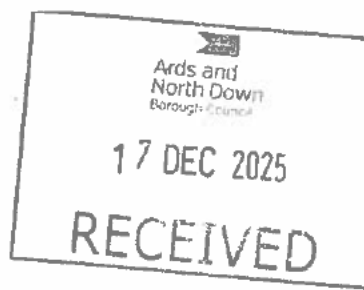


① LOCAL DEVELOPMENT PLAN TEAM,
ARDS AND NORTH DOWN BOUROGH
COUNCIL.



12 BEVERLEY ROAD,
NEWTOWNARDS,
BT 23 7TW,
12-12-2025

DEAR LOCAL DEVELOPMENT PLAN TEAM,

AS A RESIDENT OF
THE BOUROGH FOR DECADES AND AN INTEREST IN LOCAL PLANNING
MATTERS, I ACQUIRED A HARD COPY OF THE LOCAL DEVELOPMENT PLAN.
I WILL INDEED KEEP IT AS A REFERENCE BOOK. UNFORTUNATELY IN THE
EXPLANATORY NOTE, PAGE 6, WHILST THE DOCUMENT IS INTENDED TO BE READ
AS A WHOLE, I DECLINE ON THIS OCCASION DUE TO TIME CONSTRAINTS.
IT APPEARS TO BE A VERY COMPREHENSIVE DOCUMENT.

IN ALL THE YEARS I HAVE BEEN INVOLVED
THERE ARE SEVERAL MATTERS WHICH CAUSE ME ANGST.

PUBLISHED PLANNING APPLICATIONS IN
THE LOCAL PAPER. THE PUBLIC DO NOT LOOK AT THAT AND EXCEPT FOR
NEIGHBOUR NOTIFICATION LETTERS I BELIEVE NOONE WOULD KNOW WHAT'S
HAPPENING.

WHEN BEVERLEY GARDEN VILLAGE ON THE BANGOR ROAD, N'ARDS,
WAS PROPOSED, I KNOCKED ON APPROX 400 HOMES TO ENSURE THAT EVERYONE
DID KNOW! WE HAD A LARGE PUBLIC MEETING ABOUT OUR CONCERNS WITH
COUNCILLORS, MPS, HEALTH TRUST, ENVIRONMENTALISTS ETC. YES, OF COURSE THE
DEVELOPMENT WENT AHEAD. I WAS INFORMED RECENTLY THAT RAW SEWAGE IS
BEING DUMPED FROM THE BEVERLEY GARDEN VILLAGE DEVELOPMENT THREE TIMES
A WEEK INTO OUR DEVELOPMENT'S SEWER BY LORRY. IF THIS IS THE CASE,
HOW CAN THIS HAPPEN, WITH PLANNING? THEY SAID THIS IS BEING INVESTIGATED.

AS ONE RESIDENT SAID AT OUR PUBLIC MEETING, TRYING
TO CROSS THE DUALCARRIAGWAY AT THE BEVERLEY HEIGHTS JUNCTION, BY CAR,
IS LIKE 'PLAYING RUSSIAN ROULETTE'. WE REQUESTED TRAFFIC LIGHTS,
ASSURED IT WOULD BE LOOKED INTO AND NEVER HEARD ANYTHING ~~ELSE~~.
HOW PEOPLE CROSS ALL 4 LANES ON FOOT TO CATCH THE BANGOR BUS
I REALLY DON'T KNOW. I ABSOLUTELY DREAD BY CAR TURNING RIGHT
TOWARDS BANGOR ESPECIALLY IN THE DARK AND ESPECIALLY AT RUSH
HOUR, LEAVING BEVERLEY HEIGHTS...

THIS YOU SEE, IS THE HUMAN REALITY OF DECISIONS.

I WILL BE DELIGHTED TO KNOW THAT THE PLANNING
TEAM ARE INVOLVING THE PUBLIC, I DO INDEED HOPE THAT THE PUBLIC
PARTICIPATED WELL IN THIS.

