

# ARDS AND DOWN AREA PLAN 2015



## DRAFT PLAN

Dundrum

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

### **Objection Reference Numbers**

1903/01/1298	1903/01/1423
1903/01/1307	1903/01/1490
1903/01/1316	1903/01/1518
1903/01/1323	1903/01/1810
1903/01/1362	1903/01/1969

**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)
<b>Downpatrick</b>	19	3050	71	988	200 (57)	0	1324	2583	467	3050
<b>Ballynahinch</b>	19	1830	48	258	100 (13)	119	1024	1549	281	1830
<b>Newcastle</b>	15	980	50	455	75 (68)	164	180	924	56	980
<b>Annsborough</b>	10	60	14	39	10 (2)	41	0	104	-44	104
<b>Ardglass</b>	12	280	8	16	25 (19)	111	158	318	-38	318
<b>Ballykinlar</b>	8	60	7	5	10 (7)	71	0	93	-33	93
<b>Castlewellan</b>	14	370	21	282	20 (16)	0	0	323	47	370
<b>Clough</b>	9	60	0	17	15 (0)	0	0	32	28	60
<b>Crossgar</b>	13	310	0	64	25 (6)	106	79	274	36	310
<b>Drumaness</b>	10	180	10	56	10 (9)	21	73	170	10	180
<b>Dundrum</b>	9	150	18	251	25 (10)	104	0	398	-248	398
<b>Killough</b>	10	120	12	20	10 (7)	35	39	116	4	120
<b>Killyleagh</b>	12	240	5	327	20 (13)	100	0	452	-212	452
<b>Saintfield</b>	13	310	25	251	25 (16)	28	0	329	-19	329
<b>Shrigley</b>	9	60	1	11	5 (0)	0	0	17	43	60
<b>Spa</b>	8	60	2	31	5 (3)	0	0	38	22	60
<b>Strangford</b>	8	120	0	15	20 (3)	104	0	139	-19	139
<b>TOTAL URBAN</b>		<b>8240</b>	<b>292</b>	<b>3086</b>	<b>600 (249)</b>	<b>1004</b>	<b>2877</b>	<b>7859</b>	<b>381</b>	<b>8853</b>
<b>RURAL ELEMENT</b>		1220	146*			**		146	1074	1220
<b>TOTAL UNITS</b>		<b>9460</b>	<b>438</b>	<b>3086</b>	<b>600 (249)</b>	<b>1004</b>	<b>2877</b>	<b>8005</b>	<b>1455</b>	<b>10073</b>

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

## DUNDRUM DRAFT PLAN HOUSING SUPPLY AT JAN 2006

The following Table details updated housing supply in the context of the Ards Down Plan 2000-2015 within the Settlement Limit of Dundrum at the outset of the Plan period to the end of Jan 06 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
DM 01 Dromara Road	0.99	37 (37)					37
DM 02 The Quay, Dundrum Harbour	1.67	97 (97)					97
DM 03 Dundrum House, Main Street	0.86	12 (12)					12
DM 04 Bar View Caravan Park	2.8	86 (66)					86
DM 05 Lands west of Dromara Road (HPA 1)	1.3		29 (29)				29
DM 06 Castlevue	0.85	7 (3)					7
DM 07 ** Lands west of Dromara Road and HPA 1	2.41		75 (11)				75
Built on small sites Jan 00 – Aug 01	0.48	12 (12)					12
<b>UNITS BUILT 98-00</b>						18	18
<b>WINDFALL</b>				25 (10)			25
<b>TOTAL</b>	<b>11.36</b>	<b>251 (227)</b>	<b>104 (40)</b>	<b>25 (10)</b>	<b>0</b>	<b>18</b>	<b>398</b>

### Source:

Downpatrick Divisional Survey.

\* (numbers constructed between Jan 2000 – August 2005 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 (DM 01, DM 02, DM 05 & Built on small sites Jan 00-Aug 01)
- 2) Differences between estimated yields and actual approvals (DM 02 & DM 05)



