban / Rural Character Test | The settlement is essentially rural in character and dispersed between 2 nodes. The 2020 Housing Monitor indicates that there are 0 committed units remaining, with 8 uncommitted units. Topography and availability of land close to settlement core should allow for additional expansion room if required, without compromising character of settlement or surrounding countryside. |
| Community Resources Test | The settlements community facilities are extremely limited and consist solely of a children's playground. |

| | |
|--|----------------------------------------------------------------------------------------------------------------------------------------|
| | Outside the settlement limit Burrenbridge benefits from proximity to Castlewellan which offers a wide spectrum of community resources. |
|--|----------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Burrenbridge is classified as a 'small settlement' within the ADAP 2015. Burrenbridge falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Burrenbridge meets very few of the criteria for a Village. The criteria met include access to clean water, street lighting, playground and broadband. The ADAP 2015 PAC public examination reports states that *'We are satisfied that the settlement limit for Burrenbridge has been drawn largely to encompass existing development and undeveloped land which has the benefit of planning permission. It seems to us that such development that might occur within the settlement limit is appropriately confined to small scale infill opportunities.'*

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Previously the community benefited from a small grocers, petrol pumps and a pub. Infrastructure has reduced with the settlement over years, present services are limited to a 'cash for clothes', a car valet and a play area. However, research highlights that there is an active community who worked together to secure a playground to the rear of JK Kennedy Estate and who also use the field to the rear of Burrenbridge Close for community events.

Recommendation

It is recommended that Burrenbridge retains its classification as a small settlement.

Chapeltown

Chapeltown Evaluation Framework

Chapeltown is located approximately 11km south of Downpatrick and 56km from Belfast. Chapeltown is a small settlement located at the junction of the Strangford, Sheepland, Church and Tollumgrange Roads.

The population of Chapeltown is 68, with 24 households (NISRA, 2021).

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | No public sewerage network available however there is an unadopted (private WwTW's). Chapeltown has limited facilities which include a RC Church, Parochial House, Public House with Restaurant and a post box. |
| Environmental Capacity Test | Within the settlement St Marys RC Church is detailed as a Grade B2 listed building. An archaeological site is also located within the grounds of this church. The settlement does not appear to be affected by flooding or surface water issues. The area surrounding Chapeltown is located within an AONB while also being adjacent to an Area of Special Scientific Interest, Ramsar Site and a Special Protection Area. |
| Transport Test | There is a bus service (No16a) between Downpatrick and Ballyhornan which currently serves Chapeltown. There is no bus or train station within the settlement. There are no pedestrian crossings or cycle routes. |
| Economic Development Test | Employment opportunities appear to be very limited within the settlement and appear restricted to bar/restaurant. The surrounding countryside larger settlements in the vicinity would provide opportunities for employment. |
| Urban / Rural Character Test | Chapeltown is a small nucleated settlement consisting mainly of a number of single roadside dwellings. Lands surrounding the settlement are generally flat. The pattern of development within the settlement of Chapeltown is mainly that of individual dwellings of varying design some of which are in substantial plots with mature surrounding vegetation. There is room within and surrounding the settlement for additional development but detailed consideration would need to be given to design, layout and density to avoid damaging the existing settlements character. The 2020 Housing Monitor indicates that there is remaining potential for 1 dwelling (uncommitted). |
| Community Resources Test | As outlined above there are some resources within the settlement limit. The community however benefits from the neighbouring primary school which is located approximately 220m to the north east. |

Conclusion

Chapeltown is classified as a 'small settlement' within the ADAP 2015. Chapeltown falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Chapeltown meets very few of the criteria for a Village.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

With a chapel, bar/restaurant, events space/nursery school and two housing developments Chapeltown meets all of the criteria above. The settlement also avails of St. Mary's Primary School 0.3km outside the settlement.

Recommendation

It is recommended that Chapeltown retains its classification as a small settlement.

Clonvaraghan

Clonvaraghan Broad Evaluation Framework

The settlement of Clonvaraghan is located 4.3 km north-east of Castlewellan and to the immediate east of Clonvaraghan mountain. The overriding land use within the settlement is residential and this primarily occurs in a linear format along the Clonvaraghan Road. The topography of the settlement generally climbs when moving from south to north, a listed Church (St Mary of the Angels) is located in the north-west corner of the settlement and Ballywillwill House is located to the east. Clonvaraghan has a population of 193 residents and a total of 68 households (2021 census).

| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | St Marys Church and a small hardware store/petrol station are located within settlement limit. Several facilities are located outside the settlement but serve the Clonvaraghan settlement, these include, a Public House (to immediate north), GAA Club (St Johns) 1.2 km to south-east of settlement, Orange Hall located 500 metres to north-east and Gospel Hall 1.1 km to south-east. Clonvaraghan is served by the Annsborough WWTW which has capacity for a 5% increase. |
| Environmental Capacity Test | There are two small pockets of surface water flooding along the eastern boundary. St Mary's Church is a prominent feature particularly towards the northern end of the settlement and is also a Listed Building, Ballwillwill House is also a Listed Building located to the immediate west of the settlement. The large graveyard has a number of mature trees. |
| Transport Test | Clonvaraghan is not located upon a Protected Route or key transport corridor or link road. The settlement does not have a bus or train station. The closest bus stops are located to the immediate south of the settlement limit and these serve the route connecting Newcastle with Belfast (routes 18a (Belfast to Newcastle)). |
| Economic Development Test | There is limited economic development activity within the settlement of Clonvaraghan. There are economic development opportunities within the surrounding countryside however. Watson Steel is located approximately 0.8 km south-east of settlement and is a major employer in the local and wider area. |
| Urban & Rural Character Test | The pattern of development in Clonvaraghan is mainly linear along the Clonvaraghan Road with properties either fronting onto or running parallel with the Clonvaraghan Road. St Marys Church is a prominent landmark within the settlement. There are several sections of undeveloped land within the current boundary which may accommodate further development. There is also undeveloped land located on each side of the development limit. The topography of land to the west does begin to rise and may appear prominent from surrounding countryside. The issue of urban sprawl may be a factor if lands |

| | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | on the southern or northern approach to the settlement are developed. 2020 Housing monitor indicates that there is potential for 1 uncommitted unit within Clonvaraghan. |
| Community Services Test | Community services within the settlement are limited to the church and small shop (hardware and confectionary). Clonvaraghan does benefit however from facilities in the surrounding countryside which include a Public House, GAA Club, Orange Hall and Gospel Hall. |

Conclusion

On the Ards & Down Area Plan 2015, Clonvaraghan is classified as a 'small settlement'.

Clonvaraghan falls below the population threshold (1,000) to be included as a band G village in the NISRA Review of the Statistical Classification and Delineation of Settlements. In considering Clonvaraghan against the RDS Settlement Hierarchy Classification, Clonvaraghan meets some but not all of the criteria necessary to be a village, criteria not met include a primary school, nursery, doctor, ambulance, outreach services, local hall, play area, post office, petrol station and workshop / business units. Clonvaraghan is served by a public house (outside settlement limit), hardware store (which also sells confectionary) and petrol/diesel pumps, footpaths and street lighting.

Comment made in the ADAP PAC report: 'We see no reason for a reduction in the extent of the area contained within the limit. However, we also take the view that there is no need for any additional land to be identified for development, including housing, in the settlement.'

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

The RC Church sits atop a hill, providing a clear visual entity and sense of place in the settlement. The small hardware store/shop/petrol station provides the community with a service meaning they are not solely reliant on neighbouring, larger settlements. The significant number of dwellings coupled with the community shop, RC Church and public house (just outside settlement) justify designation as a small settlement. According to the Clonvaraghan and Drumaroad Village Plan Addendum 2017, installation of a playground is a priority for the community due to the youthful population. A playground would provide a vital social facility and consolidate the small settlement.

Recommendation

It is recommended that Clonvaraghan retains its classification as a small settlement.

Coney Island

Coney Island Evaluation Framework

Island is located approximately 11km south of Downpatrick and 56km from Belfast.

Coney Island is a small linear settlement situated on Killough Bay between Ardglass and Killough. Population data is not available for settlements that have 50 usual residents or less.

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Coney Island has a WwTW with a capacity of 15%. Coney Island has no facilities and therefore relies on neighbouring settlements. |
| Environmental Capacity Test | There are no listed buildings, archaeological sites or monuments nor listed building within the development or adjoining the settlement limit. The settlement does not appear to be affected by flooding or surface water issues. The area surrounding Coney Island is located within an AONB while also being adjacent to an Area of Special Scientific Interest, Ramsar Site and a Special Protection Area |
| Transport Test | There is a bus service (No16a/16f) between Downpatrick and Ballyhornan which currently serves Coney Island. There is no bus or train station within the settlement. There are no pedestrian crossings or cycle routes. |
| Economic Development Test | Employment opportunities appear to be very limited within the settlement and may be restricted to a number of bed and breakfast properties. The surrounding countryside including the neighbouring caravan park and adjacent larger settlements may provide some opportunities for employment. |
| Urban / Rural Character Test | Coney Island is a small linear settlement consisting mainly of a number of single roadside dwellings fronting onto Killough and Coney Island Bay The 2020 Housing Monitor indicates that there is 1 committed and 6 uncommitted remaining units. Lands surrounding the settlement are generally flat. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is risk of further urban sprawl/ribboning which would damage the character of the settlement and lead to erosion of the surrounding countryside. |
| Community Resources Test | As outlined above there are no community provisions within the settlement. The community however benefits all facilities within the neighbouring settlements of Killough and Ardglass. located to the west of the settlement. |

Conclusion

Coney Island is classified as a 'small settlement' within the ADAP 2015. Given that there are currently no services within the settlement and limited population it is considered Coney Island is suitably classified.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Coney Island meets only one of the criteria above. With a low population and no services or facilities it is difficult to justify designation as a small settlement. However, the settlement limit may be useful in preventing further expansion along this coastline.

Recommendation

It is recommended that Coney Island retains its classification as a small settlement.

Creggan

Creggan Broad Evaluation Framework

Creggan is a small settlement located approximately 4 kms east of Crossmaglen and has a population of 234 people (2021 Census), it is sited immediately south of the B30 Newry Road, the Creggan River flows to its east. Creggan comprises several housing estates and a children's play area and playing field along Glassdrumman Road, as well as a Church of Ireland church and graveyard, this was the traditional burial ground of the O'Neill's and several famous poets are also buried here. The river runs through a small glen which has a public footpath, this is known as "The Poet's Glen," the "Poet's Trail" runs through the centre of the village. Beside the main road there is a vacant area often used to store lorry trailers. The B30 originally ran to a staggered crossroads at this location, connecting to Glassdrumman Road before reaching a second junction adjacent to Creggan Bridge, a subsequent realignment of the road removed this junction. There is a small group of buildings on the opposite side of the bridge near the junction of the B30 with Donaldson's Road. The 1st Edition OS map c1830 shows the church, cemetery and other buildings.

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water. It is served by Crossmaglen WwTW, current information is that there is 10% headroom available in this catchment (2023 data). Network issue note 1 applies. |
| Environmental Capacity Test | Despite the presence of the river adjacent to the settlement, its position in a glen means that most of the settlement is not located within a floodplain, there are some areas at risk of surface water flooding. Creggan is not located within a sensitive area. However the church is listed and it, the cemetery and the Poet's Glen are situated within an LLPA, they are popular with walkers and provide an attractive area of public open space. An Area of Archaeological Potential covers much of the settlement. |
| Transport Test | A search of Ulsterbus timetables shows that Creggan is not listed as a stop on the Newry-Crossmaglen service. A lay-by typical of a bus stop exists on the main road but there are no signs or bus shelters associated with it. |
| Economic Development Test | The surrounding countryside is dominated by livestock farms, there are no retail outlets or commercial premises evident within the settlement limits. The node on Donaldson's Road contains a petrol station/shop, both of which are now closed. |
| Urban / Rural Character Test | The presence of the road has prevented Creggan from expanding to the west, when seen from the road most of the settlement is screened from view and there is little appreciation of its size. The group of development at the junction of Donaldson's Road and Newry Road on the opposite side of the |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | bridge, however this is not visually linked with Creggan due to the screening afforded by the Poet's Glen. Because of the physical constraint on development Creggan has grown to the south east, further expansion in this direction will heighten an impression of sprawl. 2020 Housing Monitor figures indicate that there are 0 committed units and 25 uncommitted units remaining in the settlement. |
| Community Resources Test | There is a post box on the main road, within or near the settlement is the church, a playground, a primary school and playing fields |

Conclusion

Despite its size and having many of the features of a village, Creggan does not have the economic infrastructure to warrant re-designation. Further expansion is problematic and any further sprawl along Glassdrumman Road would be detrimental to rural character and the B30 inhibits expansion to the west. The node at Donaldson's road is probably a functional part of Creggan but the lack of visual linkages between the two and the risk of creating separate nodes of development rule against it being suitable for expansion or inclusion within the settlement limit.

Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Creggan meets all but criteria (iii).

Recommendation

It is recommended that Creggan retains its classification as a small settlement.

Cullaville

Cullaville Broad Evaluation Framework

Cullaville is a small settlement located approximately 3km to the southwest of Crossmaglen it is also located approximately 500m from the border with the Republic. The settlement has grown at a crossroads where the A37 Concession Road (the trunk road from Dundalk to Castleblayney) intersects with the Crossmaglen Road to the north and the Corrasmoor Road to the south. Adjacent to the crossroads is a petrol station, to the east of which is a carpet warehouse opposite this is a commercial complex including a bar, creche take away apartments and other premises, (61 Concession Road) Both Cullaville Business Park and Cullaville GFC is located to the south of this. The settlement has developed along the roads, particularly to the north where there is a housing estate, Malachy Conlon Park.

