

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Ardglass

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

Objection Reference Numbers

1903/01/1354

1903/01/1543

1903/01/1593

1903/01/1790

1903/01/1948

1903/01/1958

1903/01/2038

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

ARDGLASS 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 Ardglass 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	Urban Capacity Site*	Existing Greenfield Site*	Estimated Windfall***	Additional Greenfield Site	Units Built 98-00	Total Units
AS/01 (HPA 1) North of Ashdale Gdns, Crew Hill Gdns & Whiterock Drive	1.30		26 (26)				26
AS/03 To the rear of 43 Kildare St	0.14	8 (8)					8
AS/04 Opposite 25-35 High Street	0.036	3 (3)				2	5
AS/05 18 Bath Street	0.005	1 (1)				1	2
AS/06 Adjacent to 9 Castle Lane	0.11	1(1)					1
AS/07 4 Kildare Place	0.11	3 (3)					3
AS/08 (HPA 1) North of Ashdale Gdns, Crew Hill Gdns & Whiterock Drive	0.70		14 (0)				14
AS/09 Kimmer's Port, Strangford Road						5	5
AS/10 (HPA 1) North of Ashdale Gdns, Crew Hill Gdns & Whiterock Drive	7.20		22 (0)		122 (0)		144

AS/11 (previously IPA 1) ** Land at Strangford Road	3.51				85(0)		85
UNITS BUILT 98-00						8	
WINDFALL				25 (19)			25
TOTAL	9.60	16 (16)	62 (26)	25 (19)	207 (0)	8	318

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.

The subtotal for additional Greenfield lands at Draft Plan stage has increased from 108 to 122. This is due to a revised site area measurement and the resultant yield from that measurement.

Likewise, the yield for AS/08 has increased by 2 from 12 to 14 due to a re-measurement of the site area.

Site Evaluation Matrix for Housing Objection Sites in Ardglass

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
1354	Additional Greenfield	Slopes gently down to S & E	*	Housing to S & E, with agricultural land to W & S.	Contiguous with built development and statutory limit.	Convenient	BMV	Trunk watermain crosses site from SE to SW. No apparent suitable open w/c for discharge. No foul sewer, though a combined sewer runs to rear of Green Rd properties. Upgrading may be required.	Unlikely to be subject to significant flooding.	Suitable	Access via Green Road – no access will be permitted onto the lane leading to Castle Park. Connecting footway will be required from the site to the existing footway network. Visibility splays of 4.5m by 60m will be required at the access onto Green Rd. ***	Not accessible.	Yes	Acceptable in principle.	64
1543	Additional Greenfield	Slopes up from roadside to N/NW. Site levels off towards rear half.	*	On shoreline, with agricultural land to N & E. Housing to W.	Contiguous with built development and statutory limit.	Convenient	Non-BMV	Water available. Storm discharge to sea. Part of site could discharge to local w/c. Suitable foul sewer not readily available, but main inlet sewer Seaview SPS lies close to western boundary of site. Foul sewer pumping station and main may be required.	Unlikely to be subject to significant flooding, although northern low lying portion may be subject to waterlogging.	Suitable for residential development – R/03/0953 – Roads Service offered no objections in principle to development of the site. ***	*	Not accessible.	Yes	Approved for housing development (R/03/0953/O) on 25/7/05.	85#
1593	Additional Greenfield	Slopes gently down to S & E	*	Housing to S & E, with agricultural land to W & S.	Contiguous with built development and statutory limit.	Convenient	BMV	Trunk watermain crosses site from SE to SW. No apparent suitable open w/c for discharge. No foul sewer, though a combined sewer runs to rear of Green Rd properties. Upgrading may be required.	Unlikely to be subject to significant flooding.	Suitable	Access via Green Road – no access will be permitted onto the lane leading to Castle Park. Connecting footway will be required from the site to the existing footway network. Visibility splays of 4.5m by 60m	Not accessible.	Yes	Acceptable in principle.	See 1354 above.