## Site Evaluation Matrix for Housing Objection Sites in Dundrum

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 @ 20dph
1298	Additional Greenfield	Rises prominently from south and west to east and north east	*	Between cricket ground and residential dev with open fields to N. Read as sprawl detrimental to village setting	Contiguous	Inconvenient	BMV	Water supply available. Partly within Cordon Sanitaire. New foul sewer & pumping station may be required.	Unlikely to be affected by significant flooding	Suitable	Right turn facility required on Old Road	Accessible	No	Unacceptable in principle	N/A
1307	Additional Greenfield	Front field flat, back field rises prominently to W boundary. Dev will impact on prominent landform and open sloping lands & wooded slopes surrounding castle (LAB)	Dev will have adverse impact on character of proposed ASAI and setting of castle. Hedgerows provide nature conservation interest. Area represents an impressive entrance to AONB.	Open countryside with scattered dwellings, over-looking Dundrum Bay. Party within proposed LLPA and proposed ASAI around Dundrum Castle. Read as sprawl and ribbon dev.	Divorced by 1 field (50m frontage)	Inconvenient	Front field BMV	Water supply available. Foul sewer extension, pumping station & upgrading of water supply & sewerage infrastructure may be required.	Unlikely to be subject to significant flooding. May be ponding in low lying areas	Suitable	Right turn facility required on Belfast Road	Accessible	Yes	Unacceptable in principle	N/A
1316 / 1362 / 1490 / 1969 Site A	Additional Greenfield	Slopes prominently up to crest in NE. Elevated, part of prominent landform surrounding castle. Dev would encroach	Dev will have adverse impact on character of proposed ASAI and setting of castle. Dense vegetation of nature conservation interest	Adjoins Carrigvale housing dev to S, open country-side to N, E & W. Hilltop castle further E. Within proposed LLPA and	Contiguous	Inconvenient	Not BMV	Water supply, foul sewer and storm sewer available. Sewer extensions may be required.	Unlikely to be affected by significant flooding	Unsuitable (roads Infrastructure)	Right turn facility required at Carrigvale & major junction upgrade at Church Hill / Main Street required.	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 @ 20dph
		yet further up the landform (LAB)		partly within proposed ASAI around Dundrum Castle. Impact on views from Newcastle Road (LAB) Read as sprawl detrimental to village setting											
1316 / 1362 / 1490 / 1969 Site B	Additional Greenfield	Slopes prominently up to N. Elevated, part of prominent landform surrounding castle. Dev would encroach yet further up the landform (LAB)	Dev will have adverse impact on character of proposed ASAI and setting of castle.	Fronts unsurfaced laneway with housing on either side & opposite. Sloping fields to N. Within proposed LLPA and partly within proposed ASAI around Dundrum Castle. Impact on views from Newcastle Road (LAB) Read as sprawl detrimental to village setting	Contiguous on 3 sides	Convenient	Not BMV	Water supply, foul sewer, storm sewer & combined sewer available. Upgrading of storm sewerage infrastructure may be required.	Unlikely to be affected by significant flooding	Unsuitable (roads infrastructure)	Right turn facility at Carrigvale & major junction upgrade at Church Hill / Main Street required.	Accessible	No	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 @ 20dph
1323 reduced site	Additional Greenfield	Flat. Dev will impact on prominent landform and open sloping lands & wooded slopes surrounding castle (LAB)	Dev will have adverse impact on character of proposed ASAI and setting of castle. Site is part of entrance to AONB.	Surrounded by open countryside, opposite Gaelic pitch with hilltop castle & woods to SW. Within proposed LLPA & partly within proposed ASAI around Dundrum Castle. Read as sprawl and ribbon dev.	Contiguous along part of S boundary	Inconvenient	BMV	Water supply & storm sewer available. Storm & foul sewer extensions, foul sewage pumping station and upgrading of all infra-structure may be required.	Unlikely to be affected by significant flooding	Unsuitable (adequate sightlines & junction stagger with adjacent private accesses not achievable)	Right turn facility required on Belfast Road.	Accessible	Yes	Unacceptable in principle	N/A
1423 /1518	Existing Greenfield	Undulating and gently sloping down to SW	*	Bounded by residential dev to S & E and a public footpath & open agric fields to N & W	Contiguous. Within statutory limit.	Convenient	BMV	Water supply, foul sewer and storm sewer available. Upgrading of all infra-structure may be required.	Unlikely to be affected by significant flooding	Unsuitable (roads infra-structure)	Right turn facility required on Dromara Road & major junction upgrade & right turn facility at Church Hill / Main Street.	Accessible	No	Unacceptable in principle	N/A
1810 / 1490	Additional Greenfield	Rising to NE	Dev will have adverse impact on character of proposed ASAI and setting of castle. Lands form significant historic approach to	Open undulating countryside with scattered dwellings. Within proposed LLPA and proposed ASAI around	Divorced (approx.300 m to north)	Inconvenient	Western field BMV	Water supply and foul sewer available. Foul sewer extension required.	Unlikely to be affected by significant flooding	Unsuitable (adequate sightlines & junction stagger with adjacent private accesses not achievable & roads infra-	Footway link & major junction upgrade & right turn facility at Church Hill / Main Street required.	Not Accessible	No	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 @ 20dph
			castle. Cumulative dev on lower slopes has adversely impacted on local landscape character and scenic value. EHS Natural Heritage would not support further development on these slopes.	Dundrum Castle. Read as visual intrusion and sprawl detrimental to village setting						structure)					