In the 2021 Census the population was given as 240 people. Cullaville was present in the 1830 Ordnance Survey map consisting of a line of buildings along Concession Road, a memorial on Crossmaglen Road marks the flax mill that was located to the south of Cullaville.

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water. The WwTW has capacity for 5% growth (2023 NI Water information). Network Issue Note 12 applies. |
| Environmental Capacity Test | There are no watercourses within the settlement so there are no issues regarding floodplains, some parts are potentially affected by surface water flooding. There is an area of archaeological potential in the centre of the village, and the GAA grounds are designated as an area of major open space. The surrounding area is dominated by livestock farming. |
| Transport Test | There is a bus service, the 42b from Cullaville to Crossmaglen where it connects with other services. |
| Economic Development Test | There are a number of commercial premises present in Cullaville, these are primarily located adjacent to the crossroads. As well as the petrol station and pub there are a number of commercial units as part of this complex and at Cullaville Business Park to its south, this currently contains a tyre centre and car valeting. Fuel distribution depots are also present in Cullaville |
| Urban / Rural Character Test | Cullaville has a relatively compact form and its location at the crossroads results in it having a relatively strong visual identity for a settlement of its size. Most of its growth has occurred to the north along Crossmaglen Road and this has "stretched" the settlement in this direction. The 2020 Housing Monitor indicates that there are 8 uncommitted units remaining within the settlement. |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Community Resources Test | Cullaville GFC is an important community focal point, there is a primary school at Clonalig approximately 2 kilometres east of Cullaville. |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Cullaville is located at a crossroads on a major road, it has developed a significant level of commercial activity for a settlement of its size, and in some respects it resembles a village. Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Cullaville meets all of the criteria, it does however lack a full range of services within its development limit, such as medical or schools and therefore it does not exhibit the full range of village services

Recommendation

It is recommended that Cullaville retains its classification as a small settlement.

Darragh Cross

Settlement Evaluation Framework

Darragh Cross is currently classified as a small settlement with a population of 524 and 198 households (Census 2021). It is located approximately 10 miles north of Downpatrick and approximately 3.3 miles east of Saintfield. The settlement takes a compact form and radiates from the Manse, Darragh and Barnamaghery crossroads.

| | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | <p>The service provision within Darragh Cross includes St Caolan's Primary School, a shop with a Post Office and an ATM, a restaurant and bar. Former recycling facilities appear to have been removed.</p> <p>There are GAC pitches and clubhouse located a short distance outside the settlement limits of Darragh Cross (approximately 0.3 miles to the south east). Darragh Cross is served by Waste Water Treatment Works (WwTW) located in Saintfield. Information received from NI Water (2023) states that Saintfield's WwTW 'is at or reaching capacity'.</p> |
| Environmental Capacity | <p>There are pockets and strips of land within and abutting the settlement limit of Darragh Cross which, according to NI Rivers Agency flood maps, have been identified as susceptible to surface water flooding, future development in these areas may therefore be restricted. Owing to the topography there are areas of land abutting the settlement limit which occupy elevated positions and this would therefore act as a constraint to development. There are no features of industrial heritage, Archaeological Sites or Monuments or Listed Buildings located within the settlement limit of Darragh Cross. There is however an Archaeological Site and Monument located beyond the south western boundary of the settlement.</p> |
| Transport | <p>Translink operates a bus service between Belfast and Raffery via Darragh Cross (Route 12 & 512). There are footpaths located within part of the settlement. There are no pedestrian crossings or traffic lights located within the settlement.</p> |
| Economic Development | <p>The primary school, shop and bar/restaurant provide employment opportunities within the settlement of Darragh Cross. There are no lands zoned within the settlement for industry or business.</p> |
| Urban/rural Character | <p>The small settlement of Darragh Cross radiates from the Manse, Darragh and Barnamaghery crossroads. Development in the settlement is more concentrated to the</p> |

| | |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>north western and south western side of this crossroads whilst the north eastern and south eastern side are more rural in character. The lands abutting the settlement of Darragh Cross would be predominantly agricultural and these lands are characteristically undulating and in part noticeably elevated. Housing Monitor 2020 figures show that there is remaining potential for 8 committed units and 7 uncommitted units in Darragh Cross.</p> <p>Owing to the topography there are areas of land abutting the settlement limit which occupy elevated positions and this would therefore act as a constraint to development.</p> <p>Any expansion to the settlement limit of Darragh Cross should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning.</p> |
| Community Services | <p>Community resources within the settlement limit would be limited to St Caolan's Primary School. St Mochai's GAC and clubhouse is located a short distance outside the settlement limits (approximately 0.3 miles to the south east). There is a post office within the shop.</p> |

Conclusion

Darragh Cross is classified as a small settlement within the Ards and Down Area Plan 2015. Within the RDS Infrastructure wheel, Darragh Cross meets several criteria within tier 1 including a Primary School, shop, bar and restaurant, neighbourhood watch, access to clean water and sewage disposal, street lighting and bus service. Darragh Cross meets some of the criteria within tier 2.

Darragh Cross has a significant level of housing, a school, bar/restaurant, shop and post office. It is also the focus of an active community.

Recommendation

It is recommended that Darragh Cross retains its classification as small settlement.

Dechomet (Lowtown)

Dechomet Broad Evaluation Framework

Dechomet (Lowtown) is a small settlement located approximately 9 km north-west of Castlewellan. The settlement is situated at a crossroads (where B7 meets Closkelt Rd and Ballymakilrainey Rd) and is approximately 2 kilometres north of the main Castlewellan to Banbridge Road (A50). Dechomet's character is influenced by its rural location between the Mourne Mountains and Slieve Croob. The presence of an old flax mill chimney to the southern side of the settlement and the presence of a bar and church at the crossroads gives it a distinctive rural character. Several raths are located within close proximity to the settlement limit.

Population details are not available for settlements with less than 20 or more households or 50 or less usual residents.

| | |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | St Mary's Church, Dechomet Primary School, Pub/Restaurant, Builders Yard. Dechomet does not have a WWT. |
| Environmental Capacity Test | Dechomet is centred upon a crossroads and its setting is within the foothills between the Mourne Mountains and Slieve Croob. There is both fluvial and surface water flooding along the watercourse situated on the eastern boundary of the Settlement Limit. There are numerous raths and ecclesiastical sites situated close to the limits of Dechomet and the former flax mill chimney and surrounding Landscape Policy Area on the southern approach to the settlement is an important distinctive local landmark. |
| Transport Test | There is a bus shelter within the settlement and bus route 27 connects Dechomet with Ballynahinch. |
| Economic Development Test | There are limited employment opportunities within Dechomet, these are mainly confined to the Builders Yard and Pub / Restaurant. The surrounding countryside provides opportunities for development. |
| Urban & Rural Character Test | There are few dwellings within the actual development limit of Dechomet. Several individually designed 'on-off' dwellings are located close to the settlement limit. The 2020 Housing Monitor indicates there are 3 committed units within the settlement. Further development may be possible within the limit if designed to reflect the character and pattern of surrounding area. |
| Community Services Test | Dechomet contains a Church, Primary School and Pub / Restaurant. These mainly serve the surrounding countryside as there are limited dwellings within the settlement. |

Conclusion

The Banbridge, Newry & Mourne Area Plan 2015 classifies Dechomet as a 'small settlement'.

Dechomet falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Dechomet meets several but not all of the criteria for a Village those being a Primary School, Access to clean water, Pub, Workshop / Business Unit, Local Roads, Urban street lighting.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Dechomet does not have a speed limit or footpaths, although the crossroads slow the traffic slightly on Moneyslane Road. The area has place name signs and a bus shelter connecting the settlement to Ballynahinch. The settlement limit lacks a significant number of dwellings although there is space and opportunity for development. Buildings in the area were well kept giving a sign of an active community, proud of its appearance. While Dechomet seemly lacks a community space, research highlights that Turleys venue 'Flax' hosts community events such as a community tea morning, a community safety event and 'Diamond Days' (funded by PEACE VI) etc.

While the settlement lacks a significant number of dwellings, Dechomet meets the other three criterion, thus there is justification for retaining designation.

Recommendation

It is recommended that Dechomet retains its classification as a small settlement.

Dorsey

Dorsey Broad Evaluation Framework

Dorsey is a small settlement located approximately 3km east of Cullyhanna. It is situated at the southern end of Roxborough Road and has grown up around St Oliver Plunkett's Church in a linear pattern, to the south of the settlement there is a hill that screens it from view along this approach. A community centre is located at the northern end of the settlement, about 2 kilometres beyond this is Dorsey Emmetts GFC, a further 3 kilometres beyond this at the northern end of Roxborough Road is St Oliver's Primary School The settlement first appears in the 4th Edition Ordnance Survey map, circa 1905.

The 2021 Census found that Dorset has a population of 66, with 25 households in the settlement.

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water. 2023 information from NI Water indicates that the WwTW has sufficient headroom to cope with an increase in demand of 15%, Network issue note 12 applies. |
| Environmental Capacity Test | There is a small watercourse situated to the west of the settlement but it is not located in a floodplain, parts of the northern and western parts of the settlement are affected by surface water flooding. The surrounding area is dominated with livestock farming, Dorsey is located adjacent to the base of a hill which prevents any possible expansion in that direction |
| Transport Test | There appears to be a bus shelter adjacent to the church, however a search of Ulsterbus' timetables has not found any routes that service the settlement. |
| Economic Development Test | There are no commercial premises present in Dorsey |
| Urban / Rural Character Test | Dorsey is a very compact settlement, this results in a sharp distinction between it and the surrounding countryside and also creates a strong visual character inside the settlement itself. The 2020 Housing Monitor indicates there is 1 committed unit within the settlement. |
| Community Resources Test | The Community Centre and the nearby GFC both act as social focal points for the community |

Conclusion

Dorsey is a compact and visually distinct settlement with strong community resources, however it has no commercial activity and its compact form which helps to emphasise

its visual character would likely be diluted by any expansion. Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Dorsey meets all but criterion (iii) in that it lacks commercial facilities. Its clear sense of place and community identity however mean that it should retain its designation.

Recommendation

It is recommended that Dorsey retains its classification as a small settlement.

Drumaroad

Drumaroad Broad Evaluation Framework

Drumaroad has a population of 183 with 62 households (census 2021) and is located approximately 12 kilometres to the west of Downpatrick, 9 kilometres to the south of Ballynahinch and 9km North of Castlewellan. Neighbouring settlements include Annsborough, Clough, and Clonvaraghan.

Drumaroad is a small rural settlement located along Drumaroad Hill and Chapel Lane. The settlement contains a primary school, day nursery, and church. The settlement is elevated above countryside to the north and east.

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Drumaroad has limited resources consisting of a church, primary school, nursery, playground and shop & post office (temporarily closed). All properties have access to clean water and sewage. Information from NI Water's 2023 records show that Drumaroad WwTW's has capacity for 10% growth. There are currently no wind turbines or anaerobic digesters within the settlement. There is a large wind turbine in relative close proximity to the settlement to the west. |
| Environmental Capacity Test | The area surrounding Drumaroad is located within an Area of Constrain on Mineral Developments. There are no other environmental designations effecting Drumaroad. There is an archaeological monument located to the south of the settlement to the rear of the church. There are no flood risk issues. The land slopes steeply down from the east of the settlement. |
| Transport Test | There is a bus shelter and a service between Belfast and Newcastle which passes through Drumaroad. Bus route 18 between Belfast – Ballynahinch – Newcastle. There are no bus or train stations within the settlement. The settlement is not considered easily accessible to larger centres. |
| Economic Development Test | There are extremely limited employment opportunities in the settlement. Most employment opportunities are likely to be agriculture related within the surrounding countryside. There is a school and nursery. |
| Urban / Rural Character Test | There is a large area of agricultural land within the settlement limits to the south of the settlement with a pending planning application for 26 dwellings, granted permission 2020. The 2020 Housing Monitor records show that there are 27 committed units and 0 uncommitted units within Drumaroad. Any development on the slopes to the east of the settlement would be likely to appear prominent. There would also be |

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | public views to lands to the west. If required, there is potential for rounding off the settlement to the rear of 6 Chapel Lane. Due to the elongated built form of the settlement any expansion must not add to the ribbon but should consolidated the form of the settlement. |
| Community Resources Test | There is a limited community provision which includes an RC Church, Hall, and nursery. |

Conclusion

Drumaroad is classified as a small settlement within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Drumaroad falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Drumaroad meets several of the criteria within tier 1 including a nursery, a primary school, church, a local hall, access to clean water & sewage, broadband, bus service, street lighting. Drumaroad meets few criteria within tier 2.

ADAP 2015 PAC report: *'We find it surprising, however, that land opposite the sewage pumping station and to the rear of 4 Chapel Lane is included in the proposed limit. This land rises steeply from the road to occupy a very prominent position. In our view, built development on this land would have an unacceptable impact on the setting of the settlement and the visual amenity of the surrounding area. It seems to us that the inclusion of this land would be at odds with the stated rationale for the settlement limit set out on Page 438 of the draft plan and we consider that it should be excluded. This change would reduce the housing capacity of the settlement by at least 20 dwellings.'* – application has since been given permission

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

While it lacks commercial facilities, with a primary school, pre-school, Church, playground and a significant number of dwellings this is appropriately designated as a small settlement.

Recommendation

It is considered that Drumaroad retains its classification as a small settlement.

Drumintee

Drumintee Broad Evaluation Framework

Drumintee is a small settlement with a population of 328 people (2021 Census) that comprises two nodes of development located approximately 5km to the southwest of Newry and 2km east of Forkhill. The larger of the two nodes is located immediately south of the B8 Forkhill Road, it has two commercial stores, one of which is in use as a bicycle shop, the other appears vacant, on the opposite side of the road is an insurance brokers and estate agents. There is a ribbon of development stretching to the north from the settlement limit, particularly along the west side of the road. To the east of the units is a junction with Low Road which runs to the south, there are a number of housing developments on both sides of this road, it is this node that contains the bulk of Drumintee's population, a bus shelter is located at the junction of Low Road with Old Road.

The south node is located approximately half a kilometre to the south, it is based around Drumintee Chapel, to its west and located at junction of the Forkhill Road with Finnegan's Road is the Three Steps Bar. Moving east towards the chapel on Finnegan's Road is a community centre with a bus shelter outside it, after this there is a crossroads connecting with New Line which runs to the north node, and Ballnamadda Road which runs to the south. Drumintee Primary School is located on this node.

Drumintee Chapel is recorded in the first edition of the OSNI map in 1832.

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water, Drumintee WwTW has sufficient headroom to cope with a 15% increase in capacity (2023 NI Water info). Network issue note 12 applies. There are clothes recycling bins adjacent to the bicycle shop |
| Environmental Capacity Test | Drumintee is located in the Ring of Gullion AONB, it is immediately south of Slieve Gullion itself which visually dominates the area, it is sited on the western side of a small valley, it is below the level of the B8 which limits its visual impact from this road. The chapel is a listed building, and most of the area between the two nodes is designated as an LLPA under Policy DR03 of the current plan. There is also a Special Countryside Area and a SLNCI nearby |
| Transport Test | Drumintee is served by Ulsterbus Service 43, Newry-Forkhill, there are 6 weekday services on the outbound service, but only three on the return route. |
| Economic Development Test | Apart from the two commercial units and the insurance brokers, no other commercial premises are evident in Drumintee. The dominant economic activity is livestock farming |
| Urban / Rural Character Test | The main visual impact of Drumintee is where it adjoins the B8 at the Three Steps and at the bicycle shop, the lower elevation |

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>of most of the settlement limits its visibility from this road. Within the housing developments in the northern node there is a suburban character due to the relatively high density of the dwellings. The southern node is less intensively developed and therefore despite the presence of recent housing developments along Ballynamadda Road it still retains a traditional character, especially at the crossroads adjacent to the chapel.</p> <p>The 2020 Housing Monitor indicated that there are 23 committed units and 58 uncommitted units within the settlement.</p> |
| Community Resources Test | <p>As well as the community centre and primary school, Drumintee GAA is located approximately 2 kilometres to the east of the settlement on Ayallogue Road. Slieve Gullion Forest Park is located a kilometre north of the settlement. Taken together Drumintee has a high level of community resources.</p> |

Conclusion

Drumintee is one of the largest small settlements in the Plan Area. It has bus connectivity with Newry, has a significant range of community resources and parts of it retain a strong rural character. Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Drumintee meets all of these criteria. However it has a limited degree of commercial activity and this is not sufficient to justify a re-designation as a village. It is also constrained by the quality of the surrounding landscape, which would be adversely affected by significant expansion.

It lies in close proximity to Newry, in an area that has experienced a significant degree of development pressure and therefore is not considered as being in a remote area.

Recommendation

It is recommended that Drumintee retains its classification as a small settlement.

Dunnaval/Ballyardle

Dunnaval/Ballyardle Broad Evaluation Framework

Dunnaval/Ballyardle is a small rural settlement located approximately 3km to the southwest of Kilkeel and 24km southeast of Newry. The population of the settlements is 211 with 79 households (census 2021). Ballyardle takes a linear form along Dunnaval Road and Dunnaval consists of development along Greencastle Road and Slatemill Road. The settlements are surrounded by relatively open scenic countryside with long views of the Mourne as a backdrop.

| | |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a fair level of resources in Dunnaval/Ballyardle. The settlements contain a skip hire business, car repairs, Costcutter convenience shop, Coach Builders, Business Park, GAC Pitch & Clubhouse, Community Centre, Youth Club, playing fields, play group, Men's Shed. There is a post box and bus stop in Ballyardle.</p> <p>Dunnaval falls within the waste water catchment of Cranfield which has no capacity for new connections according to information received from NI Water (2023 info). Ballyardle is served by septic tanks. Broadband is available within the settlements.</p> |
| Environmental Capacity Test | <p>Dunnaval/Ballyardle is located within the Ring of Gullion Area of Outstanding Natural Beauty (AONB). The majority of Ballyardle is surrounded by a SLNCI and has 2 LLPA's to the south and west of the settlement. Dunnaval abuts a SLNCI to the west. There are two listed buildings in Ballyardle and a group of listed buildings in Dunnaval. There is a scheduled zone and archaeological site to the south of Ballyardle. There is a TPO in place surrounding the listed Packolet House in Ballyardle. There is also an archaeological site in Ballyardle.</p> |
| Transport Test | <p>Dunnaval/Ballyardle is served by bus routes 39, 125, 126 which travel between Newry – Kilkeel, and Kilkeel – Attical. There are no bus/train station or cycle lanes within the settlements.</p> |
| Economic Development Test | <p>There is a fair level of economic development within the settlements including a shop & post office, car repair shop, sand pit (appears disused), concrete block site (disused), skip hire & recycling facility, engineering warehouse, and Ballyardal Business Park which contains Franklin Products Aviation Supplies, Serenity Tiles, Conquer Fitness, Mourne Cryospa. Further opportunities would be provided within the surrounding countryside.</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban / Rural Character Test | The settlements are rural and small in nature and located in relatively flat exposed countryside with long views of the Mountains. Any development should avoid further ribboning along Dunnaval Road, Greencastle Road, and Slatehill Road. The Housing Monitor 2020 states there is a remaining potential for 62 committed units and 2 uncommitted units within the settlements. Ballyardle is constrained by surrounding designations and historic buildings/sites. |
| Community Resources Test | There is a GAC club, with a range of community facilities including a youth club, Men's Shed and play group. |

Conclusion

Dunnaval/Ballyardle is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Dunnaval/Ballyardle falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Dunnaval/Ballyardle meets few of the criteria within tier 1.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

When both nodes are considered together, Ballyardle / Dunnaval meet the criteria for a small settlement. There is a range of economic/commercial facilities, community and social facilities and a significant number of dwellings in Dunnaval.

While Dunnaval does have a visual entity in the landscape, Ballyardle has less of a visual entity and lacks a focal point. However, if both nodes are considered together then they qualify as a small settlement.

Recommendation

It is recommended that Dunnaval/Ballyardle retains its classification as a small settlement.

Finnis

Finnis Broad Evaluation Framework

Finnis is a small settlement located approximately 9 km south-west of Ballynahinch and 1.5 km south of Dromara. The settlement is centred on a bridge located at the junction of the Rathfriland and Dree Hill Road. St Michaels Church is a prominent feature in the south-west of the settlement. Population figures are not available for Finnis as NI census does not release figures for settlements of less than 20 households or 50 residents.

| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | St Michael's (RC) Church & Graveyard, St Michael's Primary School, Hall, Community Event Space. There is no Wastewater Treatment Works. |
| Environmental Capacity Test | There is considerable potential for flooding within the centre of Finnis along the banks of the River Lagan and contributing water courses. A Local Landscape Policy Area has been designated protecting views of St Michaels Chapel and the River Lagan. |
| Transport Test | Finnis has no bus or train station but is served by route 27 which connects Ballynahinch with Dechomet. |
| Economic Development Test | There are limited employment opportunities within the settlement limit of Finnis, these are mostly confined to the primary school. The surrounding countryside provides opportunities for employment. |
| Urban & Rural Character Test | The settlement is rural in character and is situated around the bridge over the river lagan, church and public house. Dwellings within the settlement comprise of individual 'one-off' houses fronting onto the Rathfriland Road and a small scale housing development located off Dree Hill. There is a large section of land immediately east of the public house located within the settlement limit which remains undeveloped. It is believed further development could be accommodated if proportionate and in keeping with its rural surroundings. |
| Community Services Test | Church, Primary School, Hall and Community Event Space. Peter Morgan's Cottage is a Cross Community venue in the heart of Finnis, County Down. It hosts a wide variety of events and classes and is available for hire. Facilities include off-road parking, a green area, accessible toilets and kitchen facilities. The mural on the gable wall represents the tradition of Cairn/Blaeberry Sunday and the mountain, Blaeberries and the River Lagan are represented. The inscription is a quote from a local poet, Pat King. Blaeberry Sunday is traditionally the first Sunday in August when people walk to the top of neighbouring Slieve Croob. For many years now a morning walk has been organised from the cottage and has proved very popular. |

Conclusion

The Banbridge, Newry & Mourne Area Plan 2015 classifies Finnis as a 'small settlement'. Finnis falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Finnis meets several but not all of the criteria for a Village those being a Primary School, Access to clean water and Local Hall.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;

Finnis is a compact clustering of a Church, it's hall, a primary school, a community building and a public house. Housing is a mix between single dwellings and a small housing development, Massford Close. The settlement is tidy and well kept with no vacancy or dilapidation. Peter Morgan's Cottage, with it's public art and the river through the settlement give a sense of place and heritage.

Recommendation

It is recommended that Finnis retains its classification as a small settlement.

Glasdrumman (Co Armagh)

Glassdrumman Broad Evaluation Framework

Glassdrumman is a small settlement of 165 people (as per 2021 Census) located approximately 5km east of Crossmaglen. It takes the form of a linear settlement along Ballsmill Road, St Brigid's RC Chapel is located on the northern side of the road, to its west is a small wood and public footpath, opposite the church is a cemetery, to its east is Art McCooey Park, a development of approximately 40 dwellings that houses the bulk of the settlement's population. There are a number of other buildings within the development, some of which appear to be or were once part of farm complexes, there is a small village shop just west of the wood. The road widens out in front of the chapel to provide car parking space for worshippers, the chapel's distinctive tower is a landmark in the local landscape. Glassdrumman Primary School is located at the western end of the settlement.

A chapel is recorded in the 1st Edition Ordnance Survey map, circa 1832 adjacent to the cemetery, by the 1906 edition the current structure had been constructed

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | The local WwTW is operating at capacity (2023 info). |
| Environmental Capacity Test | There is an LLPA designated under Policy GS02 of the current plan around St Brigid's Chapel, no part of Glassdrumman is affected by river flooding although some areas are at risk from surface water flooding. Glassdrumman Lake is located to the east of the settlement is a Site of Local Nature Conservation Importance, it is also a fishing lake. The presence of this protected area would limit the potential for the settlement to expand towards it. St Brigid's is a listed building |
| Transport Test | Glassdrumman is not served by any bus routes. |
| Economic Development Test | Apart from the small shop there are no other commercial premises in the settlement itself. There is a bar/restaurant, Hearty's Folk Cottage, half a kilometre to the north of the settlement, however this is currently closed. |
| Urban / Rural Character Test | The area around the chapel is typical of small settlements and has a strongly rural character, the chapel provides a distinct sense of place, the overall character of the settlement has been eroded by Art McCooey Park which is very suburban in character. There are some areas of undeveloped land within the settlement limit The 2020 Housing Monitor indicates there is one committed and one uncommitted dwelling within the settlement. |
| Community Resources Test | Apart from the school and the Chapel/cemetery, there are no other community resources present. |

Conclusion

Glassdrumman is a very small settlement with minimal commercial activity, however it has a strong visual character and sense of place due to St Brigid's Chapel. It is constrained from expansion by the surrounding countryside, especially towards Glassdrumman Lake. Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Glassdrumman meets all of the criteria however it does not possess enough commercial facilities to warrant being upgraded to a village.

Recommendation

It is recommended that Glassdrumman retains its classification as a small settlement.

Glassdrumman/Mullartown

Glassdrumman/Mullartown Broad Evaluation Framework

Glassdrumman/Mullartown consist of 4 nodes of development located approximately 2km north of Annalong and 10km south of Newcastle. Glassdrumman/Mullartown has a population of 100 with 43 households (census 2021). The settlements are located along the Glassdrumman Road in close proximity to the coastline and Mourne Mountains.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Glassdrumman/Mullartown contains an RC Church, with associated hall hosting an amateur boxing club, AOH hall, filling station, shop, and GAC pitches. The Primary School has closed and the building boarded up.</p> <p>All properties have access to clean water, sewage and broadband. NI Water advise that the WwTW currently has capacity however has no further capacity for growth (2023 info)</p> |
| Environmental Capacity Test | <p>The settlements fall within the Mourne Area of Outstanding Natural Beauty (AONB). To the west of the GAC pitches is a large area designated as a Site of Local Nature Conservation Importance (SLNCI). There is also a smaller SLNCI to the east of the GAC pitches. There are 3 Local Landscape Policy Areas in and around the 3 nodes and the GAC pitches are designated as a Major Area of Existing Open Space. The Glassdrumman Road is a protected route. There is a designated Area of Special Scientific Interest to the east to the settlements along the coastline. There are no listed buildings.</p> |
| Transport Test | <p>The settlements are served by routes 37 Newcastle-Kilkeel, and the (seasonal) Mourne Rambler route 405. There is no bus/train station or cycle lanes in the settlements. The Glassdrumman Road is a Protected Route.</p> |
| Economic Development Test | <p>There is a low level of economic development within Glassdrumman/Mullartown. The settlement contains a small shop and other employment opportunities are provided by the surrounding countryside or larger centres.</p> |
| Urban / Rural Character Test | <p>The settlement is surrounded by open countryside with characteristic granite stone walls and lies at the foothills of the Mournes making an attractive natural setting. The 2020 housing monitor shows that there is a remaining uncommitted potential of 30 dwellings to be constructed in the settlements, with 19 of these within a zoned site to meet</p> |

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | a need of 6 social housing units. There is 1 committed unit within the settlement. There may be some opportunities for rounding off without significantly impacting the rural character, if required. |
| Community Resources Test | There is a church, AOH hall, boxing club, small shop, GAC pitch, playing fields. There is a fair level of community provision within the settlement. |

Conclusion

Glassdrumman / Mullartown is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Glassdrumman/Mullartown falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Glassdrumman / Mullartown meets few of the criteria within tier 1.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

As it stands, when all four nodes are considered together Glassdrumman / Mullartown does qualify as a small settlement as it has a significant number of dwellings, a range of community facilities, a shop, and appears to have an active community.