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
											will be required at the access onto Green Rd. ***				
1790	Additional Greenfield	Slopes gently down to S & E	*	Housing to S & E, with agricultural land to W & S.	Contiguous with built development and statutory limit.	Convenient	BMV	Trunk watermain crosses site from SE to SW. No apparent suitable open w/c for discharge. No foul sewer, though a combined sewer runs to rear of Green Rd properties. Upgrading may be required.	Unlikely to be subject to significant flooding.	Suitable (access & infrastructure)	Access via Green Road – no access will be permitted onto the lane leading to Castle Park. Connecting footway will be required from the site to the existing footway network. Visibility splays of 4.5m by 60m will be required at the access onto Green Rd. ***	Not accessible.	Yes	Acceptable in principle.	See 1354 above.
1948	Northern field – Urban Capacity. Southern field – Existing Greenfield	Slopes gently up to SW from roadside then levels off.	*	Housing, school & factory to N, NW and E, with open agricultural land to W & S.	Contiguous with built development and within statutory limit.	Convenient	Non-BMV	Water available. No apparent w/c for storm discharge but one may be available on private property. Combined sewer for foul sewerage in D'patrick Rd. Upgrading of this along with foul pumping station may be required.	Unlikely to be subject to significant flooding, but marginal flooding may occur on low lying areas adj to w/c.	Not suitable (access & infrastructure)	Junction stagger with adj private accesses cannot be achieved. Right turn facility cannot be achieved within site frontage.	Accessible.	Yes	Unacceptable in principle - designated as Industrial Policy Area (IPA 1).	N/A
1958	Additional Greenfield	Generally flat in nature.	*	Surrounded by open agricultural land and rough pasture.	Contiguous to statutory limit, but separated from built form.	Inconvenient	Non-BMV	Water supply south of site in Crew Hill Ct. Access consent and extension to supply required. No available w/c for storm discharge, but sewer may be available in Crew Hill Ct. No foul sewer presently available but sewer may be available in Crew Hill Ct.	Unlikely to be subject to significant flooding, but marginal flooding may occur on low lying areas adj to w/c.	Suitable. Site could be linked to HPA 1 for access.	*	Accessible through HPA 1.	No	Acceptable in principle.	14

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
2038	Additional Greenfield	Slopes gently down to S & E	*	Housing to S & E, with agricultural land to W & S.	Contiguous with built development and statutory limit.	Convenient.	BMV	Trunk watermain crosses site from SE to SW. No apparent suitable open w/c for discharge. No foul sewer, though a combined sewer runs to rear of Green Rd properties. Upgrading may be required.	Unlikely to be subject to significant flooding	Suitable (access & infrastructure)	Access via Green Road – no access will be permitted onto the lane leading to Castle Park. Connecting footway will be required from the site to the existing footway network. Visibility splays of 4.5m by 60m will be required at the access onto Green Rd. ***	Not accessible.	Yes	Acceptable in principle.	See 1354 above.

* No comment from relevant agency.

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

*** Revised opinion.

BMV = Best and Most Versatile Land.

Yield based on concept layout from outline approval – this figure has already been incorporated into the revised Housing Supply table accompanying this matrix.

Notes:

No additional objection lands are required other than committed objection site 1903/01/1543 to cater for the Department's provisional assessment of the housing requirement.

Provisional Key Design Considerations for Acceptable in Principle Objection Site 1903/01/958:

Objection Site 958 would form an extension to HPA 1 and would be subject to the same Key Design Considerations found on page 344 of the draft Plan which are reproduced below, save the final bullet point which has been modified to reflect the Objection Site characteristics.