\* = No comment from relevant agency

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

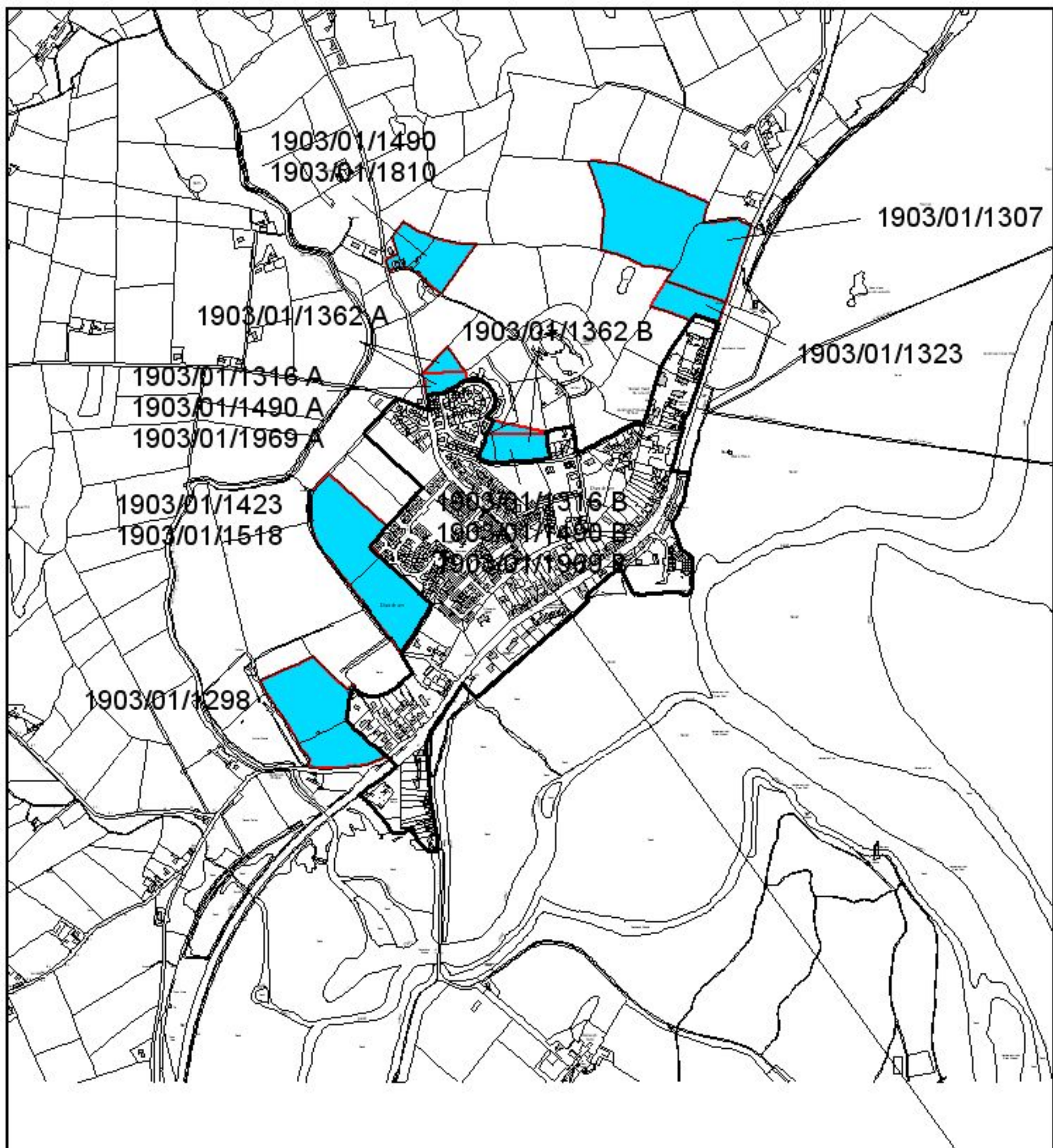
BMV land = Best and most versatile land

LAB = Landscape Architects Branch

**Notes:**

**No objection lands are required to be included to cater for the Department's provisional assessment of the housing requirement.**








## Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Dundrum

-  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.

