

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Ballygowan

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

Objection Reference Numbers

1903/01/995	1903/01/2237
1903/01/1155	1903/01/2260
1903/01/1351	1903/01/2292
1903/01/1687	1903/01/2297
1903/01/1696	1903/01/2323
1903/01/1894	1903/01/2439
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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 Ards Borough

Settlement	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Score (From Table 14A)	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 Pan	Total Built or Committed (3)+(4)+(5)+(6)+ (7)	Need for Further Greenfield Sites (2)-(8)	Revised Allocation to Take Account of (9)
Newtownards	19	3420	271	1297	100 (72)	111	1508	3287	133	3420
Comber	18	1530	41	468	50 (71)	113	758	1451	79	1530
Donaghadee	19	920	31	412	50 (65)	69	282	859	61	920
Balloo	9	60	0	83	10 (2)	0	0	93	-33	93
Ballygowan	15	430	36	243	25 (14)	83	36	423	7	430
Ballyhalbert	10	180	15	61	15 (0)	484	0	575	-395	575
Ballywalter	14	240	21	149	20 (7)	75	50	315	-75	315
Carrowdore	12	180	8	48	20 (1)	51	0	127	53	180
Cloughey	9	90	8	49	10 (6)	284	0	351	-261	351
Greyabbey	9	90	0	10	10 (1)	0	21	41	49	90
Killinchy	8	30	11	21	5 (2)	0	0	37	-7	37
Kircubbin	12	180	7	13	25 (1)	40	0	85	95	180
Millisle	13	310	17	243	40 (32)	87	0	387	-77	387
Portaferry	14	370	10	96	50 (21)	68	122	346	24	370
Portavogie	12	180	17	211	50 (12)	244	0	522	-342	522
Whiterock	8	30	0	60	5 (5)	0	0	65	-35	65
TOTAL URBAN		8240	493	3464	485 (315)	1709	2777	8964	-724	9465
RURAL ELEMENT		1220	68*			**		68	1152	1220
TOTAL UNITS		9460	524	3464	485 (315)	2191	2777	9477	428	10685

Notes:

- (1) Score from Table 14A of Population and Housing Technical Supplement with corrected total for Greyabbey.
- (2) Initial draft Plan housing allocation from Appendix 2.2B 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 589 outline approvals and 482 full and reserved matters approvals for new dwellings in the countryside including small settlements for the years 2000-2005

BALLYGOWAN DRAFT PLAN HOUSING SUPPLY AT END JAN 2006

The following Table details updated housing supply in the context of the Ards Down Plan 2000-2015 within the Settlement Limit of Ballygowan 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
BN 01 (HPA 1) land to the rear of Ballygowan House	1.1	20					20
BN 02 (HPA 2) Lands adjacent to St. Marys PS	1.16		29				29
BN 03 (HPA 3) land directly opposite Quarry Close	1.2		30 (11)				30 (11)
BN 04 Meadow Farm East	0.86	26 (25)					26 (25)
BN 05 Carsons Meadow	0.06	4 (4)					4 (4)

BN 06 Junction of Saintfield Road and Church Hill	0.48	14 (10)					14 (10)
BN 07 Rear of 1 Belfast Road	0.22	12 (12)					12 (12)
BN 08 Ravara Road. Saintfield Road	2.83		24 (24)				24 (24)
BN 09 (HPA 4) Land adjacent to and to the rear of 1-3 Tullynagarvin Road	2.4				36		36
BN 10 ** Land adjacent to Ardmore House	0.55	10 (5)					10 (5)
BN 11** Moss Road factory	6.76	140					140
BN 12** Site to the rear of 2 and 4 The Square	0.49	15****					15
BUILT on small sites Jan 2000 - Aug 01	0.09	2 (2)					2 (2)

UNITS BUILT 98-00						36	36
WINDFALL				25			25
TOTAL	24.47	243 (58)	83 (35)	25 (14)	36	36	423 (107)

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.