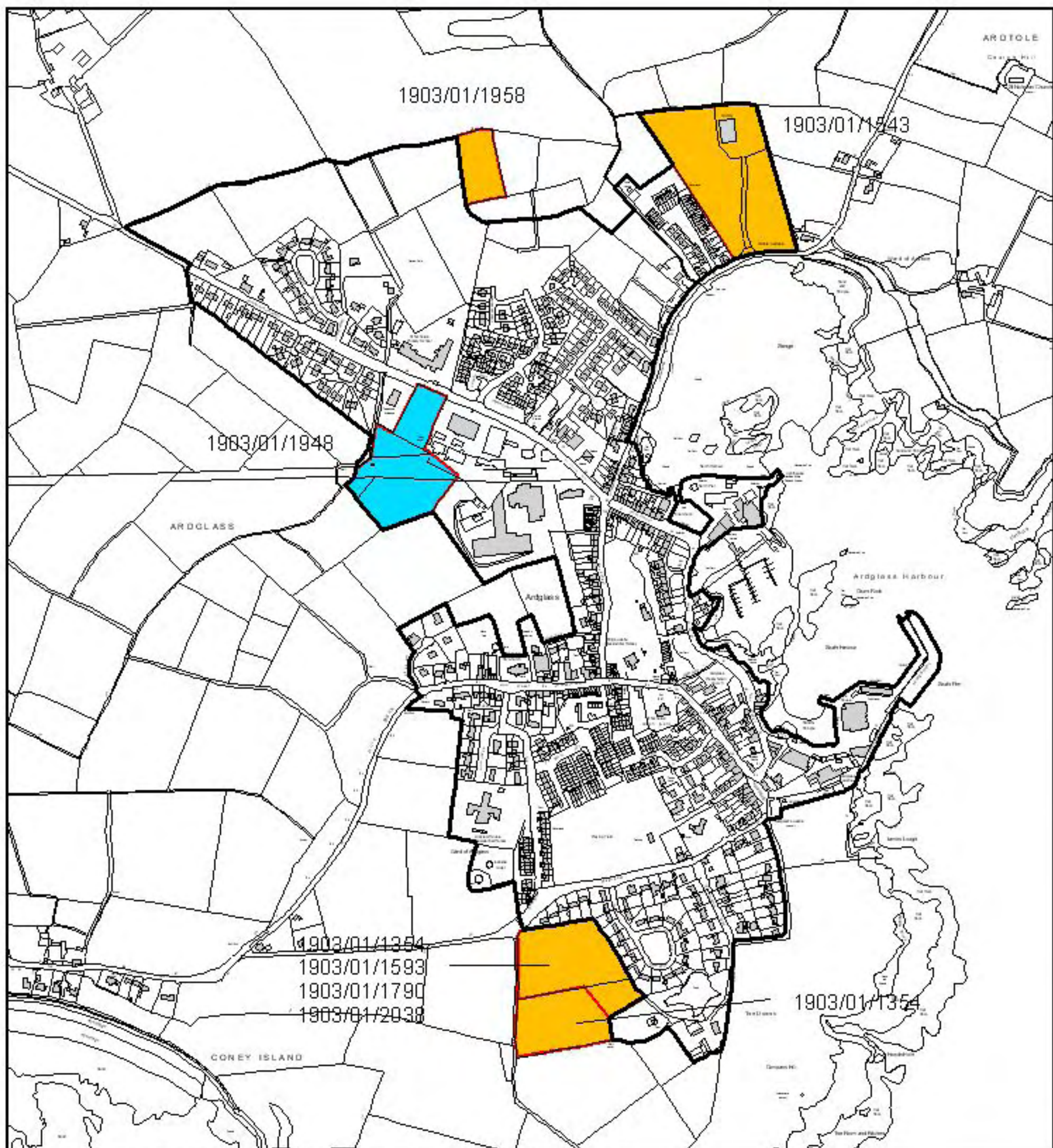
- A minimum gross site density of 20 dwellings per hectare;
- The provision of a satisfactory standard of access, including a right turn lane, at the Downpatrick Road. Access arrangements and housing layout shall be designed to ensure that dwellings units front onto the Downpatrick Road and any proposed internal access roads;
- The construction of a footway along the site frontage on Downpatrick Road, linking to existing footway within the village; and
- The northern and eastern boundaries of the site to be landscaped with an 8 -10 metre belt of trees of native species to provide screening for the development and help integrate it into the countryside.

Provisional Key Design Considerations for Acceptable in Principle Objection Site 1903/01/1354, 1593, 1790 and 2038:

- A minimum gross site density of 20 dwellings per hectare;
- The provision of a satisfactory standard of access onto the Green Road. Access arrangements and housing layout shall be designed to ensure that dwellings units front onto the Green Road and any proposed internal access roads;
- The construction of a footway along the site frontage on Green Road, linking to the existing footway network;
- The southern and western boundaries of the site to be landscaped with an 8-10 metre belt of trees of native species to provide screening for the development and help integrate it into the countryside; and
- Existing mature vegetation along the northern and eastern boundaries to be retained and augmented where necessary to provide screening for the development and help integrate it into the countryside.