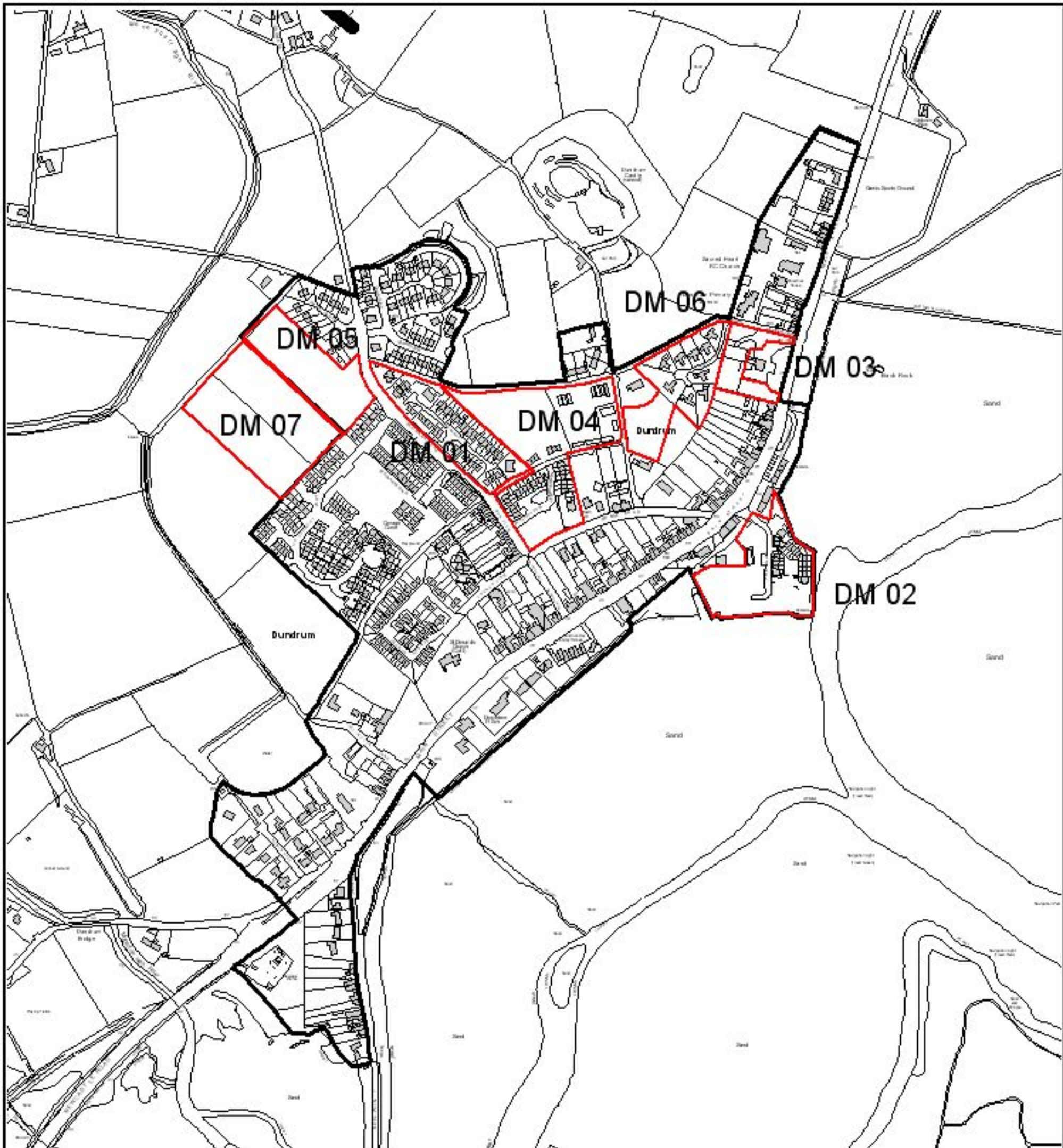
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**Ards & Down Plan 2015 - Housing Land Supply 2000 - 2015**  
**DUNDRUM**

 Site Ref  
 DADAP Sett. Limit

0 100 Metres 

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