****Estimated yield as only outline approved – Density 30 per Hectare

Notes:

Any changes between figures quoted above and the figures published 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. (BN 04, BN 06 and windfall)

Site Evaluation Matrix for Housing Objection Sites in Ballygowan

Site Reference	Sequential Test	Topography	EHS 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 20dph
995/1155/1696	Additional Greenfield	Not level, dipping in middle & rising to south & north. Southern most part of the site is the most elevated.	*	Adjoins residential properties to east. North of site also adjoins residential properties & agricultural land lies to west & south west.	Contiguous with Development Limit and stretches along the Magherascouse Road.	Convenient	Non BMV	Water Available. Upgrading of infrastructure may be required.	Unlikely to be subject to significant flooding although marginal flooding may occur to low lying areas adjacent to watercourse	Unsuitable for development as the required sight lines to construct a safe and well designed access cannot be achieved within site outlined.	Proper roads infrastructure is not available to sustain vehicular traffic generated by the proposal.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1351	Additional Greenfield	Undulating land with Trees/hedgerow to boundaries. Small area to south is flat & low lying which begins to rise in a north east direction.	*	Low density residential development to east; farm complex/commercial buildings to west & south. Undulating agricultural land adjoins site to north & north west.	Contiguous with Development Limit and stretches along the Ravara Road.	Convenient	Non BMV	Water available. Foul sewage pumping station may be required.	Unlikely to be affected by flooding other than marginal flooding to lands adjacent to watercourse	Unsuitable as require sight lines to construct a safe & well designed access cannot be achieved within site outlined in red.	An adequate junction stagger cannot be provided due to the accesses adjacent to the proposed site.	Accessible to main bus route	No	Unacceptable in principle	N/A
1687 Part A/ 2170 & 2516 Part A	Additional Greenfield	Land is not level, rises to the north & south, dipping slightly in middle and is prominent on approach.	*	Low-density residential development to east & south, medium density residential development to west. Adjoined to north east & north west by undulating agricultural land.	Contiguous with Development Limit.	Convenient	BMV	Water available. Existing water mains & water supply infrastructure can only guarantee supply for 68m AOD.	Unlikely to be subject to significant flooding.	Suitable for development. Access to this land could be gained onto A23 Belfast Road.	A limit on the number of units required due to the size of the site frontage and proximity of the existing housing estates. Footway is required.	Accessible to main bus route	No	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	EHS 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 20dph
1687 Part B & 2516 Part B	Additional Greenfield	Land generally slopes up to western corner.	*	Surrounded by agricultural grassland and scattering of rural farm dwellings.	Divorced from Development Limit and stretches along The Brae.	Convenient	Non BMV	Water Available.	Unlikely to be subject to significant flooding.	Unsuitable for development.	Junction of the minor road with A23 is not suitable to serve further development.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1687 Part C & 2516 Part C	Additional Greenfield	Land is not level, rising and falling in places.	*	Adjoins residential properties to the south and south east. West of site adjoins the main road with all other parts of site adjoining agricultural land.	Contiguous with Development Limit and stretches along the Ballygowan Road.	Convenient	Non BMV	Available	Site should not be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent to watercourse	Unsuitable as required sightlines cannot be achieved within the site outlined in red	Site not acceptable for development as proper roads infrastructure not available to sustain additional pedestrian / vehicular traffic generated by proposal.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1894	Additional Greenfield	Not level but consists of undulating land, the majority of the objection site sits at a lower level than the Magherascouse Road.	*	Adjoined by undulating agricultural lands on all boundaries low-density housing to south west of site.	Divorced from Development Limit off the Magherascouse Road.	Convenient	BMV	Available	Part of the site may be within the flood plain of the Ballygowan River.	Suitable for development Access to this land could be gained from A21 Saintfield Road.	Footway required to link into existing footway network. Transport Assessment required.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
2237	Additional Greenfield	Land is not level, rising up to north & dipping to the south, at a higher level than main road.	*	Adjoined by low density residential development to the east, other boundaries joined by undulating agricultural land.	Contiguous with Development Limit.	Convenient	Part BMV	Available	Unlikely to be affected by significant flooding from any known watercourse	Site does not adjoin a public road	No comment	Accessible to main bus route	Yes	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	EHS 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 20cph