2

REFERRING TO PAGE 77 SGS 5 I SEE THAT NEWTOWNARDS HAS MORE THAN DOUBLE THE TOTAL POTENTIAL HOUSING SUPPLY OF 4,329 COMPARED TO BANGOR 2,004.

I FOUND IT INTERESTING THAT THE NS20 ZONED LANDS WERE CHOSEN TO BE PLACED IN THE MOST POPULATED PART OF NEWTOWNARDS, SUCH AN ALREADY BUSY VEHICULAR AREA ALREADY. TEAL ROCKS DEVELOPMENT, MOST VEHICLES HAVE TO MAKE A RIGHT HAND TURN EXITING IT ONTO THE PORTAFERRY ROAD.

I WROTE TO PLANNING ABOUT MY CONCERNS THAT THIS IS A 60 MPH ZONE. NO OTHER DEVELOPMENT IN NEWTOWNARDS IS MORE THAN 40 MPH. I WAS WONDERING AS NOTHING HAS CHANGED, I TAKE IT THAT ALL RELEVANT PARTIES IN PLANNING HAVE DEEMED THIS SAFE? AS THE RESPONSE IS ONLY A STANDARD LETTER, I AS A MEMBER OF THE PUBLIC NEVER GET TO HEAR THE OUTCOME, SO I LEAVE IT AS ALWAYS IN YOUR CAPABLE HANDS.

I FEEL THERE IS A GAP BETWEEN INFORMING THE PUBLIC PROPERLY AND JUST MAKING DO WITH THE STATUTORY PLANNING NOTICE IN A LOCAL NEWS PAPER WHICH LEGALLY SUFFICES TO INFORM ABOUT PLANNING APPLICATIONS.

WE ALL PUT OUR TRUST IN YOU TO MAKE THE RIGHT DECISIONS SO THAT OUR TOWN AND AREA IS AN ENJOYABLE PLACE TO LIVE.

THANKYOU AND I'LL LEAVE YOU WITH A HAUNTING COMMENT TWO SEPERATE HOUSEHOLDS SAID TO ME RECENTLY REGARDING THE ATTACHED NEWSPAPER CLIPPING ABOUT THE INVITATION TO RESPOND "WHAT'S THE POINT, IT WILL HAPPEN ANYWAY."

AT LEAST IN THE PAST WE TRIED TO BE HEARD AS RESIDENTS, BUT OTHERS NOW IN OTHER PARTS OF THE TOWN HAVE GIVEN UP TRYING,

THANKYOU FOR YOUR ALL YOUR HARD WORK AND COMMITMENT,
YOURS FAITHFULLY,

PS COULD I PLEASE BE KEPT INFORMED OF THE ZONING OF LAND FOR BUILDING IN THE FUTURE,
THANKYOU

THE PLANNING ACT (NORTHERN IRELAND) 2011 AND THE PLANNING (DEVELOPMENT MANAGEMENT) REGULATIONS (NORTHERN IRELAND) 2015 (REGULATION 5 (2)(B))

PRE-APPLICATION PUBLIC EVENT

Proposals have been developed to the western lands of the wider NS20 zoning as designated by the Ards & Down Area Plan 2015. The proposals involve residential development comprising 90 no. dwellings on zoned lands designated NS20 in the Ards and Down Area Plan 2015. The proposal includes access via the northern portion of the future eastern distributor road that will serve the zoned NS20 lands and all associated site works and ancillary infrastructure in accordance with the approved masterplan.

The form of the application is changing from an Outline Application to a Full Application, with no changes to the material layout of the proposal and all other details remaining the same. As such Public Consultation has been open from the 28th August 2025 until the 13th December 2025 with drawings and a feedback form available from www.teafarmsni.com. A second fully staffed information event will be taking place on the 12th December 2025 between 2:00pm and 5:00pm at the Marketing Suite, Turstone, Teal Rocks, BT23 8GE.

Further information relating to these proposals may be obtained from:
Pragma Planning and Development Consultants Limited,
Scottish Provident Building, 7 Donegall Square West, Belfast BT1 6JH.

If you wish to make comments on the proposals you may do so via email to info@teafarmsni.com or by visiting the exhibition stand at www.teafarmsni.com.