

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Annsborough

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

**Objection Reference Numbers
1903/01/1314**

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

ANNSBOROUGH 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 Annsborough 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 |
|--|-------------|----------------------|---------------------------|-----------------------|----------------------------|-------------------|-------------|
| A 01 Land at Mill Hill, 80 South of junction | 0.96 | 34 (34) | | | | | 34 |
| A 02 Clarkhill | 0.25 | 5 (5) | | | | 14 | 19 |
| A 03 (HPA 2) Lands to the south of New Meadow Row | 0.76 | | 15 | | | | 15 |
| A 04 (HPA 1) Lands south of Mill Hill & west of Station Road | 1.79 | | 26 | | | | 26 |
| UNITS BUILT 98-00 | | | | | | 14 | |
| WINDFALL | | | | 10(2) | | | 10 |
| TOTAL | 3.76 | 39 (39) | 41 | 10 (2) | 0 | 14 | 104 |

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.

Site Evaluation Matrix for Housing Objection Sites in Annsborough

| 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 |
|-----------|---------------------|--|--------------------------|---|--|--------------------|----------------|--|------------------------------------|-------------|---|------------------|-----------------|----------------------------|---------------------------|
| 1314 | Existing Greenfield | Elevated, prominent land rising steeply to the east. | * | Undeveloped agricultural land with strong hedgerows to south and west. Developed lands to the west. | Contiguous with built development and statutory limit. Stretches along Millhill Road - | Convenient | BMV Land | Water and public sewer available (may require upgrading) Upgrading of WWTW to commence in Aug 04. Pumping station may be required. | Unlikely to be subject to flooding | Suitable | A right turn facility required. Junction stagger required with private access opposite. A2 Ardnabannon Road is protected route outside the development limit. | Accessible | No | Unacceptable in principle. | N/A |

* No comment from relevant Agency

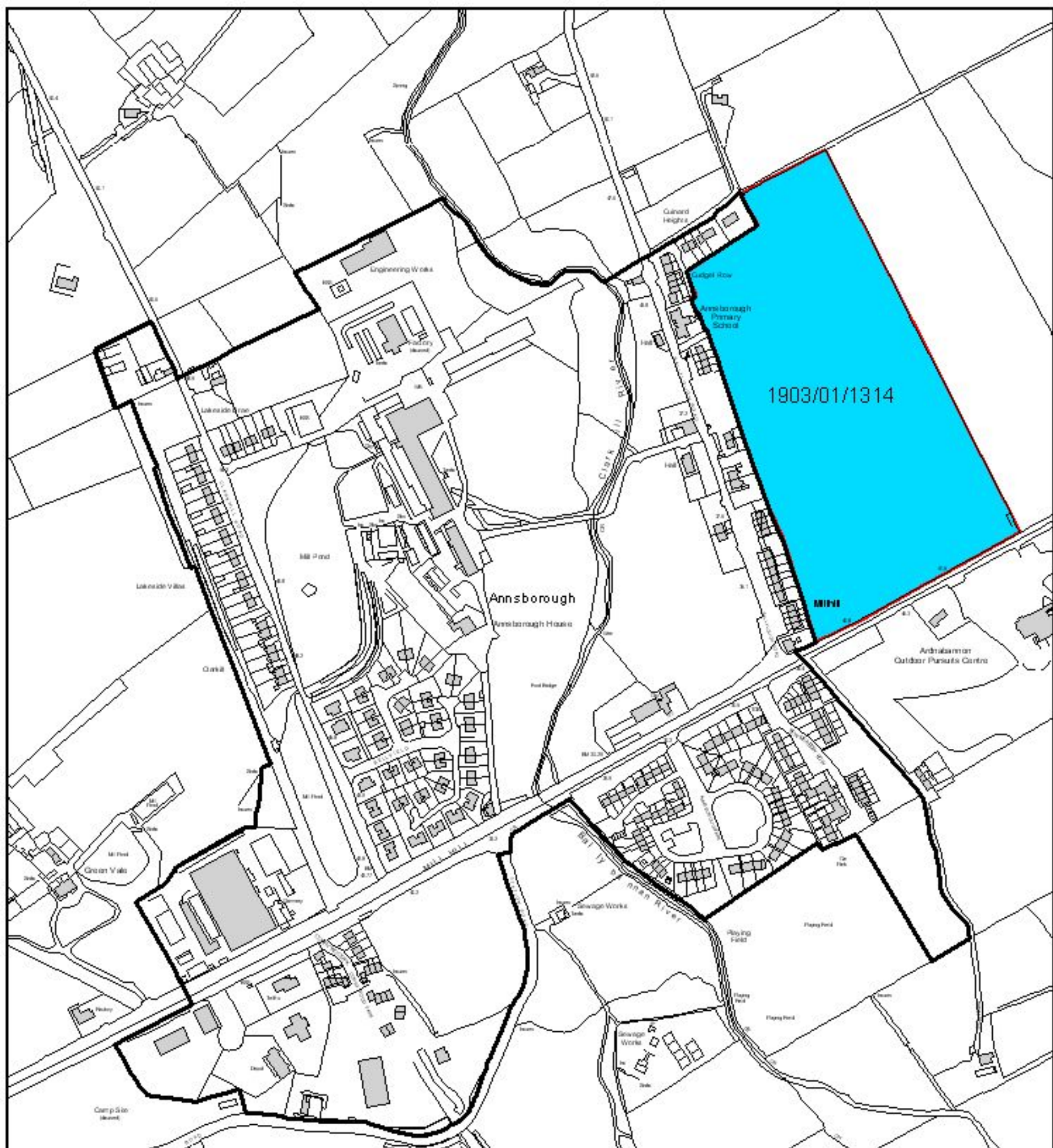
**Land quality based on initial survey undertaken by DARD in 2001