Recommendation

It is recommended that Glassdrumman / Mullartown retains its classification as a small settlement.

Glen

Glen Broad Evaluation Framework

Glen is a small settlement of 190 people (2021 Census) located approximately 6km north of Newry. It consists of three nodes of development, two of which are situated within Newry, Mourne and Down, while the third node is located in Armagh, Banbridge and Craigavon. The two nodes in the plan area lie about a kilometre apart along Moneymore Road, both are formed at crossroads, the western node (Glen Villas) being adjacent to 5 roads, Glen Chapel is located adjacent to this crossroads, a older housing estate lies to its south with a recently developed estate to it's south, a waste water treatment works is also located here. The eastern node is smaller, comprising the line of housing known as "Glen View" it originally lay to the south of Moneymore Road however a housing development, Drumantine View, has been constructed to its north, the node also lies about a kilometre west of the A1 dual carriageway. The third node is located to the north of this one, it is situated on the other side of a small valley

The settlement first appears in the 1st Edition Ordnance Survey map, circa 1832 with the chapel adjacent to "Glen Bridge." A corn mill was present at the location of the eastern node.

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water. The 2023 information from NI Water states that there is a WwTW serving the settlement "Glen View" (the works is named as "Glen Villas") this is described as being at capacity. However there is also a settlement listed as "Glen" which has no WwTW available. Clarification should be sought from NI Water. |
| Environmental Capacity Test | As the name suggests, Glen is located adjacent to a river valley, an area near the southern end of the western node is affected by river flooding. The river lies within an LLPA designated under policy GN02 of the plan, there is a SLNCI adjacent to the southern part of the western node. The chapel is listed. |
| Transport Test | Glen is served by Ulsterbus route 45A Five Mile Hill to Newry, this service operates only on Thursdays and consists of just two services on the inbound route. |
| Economic Development Test | There are no commercial premises in Glen |
| Urban / Rural Character Test | The western node has a rural character at the crossroads, the development of new housing along Drumantine Road to the south has eroded this and caused the settlement to ribbon in this direction. Similarly the development of Drumantine View as red brick dwellings has caused a diminution in the rural character of this node. |

| | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| | The 2020 Housing Monitor figures outline there are 2 committed units and 38 uncommitted units within the settlement. |
| Community Resources Test | Apart from the church there are no other community resources present, Glen GAA is located approximately 4 kilometres to the south. |

Conclusion

Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Glen fails criteria (iii) as it lacks commercial facilities. Glen is a very small settlement with limited community resources and infrastructure.

While not located close to a major settlement, Glen is a short distance from the A1 and is therefore relatively accessible by private car. Both the nodes within the district are located at crossroads which act as traditional focal points, there is a church in Glen Villas, the only other facility is a WwTW. There is a community identity that applies to the wider area around the settlement, particularly as a result of the nearby GAA club. Finally Glen has experienced a significant number of dwellings being built over the last 20 years and there is a clear distinction between the character of the nodes and that of the surrounding countryside. Based on a number of previous planning approvals, which appear to have commenced would represent a further significant growth in Glen's population.

Recommendation

It is recommended that Glen retains its classification as a small settlement.

Greencastle

Greencastle Broad Evaluation Framework

Greencastle is a small coastal settlement located 7km to the southwest of Kilkeel and 22km to the southeast of Newry. The population of Greencastle is below the threshold of 50 and therefore there is no figure within the census 2021. The settlement has a very attractive natural setting on the coast with long views of the Mourne Mountains. A ferry service now operates between Greencastle and Greenore, County Louth and the terminal is located east of the settlement boundary along Greencastle Pier Road.

| | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There are no resources in Greencastle. A ferry service and terminal has recently started operating to the east of the settlement. There is a b&B located at 121 Greencastle Pier Road.</p> <p>Information from NI Water outlines that the Cranfield catchment includes Cranfield, Dunnaval and Greencastle. There is no capacity at Greencastle (2023 info).</p> |
| Environmental Capacity Test | <p>Greencastle is located within the Mourne Area of Outstanding Natural Beauty (AONB). The settlement is located within an Area of Archaeological Potential. There are 2 Local Landscape Policy Areas (LLPA's) in and surrounding the settlement. Lands to the north and east is a designated LLPA. The coastline directly south of the settlement is designated as a Special Protection Area (SPA), Area of Special Scientific Interest (ASSI), and a RAMSAR site.</p> <p>There are 5 listed buildings and 2 archaeological sites in Greencastle. The coastal area directly south of the settlement is part of the coastal flood plain.</p> |
| Transport Test | <p>There are no direct bus services to Greencastle. There are no bus/train station or cycle lanes within the settlement. A ferry terminal and service to the Republic of Ireland located to the east of the settlement.</p> |
| Economic Development Test | <p>There is a limited provision of economic uses within Greencastle. There is a small harbour with a large industrial shed which appears in use & a B&B at 121 Greencastle Pier Road. The ferry terminal and service provides some employment however opportunities are generally provided within the surrounding countryside, tourism, and nearby larger centres.</p> |
| Urban / Rural Character Test | <p>Greencastle is a coastal settlement with views of the Mourne Mountains. The settlement is surrounded by designations</p> |

| | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | including a large LLPA to the north and east. The settlement is designated as an Area of Archaeological Potential (AAP) and there are a number of listed buildings and archaeological sites within the settlement. There are limited opportunities for further growth and the Housing Monitor 2020 identifies a remaining potential for 1 dwelling to be constructed. |
| Community Resources Test | There are no community resources. |

Conclusion

Greencastle is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Greencastle falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Greencastle meets none of the criteria within tier 1.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Greencastle has a significant number of dwellings, however no community or social facilities. As there are no community facilities it is considered that it is not the focus of an active community. Despite being a sizeable and compact cluster of development and having a visual entity within the landscape, it is not considered that Greencastle meets the criteria for designation as a small settlement.

Recommendation

It is recommended that Greencastle should be de-designated.

Jerrettspass

Jerrettspass Broad Evaluation Framework

Jerrettspass is a small rural dwelling located approximately 7km to the NNW of Newry along the Tandragee Road which is a protected route. The population of Jerrettspass is below the threshold of 50 and therefore there is no figure within the census 2021. The settlement contains an Area of Townscape Character and Area of Archaeological Potential. A railway line and embankment separates the settlement with access to each side provided by a bridge. The Newry Canal greenway passes to the east of the settlement.

| | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a limited level of resources in Jerrettspass including a Presbyterian Church, hall, village hall, and grave yard. The shop and post office appear to have closed. A post box and phone box remain. A mobile post office service with limited opening hours is located in the village hall.</p> <p>Jerrettspass is served by a WwTW located to the SE of the settlement, however this is at capacity (2023). Properties have access to clean water and broadband.</p> |
| Environmental Capacity Test | <p>Jerrettspass contains an Area of Archaeological Potential (AAP) and there is a large Local Landscape Policy Area (LLPA) to the east of the settlement. A large proportion of the settlement is designated as an Area of Townscape Character (ATC). There is a listed building and a listed bridge within Jerrettspass. There is a large area of fluvial flood plain located to the east of the settlement and a large area south of the Presbyterian Church. The canal to the east of the settlement is a scheduled zone.</p> |
| Transport Test | <p>There is a public right of way which runs along the disused canal to the east of the settlement. The Tandragee Road is a Protected Route. The settlement is served by bus routes 63 & 463 between Portadown and Newry. There is a bus shelter located along Tandragee Road.</p> <p>There is no bus/train station or cycle lanes within the settlement, however there is a public right of way/cycle way along the canal to the east of the settlement.</p> |
| Economic Development Test | <p>There is a limited provision of economic uses within Jerrettspass. The shop and post office appear to have closed. Opportunities are generally provided within the surrounding countryside, and nearby larger centres.</p> |

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban / Rural Character Test | Jerrettspass is a small rural settlement which is divided by a railway embankment and main Tandragree Road. The majority of the settlement is designated as an ATC due to the historic character and heritage. The Housing Monitor 2020 shows that there are a remaining potential of 49 dwellings to be constructed in Jerrettspass. |
| Community Resources Test | Church, hall, village hall. Mobile Post Office service in village hall. |

Conclusion

Jerrettspass is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Jerrettspass falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Jerrettspass meets few of the criteria within tier 1.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Jerrettspass contains several community facilities and a mobile post office service, and is clearly the focus of an active community. There is a significant number of dwellings, which is likely to increase should extant planning approvals come forward.

Recommendation

It is recommended that Jerrettspass retains its classification as a small settlement.

Kilclief

Settlement Evaluation Framework

Kilclief is currently classified as a small settlement, with a population of 204 and 83 households (NISRA, 2021). The settlement extends in a south westerly direction from Kilclief Parish Church (which is a Listed Building) on the Ardglass Road and then forks to include lands along the western side of the Ardglass Road and lands along both sides of the Bishops Court Road. Kilclief is located approximately 10 miles east of Downpatrick and approximately 2.5 miles south of Strangford.

Kilclief GAC is located approximately 0.7 miles north of the settlement on Shore Road, Saint Malachy's Primary School on Kilclief Road is located approximately 1 mile south west of the settlement and Saint Malachy's Church on Bishops Court Road is approximately 0.9 miles south west of Kilclief settlement.

| | |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | The service provision within this small settlement currently includes only a Church. Kilclief's Waste Water Treatment Works (WwTW) which has a growth capacity of 15% (2023 records). |
| Environmental Capacity | According to NI Rivers Agency Flood Maps there are some pockets of surface water flooding located within and around the settlement of Kilclief. Within the settlement of Kilclief there is an Archaeological Site and Monument DOW 039:003: Anglo Norman coffin lids and just outside of the settlement there are Archaeological Sites and Monuments, these include: DOW 039:002: Kilclief Castle and DOW 039:006: Findspot. Within the settlement there is a Listed Building HB 18/08/111: Church. The settlement of Kilclief is within Strangford and Lecale Area of Outstanding Natural Beauty. The land outside of the settlement limit of Kilclief is designated an Area of Constraint on Mineral Developments. There is an Area of Archaeological Potential designated within the north eastern corner of the settlement and this designation extends beyond the north and north eastern boundary of the settlement. A Local Landscape Policy Area (LLPA) is located within a small section of the north easternmost corner of the settlement; this designation circumnavigates part of the north and north eastern corner of the settlement. |
| Transport | There are sections of footpath within the settlement; there are no pedestrian crossings or traffic lights located within the settlement. A scheduled bus service serves the settlement. |
| Economic Development | There are no employment opportunities within the settlement of Kilclief however the surrounding agricultural |

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | sector offers employment opportunities. There are no lands zoned within the settlement for industry or business. |
| Urban/rural Character | <p>The settlement is rural in character and benefits from the setting of the Listed Church building and Kilclief Castle. The lands surrounding the settlement of Kilclief would be predominantly agricultural and relatively flat. Housing Monitor 2020 figures show that there is remaining potential for 21 units in Kilclief, 20 of which are committed units.</p> <p>Any expansion to the settlement limit of Kilclief should further consolidate the existing form of development and protect the built and rural character.</p> |
| Community Services | Currently the community service provision within the settlement of Kilclief is limited to a Church. Kilclief GAC, Kilclief Primary School and Saint Malachy's Church are however a reasonably short distance from the settlement of Kilclief. |

Conclusion

Kilclief is classified as a small settlement within the Ards and Down Area Plan 2015. Within the RDS Infrastructure wheel, Kilclief meets a few criteria within tier 1 including access to clean water and sewage disposal, street lighting and bus service.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Kilclief has a significant number of dwellings, a community garden, a Church and a community defibrillator. There is evidence of an active community and the community garden provides a focus for this community. There is also a GAC 0.96km to the North of the settlement.

Recommendation

It is recommended that Kilclief retains its classification as a small settlement.

Kilcoo

Kilcoo Evaluation Framework

Kilcoo is a small settlement with a population of 496 people and 169 households (2021). It is located approximately halfway between Downpatrick and Newry located approximately 24 kilometres from both settlements. Other neighbouring settlements include Hilltown and Burrenbridge.