Provisional Key Design Considerations for Acceptable in Principle Objection Site 1903/01/1543:




- A minimum gross site density of 20 dwellings per hectare;
- The provision of a satisfactory standard of access, including a right turn lane, at the Strangford Road. Access arrangements and housing layout shall be designed to ensure that dwellings units front onto the Strangford Road and any proposed internal access roads;
- The construction of a footway along the site frontage on Strangford Road, linking to existing footway within the village;
- The eastern and northern boundaries of the site to be landscaped with an 8 -10 metre belt of trees of native species to provide screening for the development and help integrate it into the countryside; and
- Existing mature vegetation along the western boundary to be retained and augmented where necessary to provide screening for the development.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

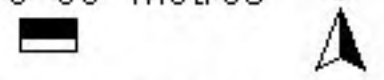
Objections requesting inclusion of additional housing / development lands in Ardglass

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

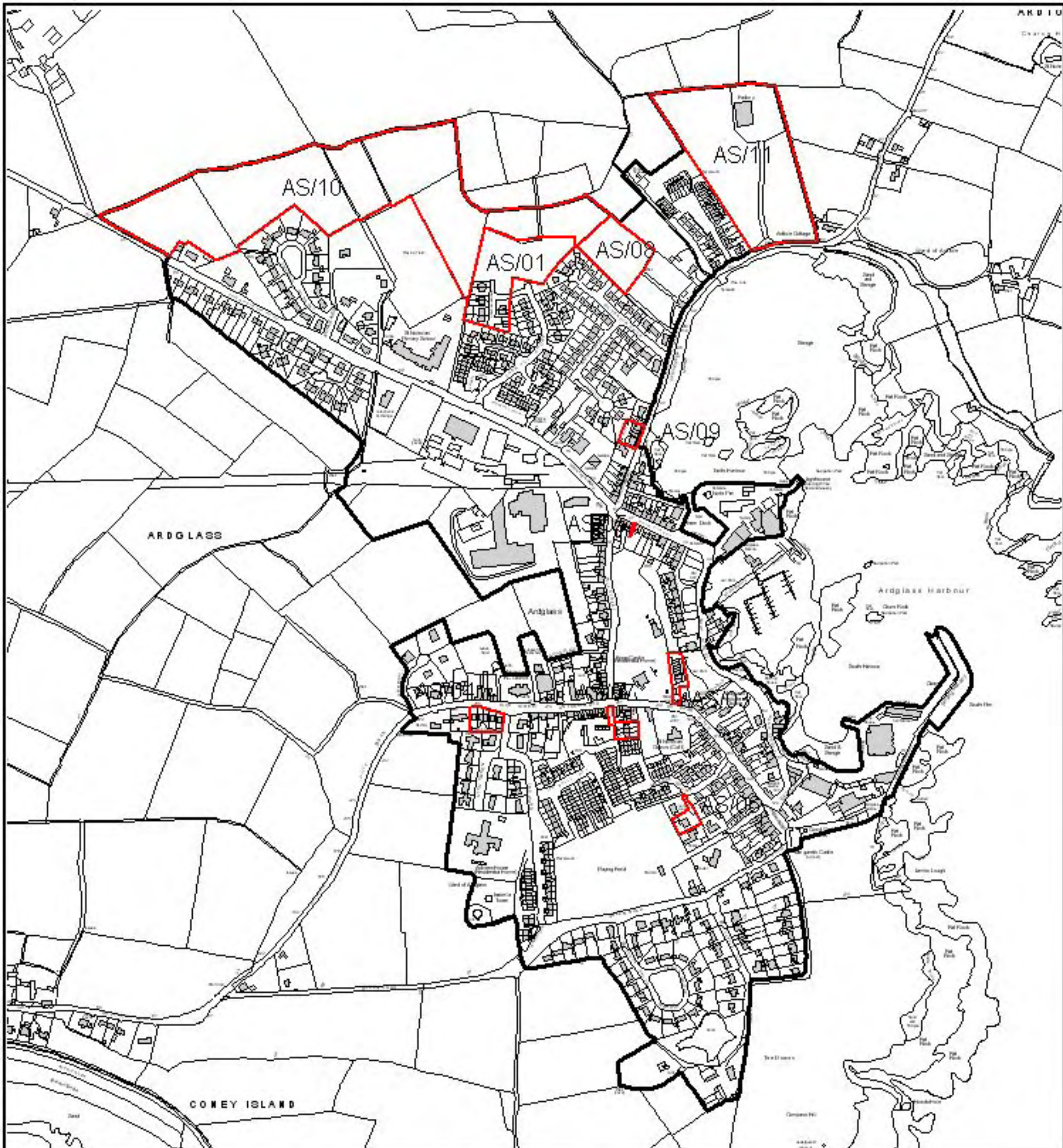
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 50 Metres






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

 Site Ref
 DADAP Sett. Limit

0 100 Metres 

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