BMV = Best and Most Versatile Land

LAB = Landscape Architects Branch

Notes:




There are sufficient commitments to meet 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 Annsborough

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

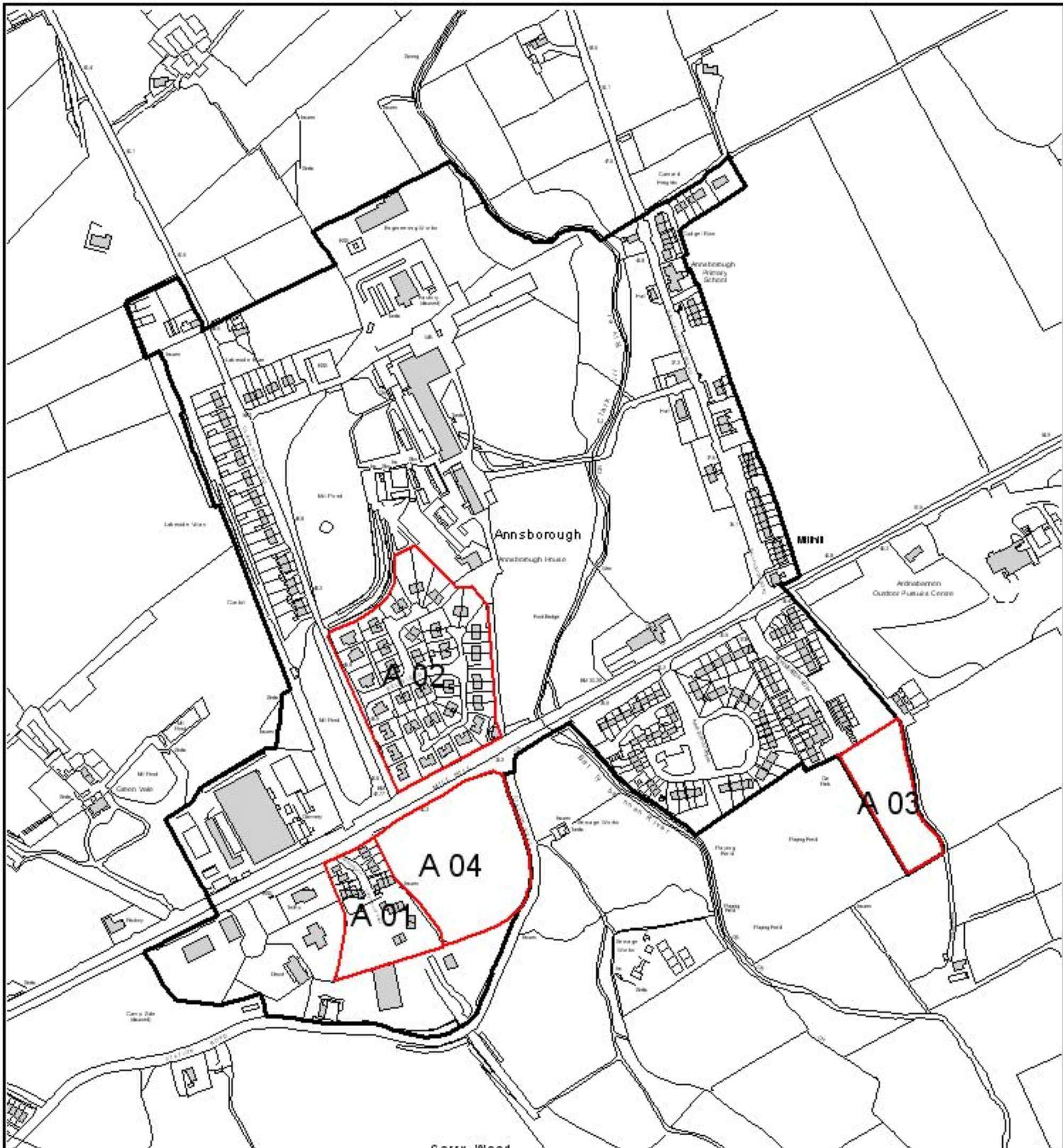
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 50 Metres






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

 Site Ref
 DADAP Sett. Limit

0 90 Metres 

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