2260	Additional Greenfield	Extremely large site, mainly undulating pastureland.	*	Light industrial premises & scrap yard located on Brae Road & small no. of domestic Properties & agricultural buildings.	Contiguous with Development Limit and stretches along the Belfast, Brae and Ballygowan Roads.	Convenient	Part BMV	Water mains and supply infrastructure can only guarantee supply to 68m AOD (approx). Major upgrading of the foul sewerage infrastructure will be required.	Unlikely to be affected by significant flooding from any known watercourse	Unsuitable for development	Development proposed within site outlined would double size of Ballygowan terms housing/ population, cause traffic problems on existing road network.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
2292	Additional Greenfield	Land along Saintfield Road divided into 3 smaller agricultural fields. Field furthest from roundabout slopes up from south west to north east boundary at higher level than road. Adjoining field to north east slopes up steeply to north east from main road & field below sits at much higher level. Land off Carrickmannan Road not level, dipping in middle & rising to south & north. South most elevated.	*	Land along Saintfield Road mainly green fields along trunk route south of village, opposite development and along protected route Land along Carrickmannan Road adjoins residential property to north & east. Agricultural land to west & south west.	Contiguous with Development Limit and stretches along the Saintfield Road and the Carrickmannan Road.	Convenient	Mostly BMV	Water available. Upgrading of existing foul sewerage infrastructure may be required.	Unlikely to be subject to significant flooding although marginal flooding to low lying areas may occur.	Suitable for development. Access could be gained from A21 Saintfield Road.	A Transport Assessment will be required to be carried out on site which will identify other transportation measures needed.	Accessible to main bus route	Yes	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	EHS 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 20dph
2297 Part (i)	Additional Greenfield	Land north of Tullygarvan Road is flat & low lying forming a small section of a larger agricultural field.	*	Northern section of site adjoins the Settlement limit.	Contiguous with Development Limit and stretches along the Tullygarvan Road.	Convenient	Non BMV	Available. Upgrading may be required.	Unlikely to be subject to significant flooding. Marginal Flooding may occur in areas adjacent to watercourse	Both sites are suitable for development.	Key Design Considerations, as HPA 4 would apply, i.e. Provision of a right turn facility at entrance to site from Tullygarvan Road & junction of Tullygarvan Road/ Belfast Road will need to be upgraded to include a right turn facility.	Accessible to main bus route	Yes	Acceptable in principle	19 units
2297 Part (ii)	Additional Greenfield	South of Tullygarvan Road & rises from main road, dips in middle & rises to south & is more prominent.	*	Southern section separated from existing & development & settlement limit by prospect lane, south of main road.	Contiguous with Development Limit and stretches along the Tullygarvan Road.	Convenient	Non BMV	Available. Upgrading may be required.	Site should not be affected by significant flooding.	Both sites are suitable for development.	Key Design Considerations, as HPA 4 would apply, i.e. Provision of a right turn facility at entrance to site from Tullygarvan Road & junction of Tullygarvan Road / Belfast Road will need to be upgraded to include a right turn facility.	Accessible to main bus route	Yes	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	EHS 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 20dph
2323	Additional Greenfield	Rough hummocky unused ground. Site rises steeply to north west with eastern section of site at a lower level, rising in a southerly direction with Brae Road. Smaller site to east covered with rough vegetation.	*	Undulating agricultural land to north & west & residential development to south & east.	Contiguous with Development Limit.	Convenient	BMV	Upgrading of existing foul sewerage infrastructure may be required.	Unlikely to be subject to significant flooding. May occur in area of ditch.	Unsuitable for development as required sight-lines to construct a safe & well designed access cannot be achieved within site outlined in red.	Unsuitable for development as proper roads infrastructure not available to sustain additional vehicular/ pedestrian traffic. Brae Road would require widening to 5.5m and a footway provided to link to the existing footway network.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
2439	Additional Greenfield	Site lies at lower level than the Magherascouse Road and is mainly flat. North east of site rises up slightly to main road.	*	Undulating agricultural land lies to north, south & east of site with urban development mainly to the south west of the site.	Contiguous with Development Limit and stretches along the Magherascouse Road.	Convenient	Non BMV	Available	Part of the site may be within the flood plain of the Ballygowan River.	Unsuitable for develop as proper roads infrastructure is not available to sustain additional pedestrian/ vehicular traffic generated by proposal.	Standard available at junction of the Magherascouse Road/ Comber Road are such that junction could not sustain additional pedestrian/ vehicular traffic.	Accessible to main bus route	Yes	Unacceptable in principle	N/A

