

From: Kenneth Crothers <KennethC@crothers.co.uk>

Sent: 13 February 2026 07:30

To: General, Planning <planning@ardsandnorthdown.gov.uk>

Subject: Ards and North Down Borough Council Local Development Plan 2032

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs

I act as property advisor to The Lady Rose Lauritzen of Mount Stewart Estate.

My client owns significant parcels of land at Belfast Road and Glen Road, Comber. These lands are currently in agricultural use, located on the edge of the Settlement Limit and abutting housing development, and are themselves, at least in substantial part, ripe for housing development.

The lands are in three parcels, as coloured yellow and marked 1 and 2 on the attached Area Plan Map extract. They comprise:

- a. About 29 hectares with extensive frontage to Belfast Road and secondary access from Londonderry Avenue.
- b. About 2.03 hectares on the opposite (east) side of Belfast Road.
- c. About 5.14 hectares fronting Glen Road.

The lands are readily available and offer clear opportunities for comprehensive development.

In anticipation of a call for sites as the Local Development Plan process matures, we would ask that these opportunities be recorded.

Kindly acknowledge receipt and keep me advised of progress and any required response on the part of my client.

Yours faithfully
Kenneth Crothers

Please note new postal address:

**Second Floor
133 Royal Avenue
BELFAST
BT1 1FG**

CROTHERS CHARTERED SURVEYORS
THE WAREHOUSE
7 JAMES STREET SOUTH
BELFAST BT2 8DN

T +44 (0)28 9033 2333

F +44 (0)28 9033 2822

E info@crothers.co.uk

www.crothers.co.uk



Ards and Down Area Plan 2015
Map No. 2/003a - Comber

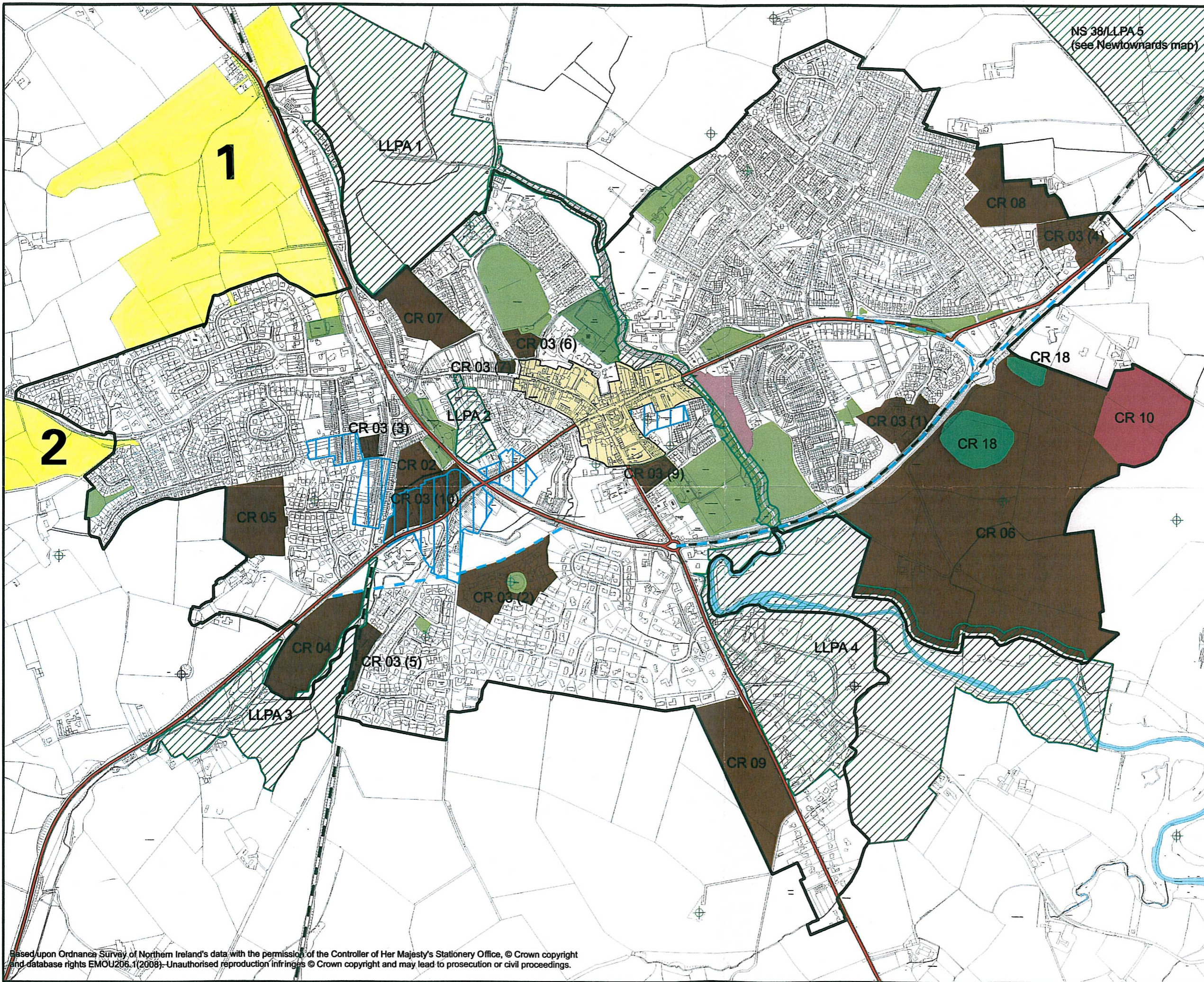
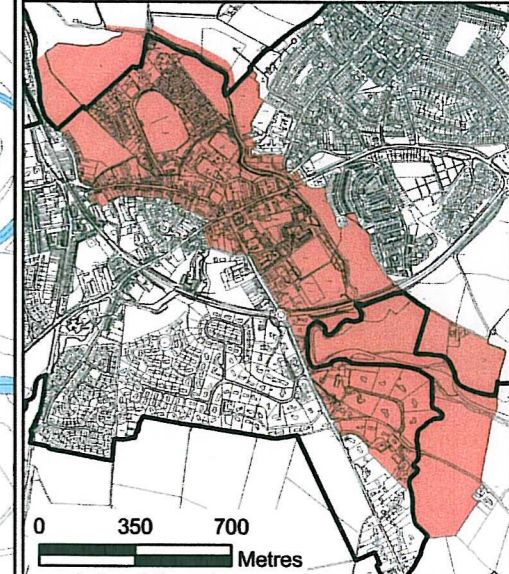
- Settlement Limit
- Land zoned for Housing
- Land zoned for Industry
- Proposed Amenity Open Space and Recreation
- Town Centre (see Map No. 2/003e)
- Area of Townscape Character (see Map No. 2/003d)
- Local Landscape Policy Area (see Map No. 2/003c)
- Area of Archaeological Potential (see Inset Map below)
- Road Proposal
- Disused Rail Track Bed
- Existing Industry
- Existing Amenity Open Space and Recreation
- Archaeological Site and Monument (Scheduled)
- Archaeological Site and Monument

Refer to Map No. 2/003e (Comber Town Centre) for Housing Zoning CR 03 (8)

The majority of the eastern area of this map lies within an Area of Outstanding Natural Beauty, while the majority of the eastern area outside the settlement limit is designated an Area of Constraint on Mineral Developments - refer to the relevant Ards Countryside map for details



Comber Area of Archaeological Potential



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationery Office, © Crown copyright and database rights EMOU206.1(2008). Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings.