

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Drumaness

**Allocation of Proposed HGI
Updated Housing Supply Table
Housing Objection Matrix**

Objection Reference Numbers

1903/01/1326
1903/01/1341
1903/01/1483
1903/01/1488
1903/01/1800
1903/01/2411

March 2006



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Introduction.

The following Paper is intended to provide the following information to assist debate on the draft Plan housing distribution following the announcement by Department for Regional Development, (DRD), of draft revised Housing Growth Indicator Figures, (HGI), for both Ards and Down. This information was requested by the Planning Appeals Commission at previous pre-inquiry meetings. This Paper should be read in conjunction with both the Technical Supplement Volume 1, Population and Housing, published with the draft Ards and Down Plan and the Housing Allocation Paper, (for both Ards and Down) provided with detailed rebuttal evidence. Further copies can be obtained from the Divisional Planning Office.

The information provided is offered without prejudice to assist the Inquiry and the Commission in reaching its conclusions on the objections to the draft Ards and Down Plan. The assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided to facilitate debate at the Inquiry.

It provides:

- a revised housing allocation distributed across the settlement hierarchy in both Ards and Down based on the draft uplifted HGI;
- an indication of those objection sites, which are considered acceptable in principle for housing purposes, i.e. those sites not zoned in the plan solely on the basis that the Department considered they were not required on the basis of housing need;
- a broad ranking of those objection sites considered acceptable in principle by the Department based on a provisional view of a range of preference for inclusion;
- reasons, other than housing need, why the remaining objection sites are considered unacceptable in principle by the Department. In certain circumstances where we have indicated sites are unacceptable, a portion may be acceptable in principle. It is not possible to rank these because the extent of the lands that may be required is not known;
- confirmation by the Department of those settlements where there are insufficient objection lands to cater for uplifted housing need; and

- confirmation by the Department of those settlements where it is considered that there may be more appropriate alternative areas for housing, which are not subject to objection. The location of these areas is outlined in very broad terms.

This information is provided in the following format.

- A revised housing distribution table for both Ards Borough and Down District based on the draft revised HGI figures. It follows the same layout as Technical Supplement, Volume 1, Population and Housing, Appendix 2.2a and 2.2B, already published with the draft Plan.
- Housing supply tables updated to end of January 2006 for both Ards and Down based on the annual housing monitor together with housing supply tables and maps for each settlement in both council areas.
- A detailed matrix for each settlement in Ards and Down. This provides an assessment of each housing objection site against detailed planning criteria reflecting prevailing regional policy. The final columns provide the Department's provisional assessment on whether each objection site is acceptable in principle together with estimated housing yield for such sites. The matrix merely provides a summary of the department's published response to each objection and reference should also be made to the detailed rebuttal evidence on each.

The matrix also provides a number of footnotes, which confirm the Department's broad ranking of those objection sites considered acceptable in principle in the context of the revised HGI. Sites are broadly ranked as: more preferred, preferred or less preferred. Where sites are judged to be of equal merit, this is shown. Footnotes also confirm where, in the Department's opinion, there may be more suitable areas for inclusion not subject to objection and an indication in broad terms of their location.

- settlement maps showing those objection sites considered acceptable in principle for housing purposes, in whole or in part; and
- specific key design considerations for those objection sites considered acceptable in principle for development.

The Department reassessed the scoring mechanism used to assist the housing allocation in the draft Plan– see Para 2.00 of the Housing Allocation Paper for both Ards and Down. This was required to identify any obvious change, since the publication of the draft Plan, in the factors that may have influenced the scoring of each settlement when

assessed against each of the tests in the Evaluation Framework in the RDS, (Table 4, Page 114 of the RDS document). It was concluded that there were no major influential changes, apart from a slight positive impact that may be attributed to the Comber Bypass on the Transport Test scoring for Comber. The same scoring mechanism is used as a tool to aid distribution of the revised HGI figure throughout Ards and Down, including the rural area.

The Department would also wish to place on record a number of minor recording errors in the scoring attributed to a number of settlements in the Technical Supplement Volume 1, Population and Housing, Table 14A and 14B, published with the draft Ards and Down Plan.

Ards Borough

Comber: Score of 18 should read 17.

Greyabbey: Score of 9 should read 10.

Down District.

Dundrum: Score of 12 should read 9.

It is considered that these errors are not so significant as to have had a major influence on the housing allocation in the draft Plan.

Allocation of proposed revised HGI and Additional Housing Requirements in Down District

| Settlement | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) |
|----------------------|------------------------------|--|---|------------------------------------|-------------------------------------|----------------------------------|---|--|---|---|
| | Score (From Table 14B) | Allocation (From Score and Other Factors) | Units Built end Dec '98 to end Dec '99 | Sites Inside Urban Footprint | Additional Windfall Allowance | Committed Greenfield Sites | Additional Greenfield Land Proposed in Draft Plan | Total Built or Committed (3)+(4)+(5)+ (6) + (7) | Need for Further Greenfield Sites (2)-(8) | Revised Allocation to Take Account of (9) |
| Downpatrick | 19 | 3050 | 71 | 988 | 200 (57) | 0 | 1324 | 2583 | 467 | 3050 |
| Ballynahinch | 19 | 1830 | 48 | 258 | 100 (13) | 119 | 1024 | 1549 | 281 | 1830 |
| Newcastle | 15 | 980 | 50 | 455 | 75 (68) | 164 | 180 | 924 | 56 | 980 |
| Annsborough | 10 | 60 | 14 | 39 | 10 (2) | 41 | 0 | 104 | -44 | 104 |
| Ardglass | 12 | 280 | 8 | 16 | 25 (19) | 111 | 158 | 318 | -38 | 318 |
| Ballykinlar | 8 | 60 | 7 | 5 | 10 (7) | 71 | 0 | 93 | -33 | 93 |
| Castlewellan | 14 | 370 | 21 | 282 | 20 (16) | 0 | 0 | 323 | 47 | 370 |
| Clough | 9 | 60 | 0 | 17 | 15 (0) | 0 | 0 | 32 | 28 | 60 |
| Crossgar | 13 | 310 | 0 | 64 | 25 (6) | 106 | 79 | 274 | 36 | 310 |
| Drumaness | 10 | 180 | 10 | 56 | 10 (9) | 21 | 73 | 170 | 10 | 180 |
| Dundrum | 9 | 150 | 18 | 251 | 25 (10) | 104 | 0 | 398 | -248 | 398 |
| Killough | 10 | 120 | 12 | 20 | 10 (7) | 35 | 39 | 116 | 4 | 120 |
| Killyleagh | 12 | 240 | 5 | 327 | 20 (13) | 100 | 0 | 452 | -212 | 452 |
| Saintfield | 13 | 310 | 25 | 251 | 25 (16) | 28 | 0 | 329 | -19 | 329 |
| Shrigley | 9 | 60 | 1 | 11 | 5 (0) | 0 | 0 | 17 | 43 | 60 |
| Spa | 8 | 60 | 2 | 31 | 5 (3) | 0 | 0 | 38 | 22 | 60 |
| Strangford | 8 | 120 | 0 | 15 | 20 (3) | 104 | 0 | 139 | -19 | 139 |
| TOTAL URBAN | | 8240 | 292 | 3086 | 600 (249) | 1004 | 2877 | 7859 | 381 | 8853 |
| RURAL ELEMENT | | 1220 | 146* | | | ** | | 146 | 1074 | 1220 |
| TOTAL UNITS | | 9460 | 438 | 3086 | 600 (249) | 1004 | 2877 | 8005 | 1455 | 10073 |

Notes:

- (1) Score from Table 14B of Population and Housing Technical Supplement with corrected total for Dundrum.
- (2) Initial draft Plan housing allocation from Appendix 2.2 B of Population and Housing Technical Supplement plus 22% uplift rounded to nearest 10.

- (3) Some amendments due to annual analysis and refinement of the Housing Monitor figures. See individual settlement tables for more details.
 - (4) Includes Units built from end Dec '99 to end Jul '05 and sites committed through planning approval to end January 2006. Also includes urban capacity sites identified through the draft Plan.
 - (5) This applies post end Jul '01. Units approved and built or under construction on sites less than 10 units since end Jul '01 are shown in brackets for information purposes and are considered to form part of the windfall allowance set at draft Plan stage. This figure does not include sites less than 10 units which have been approved but have not yet commenced work
 - (6) These are committed through planning approval and includes units built end Dec '99 to end Jul '05.
 - (7) These are additional greenfield lands proposed through the draft Plan.
 - (8) These are committed by Policy or through Approval.
 - (9) This is in addition to committed sites from (6) and additional land proposed through the draft Plan. A negative score shows that commitments etc, exceed allocation in (2).
- * no. approvals for new rural dwellings, excluding replacement dwellings, in 1999, extracted from the updated Pressure Analysis figures
- ** There is no information available on units built in the rural area for end Dec '99 to end Jul 05. Updated pressure analysis figures confirm 870 outline approvals and 803 full and reserved matters approvals for new dwellings in the countryside including small settlements for the years 2000-2005

DRUMANESS DRAFT PLAN HOUSING SUPPLY AT JAN 2005

The following Table details updated housing supply in the context of the Ards Down Plan 2000-2015 within the Settlement Limit of Drumaness at the outset of the Plan period to the end of Jan 05 and should be read in conjunction with the accompanying Map.

| Site Ref.(Draft Plan Site Ref.) | Area (Ha) | Urban Capacity Site* | Existing Greenfield Site* | Estimated Windfall*** | Additional Greenfield Site | Units Built 98-00 | Total Units |
|---|--------------|----------------------|---------------------------|-----------------------|----------------------------|-------------------|-------------|
| DS/01 (HPA 2) Lands to the south Of Cumber Road | 1.34 | 12 (12) | 21 (21) | | | 2 | 35 |
| DS/02 Cumber Road North | 0.4 | 13 (13) | | | | 6 | 19 |
| DS/03 Rear of 134 –144 Crawfordstown Road | 0.17 | 7 (7) | | | | | 7 |
| DS/04 Sycamore Court | 0.99 | 12 (11) | | | | 2 | 14 |
| DS/05 Lands south-east of Hillside | 5.14 | | 35 | | | | 35 |
| DS/06 Lands to the south of Cumber Road | 2.19 | | | | 38 | | 38 |
| DS/07** 95-101 & 109 Old Park Road | 0.19 | 12 (0) | | | | | 12 |
| UNITS BUILT 98-00 | | | | | | 10 | |
| WINDFALL | | | | 10 (7) | | | 10 |
| TOTAL | 10.42 | 56 (43) | 56 (21) | 10 (9) | 38 | 10 | 170 |

Source:

Downpatrick Divisional Survey.

* (numbers constructed between Jan 2000 – August 2004 indicated in brackets).

** denotes sites >10 units approved since the publication of the draft Plan in December 2002.

***units approved and under construction on sites less than 10 units since publication of the draft plan in December 2002 are shown in brackets for information purposes and are considered to form part of the windfall allowance set at draft Plan stage. This figure does not include sites less than 10 units which have been approved but have not yet commenced work.

Notes:

Any changes between figures quoted above and the figures within the Settlement Report to the draft Plan can be attributed to a number of factors:

- 1) Annual analysis and refinement of the Housing Monitor figures (DS 02 & DS 04)
- 2) Errors in the classification of sites as urban capacity and existing greenfield (DS 01)

Site Evaluation Matrix for Housing Objection Sites in Drumaness

| Site Ref. | Sequential Test | Topography | Natural / Built Heritage | Setting | Urban Form | Service Facilities | Land Quality** | Water & Sewerage | Drainage | Road Access | Road Network | Public Transport | NIE Power Lines | Provisional Assessment | Potential Yield at 20 DPH |
|-------------|-----------------------|---|--------------------------|---|---|--------------------|----------------|--|--|--|---|------------------|-----------------|--|---------------------------|
| 1326 | Additional Greenfield | Site A – relatively flat & low-lying. Site B – rises quite steeply in an easterly direction. | * | Site A - Located to the east of existing residential development. Open countryside to north, south and east. Site B – Cumber Grange located to south and west. Northern and eastern boundaries are undefined | Contiguous with statutory limit and built development. | Convenient | * | Water supply available in Cumber Grange. Storm sewer located within site. Section of the site may be within flood plain. Northern section of site may discharge to the foul sewer. Southern section may require a foul sewage pumping station. | On edge of known flooded area. Site A – majority of site lies within the 100 year flood levels. Site B – the site is not within the 100-year flood level. Permitting development in a floodplain or infilling to facilitate development can cause problems elsewhere within the catchment. | Suitable | Site A – unacceptable in principle. Site B – acceptable in principle | Accessible | No | Site A – unacceptable in principle. Site B – unacceptable in principle. | N/A |
| 1341 | Additional Greenfield | Undulating lands which rise gently to the south-east. | * | Agricultural lands to the north, south and east. Gaelic Football field located to the west. | Isolated site – separated from built development and statutory limit. | Convenient | * | Water supply available at Crawfordstown Rd. Storm water should discharge to local watercourse. Section of site may be within floodplain – may lead to surcharging of sewers during heavy rainfall. Foul sewer available to north-west – pumping station may be required. | Small portion of the site may lie within the flood plain. Rivers Agency advise against infilling of flood plains – can cause problems elsewhere within the catchment. Rivers Agency have no objections to development of lands lying above the Q100 level. | Unsuitable (infrastructure) | Proper roads infrastructure is not available to sustain pedestrian and vehicular traffic. Crawfordstown Road would require widening. Footway to link to existing network. | Accessible | Yes | Unacceptable in principle. | N/A |
| 1483 & 2411 | Additional Greenfield | Relatively flat and low lying. | * | Agricultural land and open countryside located to north, south and east. Residential development to west. | Contiguous with built development and statutory limit. | Convenient | * | Water supply available at Cumber Road. Storm water discharge to local watercourse with approval from Rivers Agency. Foul sewer | No record of flooding – significant flooding unlikely. Small portion of south-east corner of the site lies close to a recorded flooded area of Drumaness River. | Suitable for single dwelling, Unsuitable for larger housing development. | Housing Development would require sight lines to construct access cannot be achieved. Proper roads infrastructure isn't available. | Accessible | No | Unacceptable in principle | |