Note:

* = No comment from relevant agency

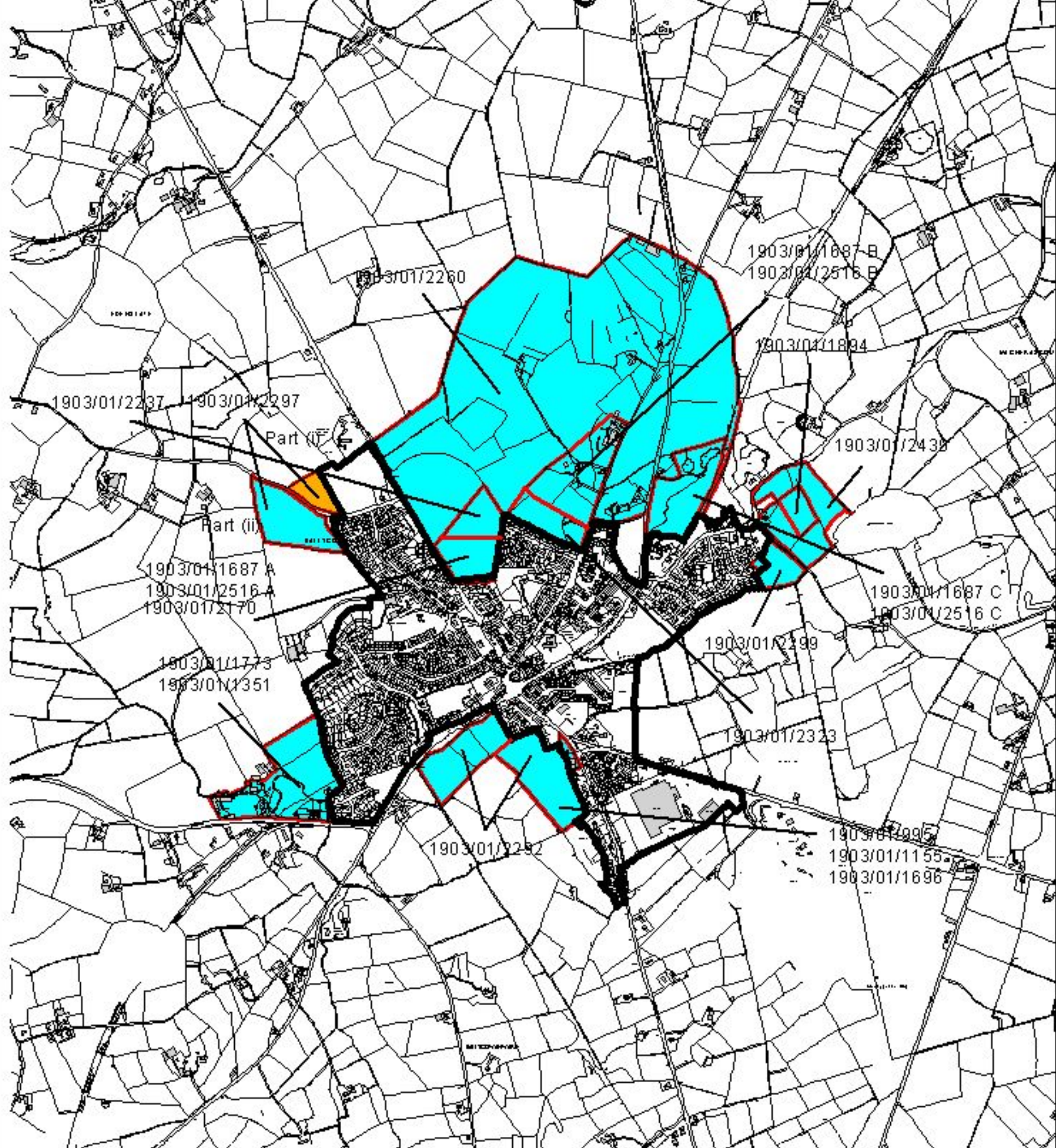
** = Land quality based on initial survey work undertaken by DARD in 2001
BMV = Best and Most Versatile Land

*** = Revised Roads Service Comments

**Provisional Key Design Considerations for Acceptable in Principle Objection Site
1903/01/2297 Part (i)**

Objection site 2279 (i) would form an extension to HPA 4 and would be subject to the same Key Design Considerations found on page 178 of the draft plan which are reproduced below,




- housing development to be a minimum gross site density of 20 dwellings per hectare;
- the provision of a satisfactory standard of access onto the Tullygarvin Road to include the provision of a right turn facility at the entrance to the site from the Tullygarvin Road. The junction of Tullygarvin Road/ Belfast Road will need to be up graded to include a right turn facility;
- the development layout and access arrangements shall be designed and landscaped to ensure that dwellings front onto Belfast Road and Tullygarvin Road to ensure an attractive frontage to one of the primary access routes to Ballygowan and provide pedestrian access onto Tullygarvin/ Belfast Road; and
- the retention of existing boundary vegetation and the provision of additional well-designed landscape planting using indigenous species along the outer boundaries to ensure a well defined edge to development and that buildings integrate with the open countryside.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

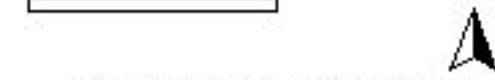
Objections requesting inclusion of additional housing / development lands in Ballygowan

-  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.