Kilcoo is a small compact settlement which runs along both sides of the A25 protected route. The settlement has been developed within a portion of the landscape surrounded in part by high lands along the Tullyree and Mill Roads.

| | |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Kilcoo has limited resources however all properties have access to clean water and there is a Waste Water Treatment Works with additional capacity (capacity for 15%). There are currently 2 wind turbines within close proximity to the settlement. Currently within the settlement there is a RC Church, hall, primary school, nursery, a small convenience store, a part time credit union and a post office |
| Environmental Capacity Test | <p>Within the settlement limit there is one listed building - St Malachy's RC Church Kilcoo with a number of other environmental designations in the surrounding locality. The Muddock River runs along the western boundary of the settlement. A LLPA is included within a western portion of the settlement surrounding St. Malachys Church and along the river corridor. Within the vicinity of the Dublin/Mill Road junction there is a small area included within the flood plain.</p> <p>The area surrounding Kilcoo is located within an AONB and an Area of Constraint on Mineral Developments.</p> |
| Transport Test | Kilcoo is situated along main Newry to Downpatrick Road (A25). There is no bus or train station within the settlement but the village is served by the No.240 Express between Newry and Downpatrick and the No. 36 (Rathfriland – Newcastle). There are 2 bus shelters within the settlement limit however there are no pedestrian crossings or cycle routes. |
| Economic Development Test | Kilcoo is centrally located within the District and is therefore positioned well within the District to avail of many employment opportunities. Employment opportunities however within the settlement are restricted to the shop/filling station and post office, credit union, primary school and nursery |

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | The surrounding countryside may provide some opportunities for employment. |
| Urban / Rural Character Test | Kilcoo has limited capacity within the settlement for future development. The 2020 Housing Monitor shows that there are 15 remaining committed dwellings to be constructed. There are elevated drumlins to the south and east with open undulating countryside to the north and west. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is risk of further urban sprawl/ribboning which would damage the character of the settlement. |
| Community Resources Test | The community provisions are detailed within the resources section. Outside the existing settlement limit there are a number of community facilities associated with the settlement including the GAA playing fields and a children's play park located outside the settlement limit but in close proximity and linked to the settlement by a footpath along the Dublin Road. |

Conclusion

Kilcoo is classified as a small settlement within the ADAP 2015. Within the RDS Infrastructure wheel Drumaroad meets several of the criteria within tier 1 including a nursery, a primary school, church, a local hall, access to clean water & sewage, shop and post office, broadband, bus service, street lighting. The Community Centre just outside of the settlement limit holds summer camps, yoga classes etc. Kilcoo is missing a doctor/ambulance/outreach service and economic/enterprise services meaning it does not meet the RDS's threshold as a Village.

Kilcoo falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people.

When considered against the Regional Development Strategy 2035 diagram 2.2, Kilcoo meets few of the services associated with a village. Whilst it is noted above that there are a range of facilities around the settlement, some of these facilities are a distance away and are located in the open countryside.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- a) A significant number of dwellings;
- b) Social facilities and services;

- c) Commercial facilities;
- d) The focus of an active community.

Recommendation

It is recommended that Kilcoo retains its classification as a small settlement.

Killeen

Killeen Broad Evaluation Framework

Killeen is a small rural settlement with 2 linear nodes of development located approximately 1km from each other. The settlement is located approximately 7km to the south of Newry and is located close to the border with the Republic of Ireland. The population of Killeen is 108 with 39 households (census 2011). Killeen is situated within undulating countryside.

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There are limited resources in Killeen including a Primary School, a play group, a RC Church, a small convenience store, and playing fields (outside settlement limits).</p> <p>Properties have access to clean water and broadband. Information from NI Water shows that the northern node of Killeen has restrictions on capacity with no capacity for growth. The southern node relies on use of septic tanks and private waste water treatment.</p> |
| Environmental Capacity Test | <p>Killeen is located within the Ring of Gullion AONB. There is one listed building located within the northern node of Killeen (St Michaels RC Church). There are no flooding issues in Killeen.</p> |
| Transport Test | <p>The settlement is served by a bus route 43 (Newry–Carrivemaclone–Forkhill). There are limited buses serving Killeen along this route. There are no bus/train station or cycle lanes within the settlement, however there is a bus shelter located along Clontigora Road within the northern node.</p> |
| Economic Development Test | <p>There is a limited provision of economic uses within Killeen. Opportunities are generally provided within the surrounding countryside, and nearby larger centres.</p> |
| Urban / Rural Character Test | <p>Killeen is a small rural settlement consisting of 2 nodes of development which are linear in form along Killeen School Road and Clontigora Road. The settlement limits have been designated to contain development and to avoid further ribboning along these roads. The Housing Monitor 2016 shows that there are a remaining potential of 19 dwellings to be constructed in Killeen.</p> |
| Community Resources Test | <p>Primary School, Day Care, Church, Shop, and playing fields (outside settlement limits).</p> |

Conclusion

Killeen is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Killeen falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Killeen meets few of the criteria within tier 1.

Recommendation

It is recommended that Killeen retains its classification as a small settlement.

Kilmore

Settlement Evaluation Framework

Kilmore is currently classified as a small settlement with a population of 273 and 116 households (NISRA). It is located approximately 0.7 miles south of Crossgar and approximately 6 miles north west of Downpatrick. The settlement has a linear development pattern located along both sides of the Teconnaught Road and then branches off to include a small portion of lands along both sides of Church Road.

| | |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | <p>The service provision within the settlement limits of Kilmore includes an Orange Hall, and Public House. The shop and post office appears to be closed. There is a hair salon and a coffee roaster located in the lands to the eastern/south eastern side of 'Masonsfield'; however these all are not within the current designated settlement limit of Kilmore. There is a post box and telephone box and a small community seating area near the river. Christ Church Kilmore and Inch Parish Church are located outside of the settlement limits of Kilmore on Church Road (approximately 0.3 miles to the north west). Kilmore is served by Waste Water Treatment Works (WwTW) located in Annacloy. Information received from NI Water (2023) for settlements served by WwTW states that the works has capacity for up to 15% growth factor.</p> |
| Environmental Capacity | <p>According to NI Rivers Agency flood maps there are significant areas of land identified as floodplains along and around the Ballynahinch, Annacloy and Glasswater Rivers, some of these areas are within or are neighbouring the settlement limit of Kilmore. These maps also show that there are pockets and strips of land within and around the settlement limit of Kilmore which have been identified as susceptible to surface water flooding; future development in these areas may therefore be restricted.</p> <p>Lands to the north of Kilmore, beyond the settlement limit, are surrounded by a Local Landscape Policy Area (LLPA) (Rivers, Christ Church and surroundings). This LLPA also abuts and straddles part of the north eastern and eastern section of the settlement boundary.</p> <p>Within the settlement of Kilmore there are two features of Industrial Heritage: a Bridge (at the junction of the Rocks Chapel and Kilmore Roads) IH reference: 03218:000:00 and a Flax Mill (to the West of No. 10 Kilmore Road) IH reference: 03219:000:00. There is 1 Listed building within the settlement.</p> |

| | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | There are other Industrial Heritage features and Listed Buildings located just outside the settlement limits these include: a Corn and Flax Mills site (beside 69 Kilmore Road) IH reference: 03217:000:00 and a Church (Church Road, Kilmore) HB reference 18/05/025. |
| Transport | A bus service (route 516) operates via Kilmore. There are footpaths located within part of the settlement. There are no pedestrian crossings or traffic lights located within the settlement. |
| Economic Development | The Post Office and shop appear to have closed. Masons bar, Kilmore Coaches, Lakeview Furniture, Drophoppers Coffee, and Hair Salon provide employment opportunities. There appears to be a storage facility operating beside Lakeview furniture, within the industrial lands to the rear of Masons which are not located within the settlement limit. There are no lands zoned within the settlement for industry or business. |
| Urban/rural Character | <p>The small settlement of Kilmore has a linear development pattern located along both sides of Teconnaught Road and then branches off to include a small portion of lands along both sides of Church Road. It is mainly residential development within the settlement limit but includes an Orange Hall, Shop, Post Office and Public House, all of which occupy roadside locations. The lands abutting the settlement limit are characteristically undulating and are predominantly agricultural in use. Housing Monitor 2020 figures show that there is remaining potential for 8 units (uncommitted) in Kilmore.</p> <p>Any expansion to the settlement limit of Kilmore should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning.</p> |
| Community Services | Community resources within the settlement limit of Kilmore would be limited to the Orange Hall. Christ Church Kilmore and Inch Parish Church are located a short distance outside the settlement limit of Kilmore (approximately 0.3 miles to the north west). There is a post box, telephone box and community picnic bench by the river. |

Conclusion

Kilmore is classified as a small settlement within the Ards and Down Area Plan 2015. Within the RDS Infrastructure wheel, Kilmore meets a few criteria within tier 1 including an Orange Hall, Public House, access to clean water and sewage disposal, street lighting and bus service.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Kilmore has a significant number of dwellings, social facilities and services and several commercial facilities, some of which are just outside the settlement development limit. There is a focus of an active community. It is considered that Kilmore is correctly designated as a small settlement.

Recommendation

It is recommended that Kilmore retains its classification as a small settlement.

Killowen

Killowen Broad Evaluation Framework

Killowen is a small settlement located approximately 3km to the southeast of Rostrevor and 12km west of Kilkeel. The population of Killowen is 225 with 84 households (census 2021). The settlement is located along the coast of Carlingford Lough with steep wooded hills to the north. The settlement has an extremely attractive setting in close proximity to Rostrevor.

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There are limited resources in Killowen including a yacht/sailing club (hosting a bridge club), bed and breakfast and post box. An Outdoor Education Centre is now permanently closed. There is a primary school located outside settlement limits to the east of the settlement further along Old Killowen Road at Ballyedmond.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Killowen is within the catchment area of Warrenpoint WwTW. Information received from NI Water 2023 states that Warrenpoint WwTW has capacity for additional growth of 15%.</p> |
| Environmental Capacity Test | <p>There is a large Local Landscape Policy Area (LLPA) to the north and east of the settlement. The settlement is located within the Mourne Area of Outstanding Natural Beauty (AONB) and contains an Area of Archaeological Potential (AAP) around Killowen Village. There are no listed buildings within the settlement limit, however 1 listed dwelling in close proximity to the SDL along Old Killowen Road. There are three archaeological sites outside settlement limits to the east. The coastline is designated as an Area of Special Scientific Interest (ASSI). The coastline to the south of the settlement is designated as a Special Protection Area and a RAMSAR site. There are two Tree Preservation Orders to the north of the settlement. A large area of land to the south of the settlement is within the coastal floodplain.</p> |
| Transport Test | <p>The settlement is served by Ulsterbus route 39 between Newry and Kilkeel. There is a bus shelter located to the south of the settlement. There is no bus or train station in Killowen. There are no cycle lanes. The main road (A2) is a protected route.</p> |
| Economic Development Test | <p>There are limited economic development opportunities in Killowen. Opportunities for employment are provided within the surrounding countryside and nearby larger centres.</p> |

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban / Rural Character Test | Killowen has extremely attractive natural surroundings and is constrained by the coast to the west and steep hills and LLPA to the north and east. The settlement takes a linear form and opportunities for growth are limited without ribboning along Killowen Road and Old Killowen Road. A large site remains vacant at the former outdoor education centre. The housing monitor 2020 update advises that there is a remaining potential of 5 committed units and 7 uncommitted units to be constructed. |
| Community Resources Test | There is a limited level of community resource in Killowen aside from the Carlingford Lough Yacht Club (hosting a bridge club). The settlement would rely on community resources in Rostrevor or other larger settlements. |

Conclusion

Killowen is designated as a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Killowen falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Killowen meets few of the criteria within tier 1 or 2. It is considered that Killowen is correctly classified as a 'small settlement' under the RDS.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Killowen has a significant number of dwellings, in higher density to the south of the settlement which historic terrace. To the north the dwellings are large set back along each side of the busy and fast Killowen Road. There are 2 B&B's and a Yacht/Sailing Club which hosts a Bridge Club. There is a strong sense of place to the south of the settlement however not so much to the north along the main road. Killowen is considered to have an active community, a social facility, and a large cluster of houses. It is therefore considered to qualify as a small settlement despite its lack of commercial facilities.

Recommendation

It is recommended that Killowen retains its classification as a small settlement.

Leitrim

Leitrim Broad Evaluation Framework

Leitrim is a small settlement located approximately 4.5 kilometres north-west of Castlewellan. The settlement is historically centred on a crossroads and bridge and its character is influenced by a local Church and surrounding buildings located in its centre. The settlement itself is situated at a low level and is effectively surrounded by hills on all sides. Leitrim has a population of 190 comprising 67 households (2021 census).

| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | St Mary's (RC) Church, Public House, food store, animal feed business, playground and Building Supplies / light engineering works. Also located on the immediate outskirts of the Leitrim settlement limit are a Crèche and Leitrim Fontenoys GAC Club & Pitches. Leitrim has a Waste Water Treatment Works and these have been indicated to have limited capacity currently and no capacity for growth (2023 information). |
| Environmental Capacity Test | Two Local Landscape Policy Areas are located in Leitrim, one encompassing a river and stream corridors that run through centre of settlement and associated vegetation and another encompassing the pub, church, bridge and farm outbuilding located in the centre of village. Several listed buildings are located within the centre and these contribute to Leitrim's distinctive rural character. Strategic floodmaps indicate significant potential flooding within the centre of settlement. |
| Transport Test | There is no bus or train station within the settlement of Leitrim however Leitrim is served by bus route 32 which connects Newcastle with Banbridge. A disused railway corridor passes along the southern boundary of the settlement which formerly connected Newcastle with Banbridge. |
| Economic Development Test | Employment within Leitrim is confined to the local pub, store, crèche, animal feed supplies and trailer sales business. The surrounding countryside also provides opportunities for employment. |
| Urban & Rural Character Test | Leitrim has evolved surrounding the church and bridge in the centre of the settlement. A terrace of dwellings facing towards the Leitrim Road and a development of semi-detached dwellings to the south of the terrace is located along the main approach to the village from the south. An incomplete development of a variety of house types also exists on the Ballydrumman Road. The 2020 Housing Monitor indicates that there 35 committed units within the settlement of Leitrim. There is land on the periphery of the settlement limit where further expansion could occur if proportionate in scale and design is in keeping with its rural character. |
| Community Services Test | Leitrim acts as a centre point for a wide rural hinterland. St Mary's (RC) Church a food store, a playground and a Public House are located within the limits whilst a Crèche and GAA Club |

| | |
|--|-------------------------------------------------------------------------------------------------|
| | are located on the immediate outskirts. The nearest primary school (St. Matthew's) is 2km away. |
|--|-------------------------------------------------------------------------------------------------|

Conclusion

The Banbridge, Newry & Mourne Area Plan 2015 classifies Leitrim as a 'small settlement'.