| Site Ref. | Sequential Test | Topography | Natural / Built Heritage | Setting | Urban Form | Service Facilities | Land Quality** | Water & Sewerage | Drainage | Road Access | Road Network | Public Transport | NIE Power Lines | Provisional Assessment | Potential Yield at 20 DPH |
|---------------|-----------------------|---|--------------------------|---|--|--------------------|----------------|--|--|-------------|--|------------------|-----------------|----------------------------|---------------------------|
| | | | | | | | | available south west along Cumber Rd – pumping station may be required. Foul sewer extension may be required. | Rivers Agency advise against infilling of flood plains or areas of flood pondage. No objections to development of lands lying above Q100. | | Can not sustain additional traffic generated by the proposal. Adequate junction stagger with private house cannot be achieved. Road widened to 5.5m and footway link. | | | | |
| 1488 | Additional Greenfield | Site falls very gently in a north-easterly direction. | * | One-off dwellings to north and south. Residential development to east and agricultural lands to the west. | Contiguous with built development and statutory limit. | Convenient | * | Water supplies available at Drumaness and Cumber Roads. Storm sewers are available in Drumaness Road – upgrading may be required. Foul sewer available – pumping station may be required and a sewer extension required. | Site is unlikely to be affected by significant flooding although marginal flooding may occur in low-lying areas adjacent to the watercourse. | Unsuitable | Required sight lines to construct safe access can't be achieved. Proper roads infrastructure not available to sustain additional pedestrian and vehicular traffic. Crabtree Road would require to be widened to 5.5m and a footway provided. | Accessible | Yes | Unacceptable in principle. | N/A |
| 1800 – Site A | Additional Greenfield | Undulating lands – falls in a north-westerly direction. | * | Residential development to the south. Agricultural lands to the north, east and west. | Contiguous with built development and statutory limit. | Convenient | Non-BMV | Water supply available at Corry Park. Storm sewer crosses the centre of the site. Section of site may be within the floodplain – may lead to surcharging of the sewers during periods of high rainfall. | Substantial portion of the site lies within the floodplain of Drumaness. Rivers Agency advises against infilling of floodplains – displacement floodwater may cause problems elsewhere within the catchment. | Suitable | Corry Park is now adopted. Site as detailed in the objection is suitable for development, accessing through Corry Park. *** | Accessible | Yes | Unacceptable in principle. | N/A |

| Site Ref. | Sequential Test | Topography | Natural / Built Heritage | Setting | Urban Form | Service Facilities | Land Quality** | Water & Sewerage | Drainage | Road Access | Road Network | Public Transport | NIE Power Lines | Provisional Assessment | Potential Yield at 20 DPH |
|---------------|-----------------------|--|--------------------------|---|--|--------------------|----------------|--|--|-------------|---|------------------|-----------------|----------------------------|---------------------------|
| 1800 – Site B | Additional Greenfield | Part of a private lawn, narrow lane-way and a steep matured treed bank | * | Agricultural land to the north, south and west. Residential development to the east. Within LLPA 2. | Contiguous with built development and statutory limit. | Convenient | Non-BMV | There is a storm sewer, foul sewer and a water supply available in Sycamore Court. | Site should not be subject to significant flooding. No suitable watercourses to which storm waters may be discharged to. Nearest watercourse is 200m east. | Unsuitable | Sycamore Court is unadopted. Access to the proposed HPA2 will require a right turn facility. Houses at Harmony Hill will require to be served from proposed link road and the existing lane-way needs to be permanently closed up. HPA1 Guidelines state that access to HPA1 to be provided to Old Park Road. If Sycamore Court was to become adopted a limited no. of houses from the objection site could be accessed through it. *** | Accessible | Yes | Unacceptable in principle. | N/A |

* No comment from relevant Agency.

**Land quality based on initial survey undertaken by DARD in 2001.

*** Revised opinion.

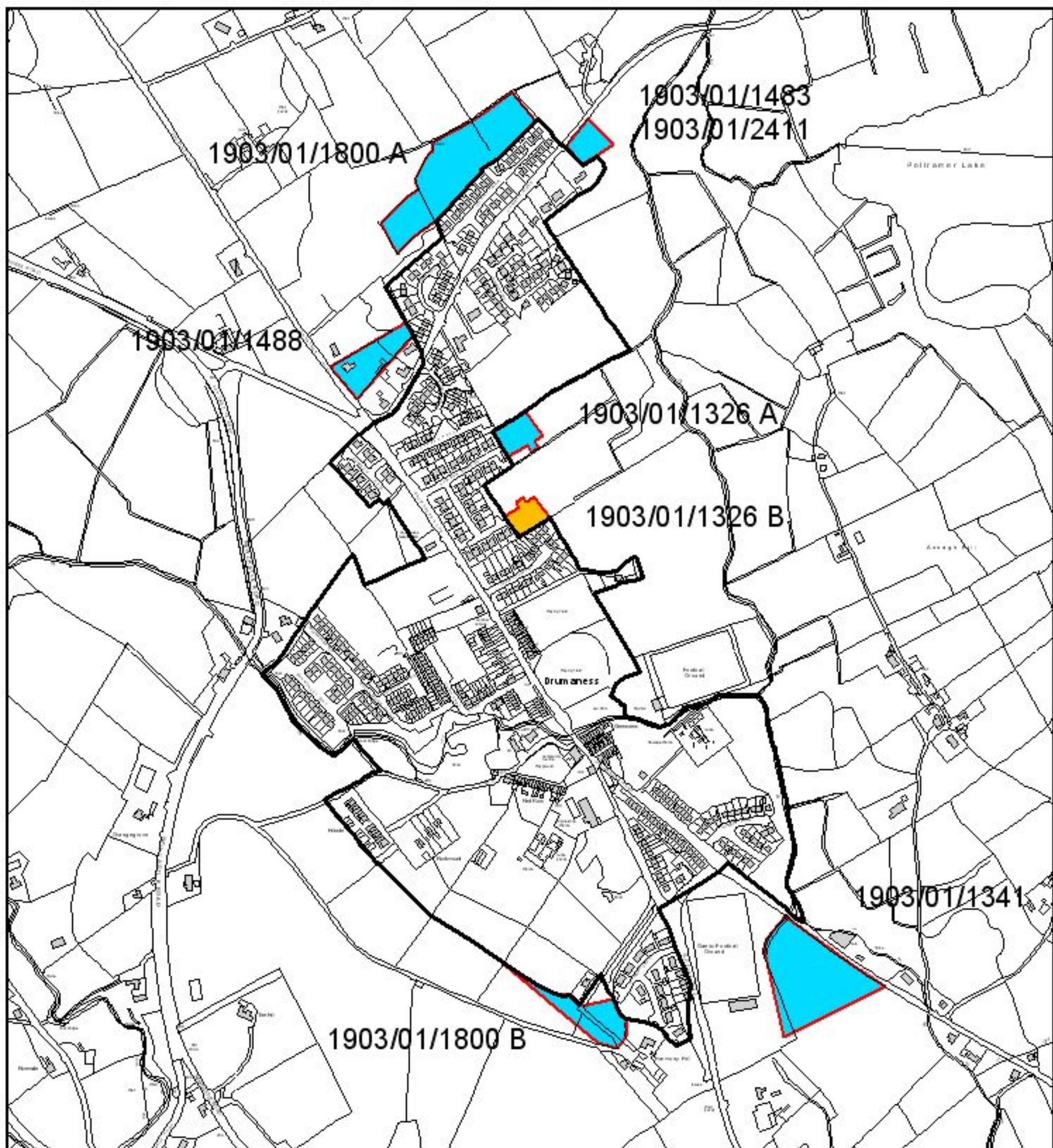
BMV = Best and Most Versatile Land

LAB = Landscape Architects Branch

There is insufficient “acceptable in principle” land subject to objection to cater for the Department’s provisional assessment of the housing requirement

Provisional Key Design Considerations for Acceptable in Principle Objection Site 1903/01/1326 B.




- Housing development to be a minimum gross density of 20 dwellings per hectare;
- Access to be gained through the Cumber Grange housing estate; and
- Site boundaries to be planted with appropriate native species to provide screening and help integrate it into the surrounding countryside.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Drumanness

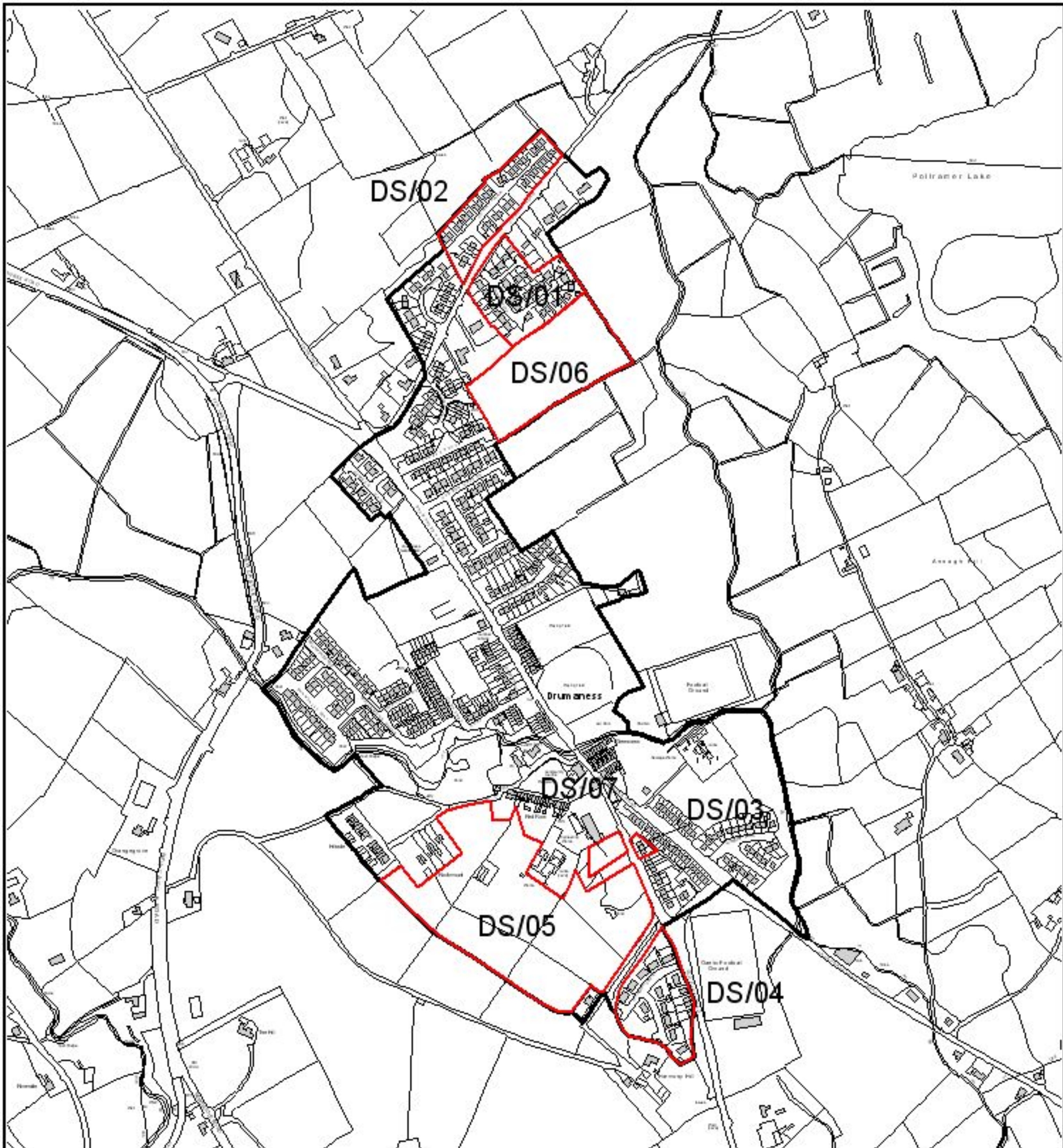
-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle


Refer to accompanying matrix for details

The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided to facilitate debate at the Inquiry.





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 Ards & Down Plan 2015 - Housing Land Supply 2000 - 2015

DRUMANESS

 Site Ref

 DADAP Sett. Limit

0 100 Metres 

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