0 400 Meters





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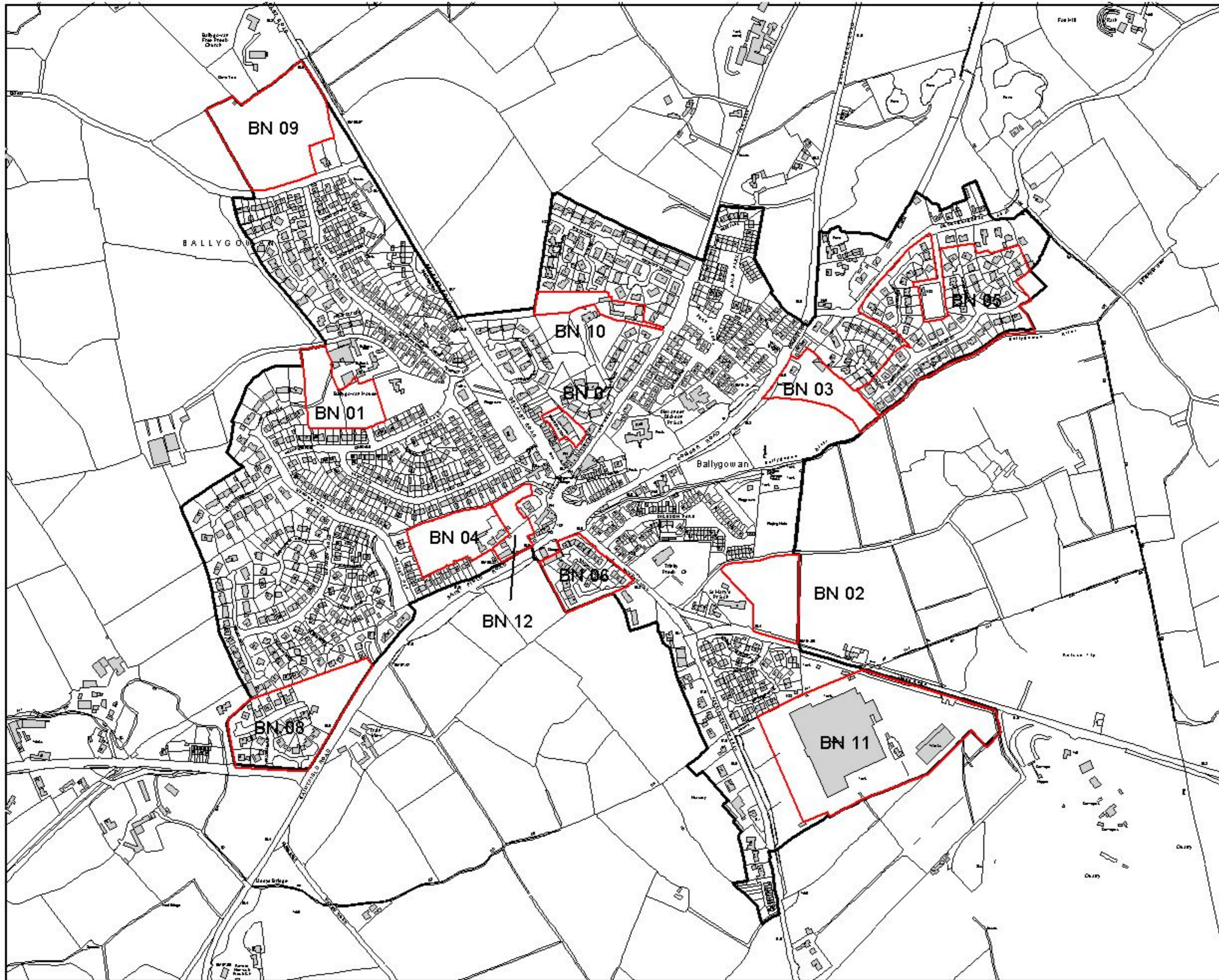


Ards & Down Plan 2015

Investigation Sites
2000 - 2015

Ballygowan

-  Housing Supply Site
-  DADAP Sett. Limit



0 50 100 Metres



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