Leitrim falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people.

When considered against the Regional Development Strategy 2035 diagram 2.2, Leitrim meets several but not all of the criteria for a Village those being access to clean water, pub, store, workshop / business unit, play area, local roads, urban street lighting. It must be noted that some of these features are outside the planning settlement limit however are immediately adjacent to the settlement itself. The closest primary school that serves this settlement is 2 kilometres away.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Leitrim is a consolidated group of dwellings and mixed-use buildings. The area is well served with essentials and the necessary infrastructure to serve a small community. The creche, new playground and GAA club serve the youth. Leitrim meets all of criteria set out above.

Recommendation

It is recommended that Leitrim retains its classification as a small settlement.

Lislea

Lislea Broad Evaluation Framework

Lislea is a small settlement of 205 people (2021 Census) located approximately 3km east of Camlough, it is situated on the lower slopes of Courtney Mountain, along Mountain Road and lies to the west of the B8 Hall Road. It consists of two nodes, the southern node is located around Lislea Chapel, there is a large housing estate of 29 dwellings developed in the last 15 years, "Lisgarvagh" located immediately adjacent to it. There is also a community centre and theatre to the north of the chapel, with a playground beside it. In addition, there are a number of one off dwellings, some of which were once part of farm complexes along Mountain Road.

The northern node consists of a group of older residential developments, situated on the sharply rising road that connects the Mountain Road to Hall Road, these are Calmor Crescent, Calmor View and Redmond's Close, there are also further dwellings on Mountain Road in this node.

The chapel is recorded in the 1st Edition Ordnance Survey map, circa 1832

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | The local WwTW has sufficient capacity to cope with an increase in demand of up to 15%, as per 2023 NI Water records. Network issue note 12 applies. |
| Environmental Capacity Test | There are two LLPAs around the settlement, LA02 lies to the north and east of the settlement, and includes the break between the two nodes. LA03 includes the listed chapel, it's cemetery and the land to its south and west. There are some areas at risk of surface water flooding but the settlement itself does not lie within any floodplain. There are some undeveloped areas remaining within the existing settlement limits, especially in the northern node. A Special Countryside Area lies to the west which limits any potential expansion in that direction |
| Transport Test | Although there is a bus shelter on Hall Road adjacent to Redmond's Close, Lislea does not appear in any published timetable. |
| Economic Development Test | There are no commercial premises in Lislea. |
| Urban / Rural Character Test | The dispersed nature and the variety of building types mean that Lislea does not have a strong visual character, apart from the area around the Chapel which is protected by the LLPA. Lisvaragh has a very suburban character and the developments in the northern node are located quite close to each other which does create the impression of a suburban environment. The steep slopes in this part of the settlement are a constraint on development as a significant amount of |

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| | cutting or infilling may be required in order to construct dwellings. |
| Community Resources Test | Lislea Community Centre hosts the annual Lislea Dram Festival, together with its adjoining playground it provides a community focal point.. |

Conclusion

Lislea has a high degree of community resources provided by the community centre and the drama festival. Its potential for expansion is constrained significantly by its setting adjacent to an SCA and the LLPA's, in addition there is little extra capacity in the WwTW. Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Lislea only fails criterion (iii) in that it lacks commercial facilities.

Recommendation

It is recommended that Lislea retains its classification as a small settlement.

Longstone

Longstone Broad Evaluation Framework

Longstone is a small rural settlement located approximately 2km to the west of Annalong with a population of 170 and 62 households (census 2021). The settlement is situated within extremely attractive natural surroundings in close proximity to the Mourne Mountains, which form the backdrop to the settlement. The Long Stone is a pre-historic standing stone located to the east of the settlement. The surrounding area is relatively exposed and field boundaries are defined by granite stone walls. The entire area is located within the Mourne Area of Outstanding Natural Beauty.

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There is a GAC clubhouse, GAC pitches, pre-school nursery, convenience shop, hairdressers, beauty salon. Moneydarragh Primary School is located approximately 250m southwest of the settlement.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. Information received from NI Water states that Longstone falls within the catchment area of Annalong which has available capacity 10% growth (2023 data).</p> |
| Environmental Capacity Test | <p>There is a Local Landscape Policy Area located to the east of the settlement and an archaeological site and monument (the Long Stone) directly to the east. The settlement is entirely within the Mourne Area of Outstanding Natural Beauty (AONB). The settlement is situated in an exposed and attractive natural landscape in close proximity to the Mourne Mountains which form a backdrop.</p> |
| Transport Test | <p>There is no bus service to Longstone. Bus services run along the Kilkeel Road to the southeast of the settlement. There is no bus or train station in Longstone. There are no cycle lanes.</p> |
| Economic Development Test | <p>There is a small workshop located at the junction of Oldtown Road and Longstone Road. There is a small convenience store (Art's), a hairdresser, and a beauty salon. Further opportunities for employment are provided within the surrounding countryside and nearby larger centres.</p> |
| Urban / Rural Character Test | <p>Longstone is a small settlement located in extremely attractive natural surroundings and is relatively exposed given the open landscape. Land generally slopes downward from northwest to southeast. The Long Stone to the east of the settlement is on a localised hill and land slopes downwards towards the southwest. The Housing Monitor 2020 advises that there are 9 committed units within the settlement. The existing settlement limit is established to</p> |

| | |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | consolidate the existing form and prevent ribbon development to the south of Longstone Road. There may an opportunity for rounding off to the northwest of the settlement. |
| Community Resources Test | Longstone contains a GAC clubhouse and pitches, which also accommodate a pre-school nursey. There is a primary school located outside settlement limits. |

Conclusion

Longstone is designated as a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Longstone falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Longstone meets few of the criteria within tier 1 or 2.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Longstone has a significant number of dwellings, social and commercial facilities. It is also clearly the focus of an active community.

Recommendation

It is recommended that Longstone retains its classification as a small settlement.

Loughinisland

Loughinisland Broad Evaluation Framework

Loughinisland has a population of 217 with 73 households (census 2021) and is located approximately 4km south east of Drumaness and approximately 7km west of Downpatrick. Other neighbouring settlements include Seaforde, Crossgar, and Annacloy.

Loughinisland is sited next to Loughinisland Lake beside which there are 3 ruined churches which date from between the 13th & 17th Centuries. The settlement is located on a small drumlin in an undulating landscape.

The settlement contains a primary school, community building, church, and public house.

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Loughinisland has a limited level of resource and contains a church, a hall, primary school, nursery, and public house. There are several small commercial businesses run from dwellings. All properties have access to clean water, broadband, and sewage. Information received from NI Water states that 'new connections are restricted – capacity is limited'. Loughinisland WwTW has no capacity for growth (as of 2023). |
| Environmental Capacity Test | Loughinisland is constrained to the east by an LLPA and the lake and archaeological site. There is a large area of flood plain to the south and east of the settlement. The west of the settlement is elevated and slopes steeply upwards away from Loughinisland Road. Land to the north of the settlement is also elevated. There are no listed buildings or historic monuments within the settlement. |
| Transport Test | There is a regular bus service between Belfast - Newcastle and Lisburn - Newcastle which stop along the Newcastle Road to the west of the settlement. Routes include 26b/520. This bus stop requires a 1.29km walk along a road without a footpath. There is a bus shelter outside the primary school which only seems to be utilised for school routes. The settlement is not easily accessible by public transport. There are no bus/train stations or cycle lanes. |
| Economic Development Test | There are limited employment uses within the settlement including a school, nursery, and public house. Most employment in the area is likely to come from agriculture or within nearby larger settlements. |
| Urban / Rural Character Test | The settlement is located within a drumlin rural landscape with long views across the settlement when approaching from the south. The settlement extends along Loughinisland Road south, and The Heights to the north in a linear fashion. Any |

| | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>expansion to the west, south, or east is constrained by topography or flooding.</p> <p>The 2020 Housing Monitor indicates there are 16 committed units within Loughinisland.</p> <p>6 dwellings have recently completed to the south of the settlement along Loughinisland Road. There may be potential for rounding off the settlement limit if required. Any further expansion would need to consolidate the existing form of development to retain the rural character of the settlement.</p> |
| Community Resources Test | <p>There is a limited provision of community services consisting of a church, hall, public house and nursery. The post office has closed however there is a shop, and petrol station approximately 1 mile to the southwest (Brennans).</p> |

Conclusion

Loughinisland is classified as a 'small settlement' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Loughinisland falls within Band H – Populations of less than 1,000.

When considered against the Regional Development Strategy 2035 diagram 2.2, Ballyward meets a few of the criteria for a Village

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

With a church and primary school Loughinisland has social facilities. The pub and car sales provide commercial facilities. There are a significant number of dwellings with potential to increase. The Loughinisland Village Renewal Plan states that the settlement comprises a passionate, engaging and enthusiastic community who harness the culture, heritage and vibrancy of Loughinisland. The community recently created a community garden on the grounds of parochial hall.

Recommendation

It is recommended that Loughinisland retains its classification as a small settlement.

Lurganare

Lurganare Broad Evaluation Framework

Lurganare is a small rural settlement located approximately 6km to the north of Newry with a population of 311 and 120 households (census 2021). Land rises to the east of the settlement, falls to the south, and is undulating to the west and north. There is a sand and gravel quarry located to the west of the settlement outside settlement limits.

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>There are limited resources in Lurganare. Resources include a convenience shop, primary school, and playground. There is a quarry located in close proximity to the settlement but outside settlement limits. There is a RC Church and hall located approximately 1km to the north of the settlement.</p> <p>All households have access to clean water, proper sewage disposal, and broadband. There is a WwTW to the southwest of the settlement. Information received from NI Water 2023 states that Lurganare has no capacity for new connections or additional growth.</p> |
| Environmental Capacity Test | <p>There is a Local Landscape Policy Area to the northwest of the settlement. There is a listed building outside settlement limits to the northwest of the settlement. There is an Industrial Pollution and Radiochemical Inspectorate (IPRI) regulated quarry to the west of the settlement.</p> |
| Transport Test | <p>The settlement is served by Ulsterbus route 45a between Five Mile Hill and Newry. There is a bus shelter located along the Glen Road. There is no bus or train station in Lurganare. There are no cycle lanes.</p> |
| Economic Development Test | <p>There is limited economic development in Lurganare. There is a small shop located along the Glen Road and a quarry located outside settlement limits. Further opportunities for employment are provided within the surrounding countryside and nearby larger centres.</p> |
| Urban / Rural Character Test | <p>Lurganare is a small rural settlement with limited resources. The surrounding countryside is generally undulating with elevated land to the east and north and long views to the west and south. There is no capacity for waste water treatment within the settlement. The housing monitor 2020 advises that there is a remaining potential of 2 dwellings (uncommitted) to be constructed. Any further ribboning along the Drummiller Road should be resisted.</p> |
| Community Resources Test | <p>There is a limited level of community resource in Lurganare including a primary school, playground, and small shop.</p> |

| | |
|--|------------------------------------------------------------------------------------------|
| | There is a RC Church and Hall located approximately 750m to the north of the settlement. |
|--|------------------------------------------------------------------------------------------|

Conclusion

Lurganare is designated as a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Lurganare falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Lurganare meets some of the criteria within tier 1 or 2.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

There are a significant number of dwellings, social facilities and a small commercial shop. There is also clearly the focus of an active community.

Recommendation

It is recommended that Lurganare retains its classification as a small settlement.

Maghera

Maghera Evaluation Framework

Maghera is a small settlement with a population of 222 people and 74 households (2021 census). It is located approximately 4km south-west of Dundrum and 17.5km south-west of Downpatrick. Other neighbouring settlements include Newcastle (4.3km). Maghera has developed around the Carnacavill/Wateresk/Ballyloughlin junction.

| | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Maghera has limited resources however all properties have access to clean water. The Waste Water Treatment Works has no capacity for growth factor 5%/10%/15% (2023). There are currently 2 wind turbines within close proximity to the settlement. Currently within the settlement there is a pub and restaurant, Duggan plant hire, Mourne Archery centre and an alloy wheels repair centre. |
| Environmental Capacity Test | Within the settlement there is one archaeological site and monument. A large LLPA borders a section of the southern boundary of the settlement and contains the listed Maghera Church of Ireland. Small areas within the settlement limit appear to be affected by surface water with an area along the Wateresk Road benefitting from 1 in 100 yr flood defences. The Ballybannan/Carrigs Rivers are located to the south of the settlement. The area surrounding Maghera is located within an AONB and an Area of Constraint on Mineral Developments. |
| Transport Test | There is no bus or train station within the settlement Maghera and it appears to be only served by a regular bus service to the neighbouring town of Newcastle via the 320a and 320b bus route. Within the settlement itself the bus stop is located outside the Maghera Inn and the accompanying sign suggests that the Number 18 (Belfast – Ballynahinch- Newcastle) also serves the settlement however this is not reflected on the most recent Ulsterbus timetables. There no pedestrian crossings or cycle routes. |
| Economic Development Test | Employment opportunities however within the settlement are restricted to services detailed above and the neighbouring Primary School (St Josephs- located approximately 0.5km) The surrounding countryside may provide some opportunities for employment. |
| Urban / Rural Character Test | Maghera is a small rural settlement with limited capacity future development. The 2020 Housing Monitor indicates |

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | that there is 1 committed dwelling. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is risk of further urban sprawl/ribboning especially along the Ballyloughlin Road which may damage the character of the settlement. |
| Community Resources Test | There are limited community provisions within the settlement. The community facilities associated with the settlement mainly lie outside the boundary with St Josephs Primary Carnacavill, the Church of Ireland and a garden nursery along the Drundrine Road. |

Conclusion

Maghera is classified as a small settlement within the ADAP 2015. Within the RDS Infrastructure wheel Maghera does not meet many of the criteria within Tier 1. Maghera falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

The focal point of the settlement is the pub/restaurant which is well decorated adding vibrancy to the area. The quaint pub, the archery centre and the tourism accommodation provide a commercial element to the settlement. The planters and upkeep of front gardens suggest that there is an active community, proud of the area's appearance. There are a significant number of dwellings with an active application for another 19 dwellings. However, there are limited services with no social services or facilities in the settlement limit. There is a primary school and Church nearby but outside the development limit.

Recommendation

It is recommended that Maghera retains its classification as a small settlement.

Mullaghglass

Settlement Evaluation Framework

Mullaghglass is currently classified as a small settlement, with a population of 110 and 47 households (Census 2021). The settlement has a linear form and is largely residential in nature. Housing within the settlement is characterised by a mix of road fronted dwellings and a cul-de-sac. The settlement includes a small section of the Goragh Road. Mullaghglass is located approximately 3.3 miles north west of Newry and approximately 15.5 miles south east of Armagh.

Mullaghglass Free Presbyterian Church is located outside of but in very close proximity to the settlement limit of Mullaghglass (the Church is on the opposite side of the Armagh Road from Latt Crescent).

| | |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resources | The service provision within Mullaghglass includes a Primary School, Orange Hall and Playground. Mullaghglass is served by a Waste Water Treatment Works (WwTW). Information received from NI Water 2023 for settlements served by WwTW states that there is current capacity with limited capacity for 5% growth. |
| Environmental Capacity | According to NI Rivers Agency Flood Maps there are some pockets and strips of surface water flooding located within and around the settlement limit of Mullaghglass. There is a stream corridor located to the south western/western side of the settlement and a Flood Plain (Rivers) within part of the southern/south western corner of the settlement. A small section of a Local Landscape Policy Area is located towards the eastern section of the settlement (in the area of the ruins of Mullaghglass Church and Mullaghglass Primary School) this LLPA then extends northwards. Another LLPA is located outside of the settlement limit but within close proximity to the settlement on lands on the opposite side of the Armagh Road (south and west of the settlement). There is an Archaeological Site and Monument located within the settlement limit: ARM 026: 001 Mullaghglass Old Church and graveyard. Two Listed Buildings have been identified within the settlement: HB 16/21/055: Bridge and HB 16/21/089: Pump. |
| Transport | Mullaghglass is located adjacent to a Protected Route (A28). There are footpaths located throughout the settlement; there are no pedestrian crossings or traffic lights located within the settlement. Bus service 40 & 40b serves the settlement along the Armagh Road. |

| | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Economic Development | Mullaghglass is a small settlement and as such employment opportunities are limited to the Primary School and surrounding agricultural sector. |
| Urban/rural Character | <p>The settlement is linear in form and is generally residential in nature. The lands surrounding the settlement of Mullaghglass are predominantly agricultural in use and undulating.</p> <p>Any expansion to the settlement limit of Mullaghglass should further consolidate the existing form of development, protect the built and rural character and prevent against risk of urban sprawl/ribboning.</p> |
| Community Services | <p>The service provision within the settlement of Mullaghglass currently includes a Primary School, Orange Hall and Playground.</p> <p>Mullaghglass Free Presbyterian Church is located outside of but in close proximity to the settlement limit of Mullaghglass (the Church is on the opposite side of the Armagh Road from Latt Crescent).</p> |

Conclusion

Mullaghglass is classified as a small settlement within the Banbridge/Newry and Mourne Area Plan 2015. Within the RDS Infrastructure wheel, Mullaghglass meets a few of the criteria within tier 1 including a Primary School, Orange Hall, Playground, access to clean water & sewage, bus service and street lighting.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Mullaghglass has a significant number of dwellings, social facilities including a primary school and orange hall, and is the focus of an active community.

Recommendation

It is recommended that Mullaghglass retains its classification as a small settlement.

Newtowncloghoge

Newtowncloghoge Broad Evaluation Framework

Newtowncloghoge is a small settlement located approximately 4km to the southwest of Newry with a population of 511 with 212 households (census 2021). The settlement takes a relatively compact form and first developed between Forkhill Road and Newtown Road. It has since expanded to the south in mainly residential use and to the west in mainly mixed commercial, economic, and recreational uses. The settlement is located within the Ring of Gullion AONB. There is currently a travellers site located directly northeast of the INF hall to the southwest of the settlement.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Newtowncloghoge has a good range of resources and contains a supermarket, shop, petrol stations, post office, off license, dental practice, financial advisor, hairdressers, beauty salons, café, pizza restaurant, car wash, fuel sales, car repairs, GAC pitches and clubhouse, playing fields, scrap yard & recycling offices (John Tinnelly & Sons), INF Hall, photographer and framer, recycling facilities. There is a car sales and exhaust depot located to the north outside settlement limit.</p> <p>Newtowncloghoge falls within the catchment area for Newry WwTW. Information provided by NI Water 2023 states that there is existing capacity at Newry WwTW and additional capacity for growth up to 15%. Residents have access to clean water and broadband.</p> |
| Environmental Capacity Test | <p>Newtowncloghoge is located within the Slieve Gullion Area of Outstanding Natural Beauty. There are 3 archaeological monuments in proximity to the settlement.</p> |
| Transport Test | <p>Newtowncloghoge is served by bus routes 43 and 43a which travel between Newry and Forkhill. There are no bus/train station or cycle lanes within the settlement.</p> |
| Economic Development Test | <p>There is a large scrap yard and office development to the north of the settlement and a commercial area to the west of the settlement with a range of retail & commercial services. There is a fair level of economic development with potential for further economic development to the west of the settlement. Further employment opportunities would be provided within the surrounding countryside and Newry.</p> |
| Urban / Rural Character Test | <p>The settlement is surrounded by open countryside which is relatively flat with distant hills located to the west and southwest. The settlement is located in close proximity to Newry and despite its rural surroundings has an urban</p> |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | appearance. Newtowncloghoge lacks a focal point and the majority of activity appears to focus around the Eurospar & filling station. The housing monitor 2020 advises that there 16 committed units and a further 27 uncommitted houses to be constructed. The settlement takes a relatively compact form and any expansion should consolidate this form and should not further add to ribboning along Forkhill Road and Newtown Road. There may be some opportunities for rounding off to the south of the settlement along Newtown Road. |
| Community Resources Test | There is an INF hall to the southwest of the settlement, a GAC clubhouse and playing fields to the northwest of the settlement (designated as major areas of existing open space). There are playing fields and a play park located to the south of Carn View. There is a post office within the Eurospar. There are recycling facilities available outside the petrol station. |

Conclusion

Newtowncloghoge is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Newtowncloghoge falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Newtowncloghoge meets several of the criteria within tier 1, however it does not contain a doctors surgery, school, nursery, or public house.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

There are a significant number of dwellings, a good range of social facilities, commercial facilities, and is the focus of an active community.

Recommendation

It is recommended that Newtowncloghoge retains its classification as a small settlement.

Raholp

Raholp Evaluation Framework

Raholp is a small settlement with a population of 324 with 109 households. Raholp is located approximately 7km east of Downpatrick and 50km from Belfast.

Raholp is a linear settlement stretching along St. Patricks Road.

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Raholp is served by Downpatrick WwTW which has the capacity for an additional 15% (2023 info). A small sewage works is also located to the north east of No. 66 St Patricks Road. It appears that Raholp does not have any resources located within the settlement limit. |
| Environmental Capacity Test | An LLPA is located to the north of the settlement surrounding St Tassachs Church while another LLPA cuts through the settlement along the Slaney River corridor. There are no listed buildings or archaeological sites and monuments within the development. Lands surrounding the Slaney River appear to be at risk from both flooding and surface water issues. The area surrounding Raholp is located within an AONB and an Area of Mineral Constraint. |
| Transport Test | There is a bus service (No16/16e) between Downpatrick and Strangford which passes through Raholp. There is no bus or train station within the settlement. There are no pedestrian crossings or cycle routes. |
| Economic Development Test | Employment opportunities are very limited within the settlement. The surrounding countryside and neighbouring larger settlements may provide some opportunities for employment. |
| Urban / Rural Character Test | Raholp is a distinctive linear settlement consisting of a high number of single roadside dwellings with residential developments concentrated at either end of the settlement. The 2020 Housing Monitor indicates that there are 6 remaining committed units and 28 uncommitted units with the potential to be developed. Lands surrounding the settlement are generally elevated. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is risk of further urban sprawl/ribboning which would damage the character of the settlement and lead to erosion of the surrounding countryside. |
| Community Resources Test | As outlined above there are no community provisions within the settlement. The community however benefits from facilities outside the boundary including St Patricks Primary School, St Patricks RC Church and Raholp GAC which are all located to the west of the settlement. |

Conclusion

Raholp is classified as a 'small settlement' within the ADAP 2015. Raholp falls below the level of Band G Village in the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) as the population falls below 1000 people. When considered against the Regional Development Strategy 2035 diagram 2.2, Raholp meets very few of the criteria for a Village.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Within the settlement there are no social or commercial facilities. There is a 30 mph speed limit and place signage. There is no clear focus of an active community. Raholp benefits from the primary school, preschool, GAA club, soccer pitch and playground outside of the settlement limit to the South of the settlement. The population of the settlement most likely makes use of the services outside the limit. Despite the lack of facilities and services there has been a significant ribbon development of housing along this stretch of St Patrick's Road and Bannaghan Road.

Historically Raholp had a post office, a corn mill and public house (Slaney Inn).

Recommendation

It is recommended that Raholp retains its designation as a small settlement.

Saul

Saul Evaluation Framework

Saul is a small settlement with a population of 107 with 42 households. Saul is located approximately 4.5km east of Downpatrick and 46km from Belfast.

Saul consists of 2 nodes located at the junction of Saul Road, Saul Brae and Mearne Road. The larger eastern node consists of a larger concentration of dwellings and a public house while the smaller western node consists solely of individual dwellings.

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Further to an assessment of NIW information it appears to suggest that dwellings in Saul are not connected to public sewerage but are served individually by septic tanks. In terms of resources there are very limited services with settlement with only a public house located within the development limited. |
| Environmental Capacity Test | Within the settlement of Saul there appears to be 1 Industrial Heritage Record (flax mill) while the surrounding countryside is rich with both listed buildings and archaeological sites and monuments, a number of which are located within the LLPA located between the 2 nodes of development. Lands to the south and south-west of the settlement appear to be at risk from both flooding and surface water issues. The area surrounding Saul is located within an AONB. |
| Transport Test | There is a bus service (No16/16e) between Downpatrick and Strangford which passes through Saul. There is no bus or train station. There are no pedestrian crossings or cycle routes. |
| Economic Development Test | Employment opportunities are very limited within the settlement and are restricted to the public house The surrounding countryside and neighbouring larger settlements may provide some opportunities for employment. |
| Urban / Rural Character Test | Saul is a small rural settlement which takes a linear form with 2 nuclei. The landscape surrounding the western node is undulating with higher lands to the north west and south west while lands surrounding the eastern node rise to the north and fall gradually to the south and east. The 2020 Housing Monitor indicates that there are 4 committed dwellings and 1 potential dwelling to be developed in Saul. Any expansion of the settlement limit would need to consolidate the settlement pattern as there is risk of further urban sprawl/ribboning which would damage the character of the settlement while also protecting the built character. |
| Community Resources Test | As outlined above there are limited community provisions within the settlement. The community however benefits from |

| | |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | facilities outside the boundary including St Patricks Primary School, St Patricks RC Church, Saul GAC which are all located to the east of the settlement and also the Church of Ireland and associated hall which are located between the 2 nodes of Saul. |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Conclusion

Saul is classified as a 'small settlement' within the ADAP 2015.

Service provision in Saul is limited to a public house and a stables, while all other services and facilities are found outside the settlement limit. Services outside the limit include a Chapel (0.6km), Primary School (0.65km), Preschool (1.8km), playground (1.2km), soccer pitch and GAA club (1.2km).

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

The larger western node has a significant number of dwellings, two commercial facilities and is well kept. The Barn has been the centre of the settlement since 1911 and is the focus of the community.

Recommendation

It is recommended that Saul retains its classification as a small settlement.

Seaforde

Seaforde Broad Evaluation Framework

Seaforde has a population of 374 with 158 households (census 2021) and is located approximately 1.6km north of the village of Clough. Downpatrick is located approximately 9km to the northeast of the settlement and Ballynahinch is approximately 11km to the northwest. Other neighbouring settlements include Drumaroad, Loughinisland, and Drumaness.

Seaforde is a small rural settlement which developed as part of Seaforde Demesne. Seaforde House and surrounding estate are located to the north of the settlement. There is a historic Church of Ireland (1720) to the north of the settlement within the settlement limits.

There are a number of listed buildings in the settlement which have a range of architectural styles and periods. A large proportion of the settlement is designated as an Area of Townscape Character.

| | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | Seaforde has a limited level of resource containing a church, hall, stove/fireplace business, and café/restaurant. There is a Presbyterian Church and Hall located along Demesne Road outside the settlement limit. All properties have access to clean water, broadband and sewage. Seaforde is served by Clough WwTW which has capacity based on 5% growth (2023). |
| Environmental Capacity Test | A large proportion of Seaforde is designated as an Area of Townscape Character (ATC). There are 22 listed buildings in Seaforde which is a significant figure given the scale of the settlement. The north of the settlement is designated as an LLPA and Historic Park, Garden, and Demesne which would constrain growth in this direction. There are 3 LLPA's in and around Seaforde. There are 2 Tree Preservation Orders in place at Naghan Lodge and surrounding the Church of Ireland. |
| Transport Test | Seaforde is located along the Newcastle Road which is a protected route. There is a bus service between Belfast and Newcastle which passes through Seaforde. Bus routes include 20/237/237a/520. There is also bus route between Lisburn and Newcastle which passes through Seaforde – route 26b. There are 2 bus shelters in Seaforde however no bus or train station. There are no cycle lanes. |
| Economic Development Test | There are limited employment uses within the settlement other than the fireplace business, café/restaurant, in the gardens and small fish & chips. Most opportunities are provide by larger centres or surrounding countryside. |
| Urban / Rural Character Test | Seaforde is a rural settlement with large areas of surrounding woodland. The settlement limit projects to the north to |

| | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | include the parish church. Housing monitor 2020 states that there are 16 committed units to be completed and 14 non-committed units which may be completed. Lands to the south and east slope downwards and can be viewed on approach to the settlement. Any expansion should further consolidate the existing form of development and protect the built and rural character. Further consideration should be given to Seaforde ATC being designated as a Conservation Area. |
| Community Resources Test | There is a limited provision of community facilities. There is a church and hall, Young Farmers Hall, a playgroup and a café/restaurant. |

Conclusion

Seaforde is classified as a 'small settlement' within the ADAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Seaforde falls within Band H – Populations of less than 1,000.

The Preferred Options Paper states that in order to merit designation as a new small settlement a candidate will need to display a sense of cohesion and place and offer one or more community facility. However, after further consideration of what qualifies as a small settlement, these criteria have been further expanded so that candidate settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Seaforde contains very few services from the RDS Infrastructure Wheel, however the presence of social services (playgroup and Young Farmers Hall) and a commercial facility (café/restaurant and fish & chips) provide justification for designation as a small settlement. The designation also protects the built heritage and prevents inappropriate development.

Recommendation

It is recommended that Seaforde retains its classification as a small settlement.

Sheeptown

Sheeptown Broad Evaluation Framework

Sheeptown is a small settlement located approximately 5km to the northeast of Newry with a population of 309 with 111 households (census 2021). There are 2 nodes of the settlement – the northern node is located east of the junction of the Rathfriland Road and Glenvale Road and the southern node takes a linear form along the Sheeptown Road.

| | |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Sheeptown contains a public house, shop, deli, food takeaway, engineering works, garage equipment sales & distribution shed, primary school, playschool nursery, RC Church, play park, phone box and post box.</p> <p>Sheeptown falls within the catchment area for Newry WwTW. 2023 Information provided by NI Water states that there is existing capacity at Newry WwTW and additional capacity for growth up to 15%. Residents have access to clean water and broadband. The southern node is not served by a WwTW.</p> |
| Environmental Capacity Test | <p>There is a Local Landscape Policy Area located to the north and south of the northern node of Sheeptown. There is a designated Site of Local Nature Conservation Interest to the southwest of the settlement across Rathfriland Road. There is another SLNCI designated to the east of the southern node of Sheeptown. There is an archaeological site located to the north and south of the northern node. There are some areas of flood plain to the north and west of the northern node of the settlement. There is an IPRI regulated quarry located to the north of the settlement along Rathfriland Road. There are IPRI regulated chicken houses located in proximity to the southern node of Sheeptown.</p> |
| Transport Test | <p>There is a bus route (no35) between Rathfriland and Newry which stops along the A25 at Sheeptown. There is a bus shelter, however there are no bus/train station or cycle lanes within the settlement.</p> |
| Economic Development Test | <p>There is an engineering works located within the northern node of Sheeptown. There is a garage equipment sales and distribution shed within the settlement limit to the southwest of the northern node. There are large economic developments outside the settlement including the quarry and poultry sheds.</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Further employment opportunities would be provided within the surrounding countryside and larger centres. |
| Urban / Rural Character Test | The northern node of the settlement is located along the A25 in close proximity to Newry. The character of the settlement is rural in nature being surrounded by open countryside. The 2 nodes are not visually linked or in close proximity to each other and there is a lack of community resources. Whilst there may be opportunities for rounding off, the Rathfriland Road to the west of the northern node represents a suitable boundary for the settlement and lands to the north and east is elevated. The Housing Monitor 2020 advises that there is a remaining potential for 1 dwelling (committed) in Sheeptown, however there appears to be a good level of undeveloped whieland within the SDL. Any expansion would risk adding to existing ribbon along Rathfriland Road, Glenvale Road, and Sheeptown Road. |
| Community Resources Test | There is a play park, a church, primary school, playschool nursery, and public house. There are recycling facilities available outside the public house. |

Conclusion

Sheeptown is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Sheeptown falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Sheeptown meets several of the criteria within tier 1.

The same criteria of what qualifies as a small settlement should be applied to existing small settlements as have been applied to potential new small settlements. These criteria are that small settlements should contain at least 3 of the following criteria:

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

Sheeptown consists of two nodes which are considerably removed from each other with approximately 1.3km between nodes with no visual linkage. The southern node is known as Saval rather than Sheeptown. The northern node would qualify as a small settlement in its own right as it contains a significant number of dwellings and a range of businesses and commercial facilities. The southern node does not contain a significant number of dwellings, but contains a school, nursery, and church which serve a wider rural community.

Recommendation

It is recommended that Sheeptown retains its classification as a small settlement.

Silverbridge

Silverbridge Broad Evaluation Framework

Silverbridge is a small rural settlement located approximately 15km to the southwest of Newry and 6km northeast of Crossmaglen. The population of Silverbridge is 112 with 49 households (census 2011). The settlement formed around the junction of Legmoylin Road and Silverbridge Road and has expanded south along Legmoylin Road. The Cullywater River passes through the settlement.

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | <p>Silverbridge contains a shop, a public house, post office, garden centre, tearooms, wholesaler, barbour shop, millinery, beautician, tyre sales, light industrial units.</p> <p>Information provided by NI Water states that there are restrictions on new connections to Silverbridge WwTW which are at or reaching capacity. Residents have access to clean water and broadband.</p> |
| Environmental Capacity Test | <p>There is a Local Landscape Policy Area along the Cullywater river corridor which passes through the settlement. This river corridor is also designated as a Site of Local Nature Conservation Interest (SLNCI). The bridge across this river is a listed building and there is an archaeological monument to the north of the settlement. The settlement is located within the Ring of Gullion AONB. There is a large area of flood plain to the northwest of the settlement and to the east of the settlement along the eastern side of the Cullywater river which would limit growth in this direction.</p> |
| Transport Test | <p>Silverbridge is served by bus route 42 between Newry – Crossmaglen. There are no bus/train station or cycle lanes within the settlement.</p> |
| Economic Development Test | <p>For its size there is a fair level of economic development within Silverbridge. To the rear of the convenience store and post office there is a warehouse wholesaler and tyre services. There is a garden centre within settlement limits which includes a tearoom. There are light industrial sheds located to the north of the settlement. Further employment opportunities would be provided within the surrounding countryside and larger centres.</p> |
| Urban / Rural Character Test | <p>The settlement is located within undulating countryside with a small river which runs through the centre of the settlement.</p> |

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Land to the north, south, and west rises away from the settlement. There is a pending application for 23 dwellings on a large site within the settlement limit just south of Carrive Road. This site had a previous approval for 17 dwellings. There is an extant approval for 10 dwellings on the allocated housing site SE 02. The Housing Monitor 2016 advises that there is a remaining potential of 27 dwellings to be constructed. There is potential for rounding off to the south of the settlement however the settlement is constrained by designations, flood plain, and topography. |
| Community Resources Test | There is a shop and post office. There are no other community resources within settlement limits, however there is a day nursery, GAC clubhouse, and playing fields located outside settlement limits near the junction of New Road and Silverbridge Road to the west of the settlement. There are recycling facilities available outside the shop in the settlement. |

Conclusion

Silverbridge is a 'small settlement' within the BNMAP 2015. Under the NISRA 'Review of the Statistical Classification and Delineation of Settlements' (March 2015) Silverbridge falls within Band H – Populations of less than 1,000. Within the RDS Infrastructure wheel Silverbridge meets several of the criteria within tier 1.

Recommendation

It is recommended that Silverbridge retains its classification as a small settlement.

Whitecross

Whitecross Broad Evaluation Framework

Whitecross is a small settlement with a population of 331 people (2021 Census) located approximately 7km to the west of Newry and 6km east of Newtownhamilton. It is located on a hilltop which is particularly prominent from its northern and eastern approaches. Its name is derived from the crossroads at the western end of the settlement formed by the intersection of the B134 Mowhan Road that runs from north to south, with the Kingmills Road that runs to the east and the Ballymoyer Road to the west. The settlement has primarily developed towards the east and south in ribbon type development, the playing fields of St Cillian's GAA Club are located in between these ribbons and are an important community focal point. The section along Kingmills Road contains a petrol filling station and shop and is effectively the centre of the settlement.

There is a pub located on the southern side of the crossroads, a number of housing developments have been constructed along this part of the settlement, some of these are very suburban in character and add to the impression of ribbon development.

In the first edition of the OSNI map in 1832, the name "White Cross" is assigned to the crossroads, a number of buildings were recorded immediately to the south west of the junction.

| | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resource Test | All properties have access to mains water, The WwTW, whose catchment also serves the settlements of Mountnorris and Glenanne, has insufficient capacity to cope with current levels of demand (2023 NI Water info). |
| Environmental Capacity Test | <p>Whitecross is located in an area characterised by rolling hills, resulting in its hilltop location. The Creggan River flows close to the north west of the settlement, however it is at a significantly lower ground level and no part of the settlement lies within its floodplain. Only small parts of the settlement are affected by surface water flooding.</p> <p>There are LLPA's to the north (WS03 of the plan), and to the south and east (WS04), there are no other sensitive landscapes or listed buildings in or near Whitecross, the surrounding area is dominated by livestock farming, there are two large wind turbines to the north west. The greatest potential for growth in the settlement is towards the west along Ballymoyer Road as this isn't as visually prominent. In contrast the eastern approach passes through a valley, any expansion in this direction would be highly prominent</p> |

| | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport Test | Whitecross is served by Ulsterbus service 40e Newry-Armagh, on weekdays there are 5 services to Armagh and 6 to Newry. |
| Economic Development Test | Apart from the petrol station/shop and the pub there are no other commercial premises visible. The 2020 Housing Monitor indicates there are 32 committed units remaining in Whitecross. |
| Urban / Rural Character Test | Despite being located on a hill top Whitecross is not visually prominent beyond its immediate surroundings due to the topography of the area. The development of residential units in recent years as given it a suburban feel in places, such as along Mowhan Road, especially a development of red brick houses at its most southerly point. |
| Community Resources Test | The GAA club is the major community facility in the settlement, there are churches and a primary school located near Ballymoyer approximately 2 kilometres to the west.. |

Conclusion

Following the publication of the Preferred Options Paper, the criteria for determining whether the designation as a small settlement is justified have been determined to be the following, in order to be suitable, the candidate must meet 3 of the criteria.

- i) A significant number of dwellings;
- ii) Social facilities and services;
- iii) Commercial facilities;
- iv) The focus of an active community.

On the basis of the investigation it appears that Whitecross meets all of the above criteria. Whitecross has experienced a significant amount of development pressure in recent years, it has bus connectivity with Newry and Armagh, but it has insufficient WwTW capacity and any further expansion also would see the settlement encroach beyond its hilltop location, into the LLPA's and would be visually prominent in the area as was the assessment of the PAC in the BNMAP inquiry report. The limited range of community and commercial facilities as well as the lack of WwTW capacity also restrict its potential for expansion or re-designation to a village.

Recommendation

It is recommended that Whitecross retains its classification as a small settlement.

0330 137 4000
info@nmandd.org
www.newrymournedown.org

 facebook.com/nmdcouncil

 x.com/nmdcouncil

Oifig an Iúir
Newry Office
O'Hagan House
Monaghan Row
Newry BT35 8DJ

Oifig Dhún Pádraig
Downpatrick Office
Downshire Civic Centre
Downshire Estate, Ardglass Road
Downpatrick BT30 6GQ



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