

ARDS AND  
DOWN AREA  
PLAN 2015



# DRAFT PLAN

## Ballyhalbert

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

Objection Reference Numbers

**1903/01/1687**

**1903/01/2043**

**1903/01/2265**

**1903/01/2266**

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) Score (From Table 14A)	(2) Allocation (From Score and Other Factors)	(3) Units Built end Dec '98 to end Dec '99	(4) Sites Inside Urban Footprint	(5) Additional Windfall Allowance	(6) Committed Greenfield Sites	(7) Additional Greenfield Land Proposed in Draft Pan	(8) <b>Total Built or Committed</b> (3)+(4)+(5)+(6) +(7)	(9) Need for Further Greenfield Sites (2)-(8)	(10) Revised Allocation to Take Account of (9)
<b>Newtownards</b>	19	3420	271	1297	100 (72)	111	1508	3287	133	3420
<b>Comber</b>	18	1530	41	468	50 (71)	113	758	1451	79	1530
<b>Donaghadee</b>	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
<b>Ballyhalbert</b>	10	180	15	61	15 (0)	484	0	575	-395	575
<b>Ballywalter</b>	14	240	21	149	20 (7)	75	50	315	-75	315
<b>Carrowdore</b>	12	180	8	48	20 (1)	51	0	127	53	180
<b>Cloughey</b>	9	90	8	49	10 (6)	284	0	351	-261	351
<b>Greyabbey</b>	9	90	0	10	10 (1)	0	21	41	49	90
<b>Killinchy</b>	8	30	11	21	5 (2)	0	0	37	-7	37
<b>Kircubbin</b>	12	180	7	13	25 (1)	40	0	85	95	180
<b>Millisle</b>	13	310	17	243	40 (32)	87	0	387	-77	387
<b>Portaferry</b>	14	370	10	96	50 (21)	68	122	346	24	370
<b>Portavogie</b>	12	180	17	211	50 (12)	244	0	522	-342	522
<b>Whiterock</b>	8	30	0	60	5 (5)	0	0	65	-35	65
<b>TOTAL URBAN</b>		8240	<b>493</b>	<b>3464</b>	485 (315)	1709	2777	8964	-724	9465
<b>RURAL ELEMENT</b>		1220	68*			**		68	1152	1220
<b>TOTAL UNITS</b>		<b>9460</b>	<b>524</b>	<b>3464</b>	<b>485 (315)</b>	<b>2191</b>	<b>2777</b>	<b>9477</b>	<b>428</b>	<b>10685</b>

Notes:

Score from Table 14A of Population and Housing Technical Supplement with corrected total for Greyabbey.

Initial draft Plan housing allocation from Appendix 2.2B of Population and Housing Technical Supplement plus 22% uplift rounded to nearest 10.

Some amendments due to annual analysis and refinement of the Housing Monitor figures. See individual settlement tables for more details.

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.

These are committed by Policy or through Approval.

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

BALLYHALBERT 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 Ballyhalbert 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	Area	Urban Capacity Site*	Existing Greenfield Site*	Estimated Windfall***	Additional Greenfield Site	Units Built 98-00.	Total Units
BT 04 Lands adjacent to the Moatlands, Victoria Road	4.57	49 (49)	87 (60)				136 (109)
BT 05 Moat Road West	16.09		389 (40)				389 (40)
BT 07** Victoria Road	1.75		8 (8)				8 (8)
BT 08** 11546 46-54 Shore Road	0.14	12 (12)					12 (12)
< 10 units							
Windfall				15 (0)			15
UNITS BUILT 98-00						15 (15)	15 (15)
<b>TOTAL</b>	<b>22.55</b>	<b>61 (61)</b>	<b>484 (108)</b>	<b>15 (0)</b>		<b>15 (15)</b>	<b>575 (184)</b>

Source: Downpatrick Divisional Survey.

\* (numbers constructed between Jan 2000 – Aug 2005 indicated in brackets).

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



\*\*\*units approved and built on sites less than 10 units since the 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 published within the Settlement Report to the Draft Plan can be attributed to a number of factors;

Annual analysis and refinement of the Housing Monitor figures. (BT 04)

Differences between estimated changes and actual approvals ( BT 05)

### Site Evaluation Matrix for Housing Objection Sites in Ballyhalbert

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@20 dph
2043	Existing greenfield	Fairly level. The site sits below the crest of the hill behind High St.	* Natural / Built Heritage	Playing fields and school to the W, agricultural land to the SE, bordered by Moat Rd and dwellings to the E and N.	Inside the development limit, contiguous with the urban form.	Accessible	Non BMV	Water supply available. Access may be through private property. Existing foul sewer within site. Upgrading of the existing infrastructure may be required.	Unlikely to be affected by significant flooding.	It should be noted a maximum of 50 dwellings only can be accommodated from Moat Rd as any increase would require the provision of a right turn lane at Shore Rd /Moat Rd junction which cannot be achieved.***	Roads Service have no objections to pending application on this site which requires the upgrading of Moat Rd to 5.5m and a 2.0m footway connection to Shore Rd.***	Accessible to services	No	Acceptable in principle	56
2265	Majority existing greenfield, remainder additional greenfield	Flat	Built Heritage: Avoidance of further development would help secure the survival of any buried archaeological remains.  Natural Heritage: Inclusion would significantly alter the scale and form of this important seafront village.	The site contributes to the natural setting of the village due to scale and topography. Development would erode the natural setting of the village and have an adverse visual impact on the surrounding countryside.	E portion of objection site inside the development limit. W portion of site is within the development limit, but is divorced from the village centre.	W half of site is fairly close to village services. E half of the site is divorced from village within walking distance.	Non BMV	Site may be land locked and access to existing infrastructure may only be through private property. Upgrading of existing foul sewage infrastructure may also be required.	Significant flooding from any known watercourse is considered unlikely.	This site is currently being developed. Access to the site has been constructed to an acceptable standard.	Because of the lack of infrastructure associated with Ballyhalbert, Roads Service would not want any further development on site other than what has already been approved.	Accessible to services	Yes	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@20 dph
2266	Existing greenfield	Flat	*	Set behind High St/Victoria Rd and Shore Rd. Flat land to the E with approval for housing.	Inside the development limit.	Adjacent to High St where the main facilities are located, but access may be a problem.	Non BMV	Water supply available. Access may be through private property. A foul sewage pumping station may be required.	Unlikely to be affected by significant flooding	Access can be achieved as an extension to the existing Moatlands development.***	A right turn facility will be required at the access to the site onto High St.***	Accessible to services	No	Acceptable in principle	44
1687	Majority additional greenfield.	Land W of Moat Rd relatively flat, land to E of Moat Rd undulating in nature.	EHS Built: At this proposed LLPA the distinctive landscape setting to the linear village would be destroyed if developed.  EHS Natural: No objections to some housing NW of Moat Rd but against development within proposed LLPA1 due to features of historic and scientific interest.	Land E of Moat Rd: At this proposed LLPA the landform and monuments combine to create a distinctive landscape setting to the linear village which would be destroyed if this area were to be developed for housing.  Land W of Moat Rd: Housing to the N, NE. School and playing field to the W. Open agricultural land to the S.	Land E of Moat Rd: majority of land contiguous with development limit but would if developed would be a major extension into the open countryside.  Land W of Moat Rd: Within existing development limit.	Much of site is divorced from village facilities but still within walking distance.	BMV	Facilities available but access may be through private property. A sewer extension and upgrading of the existing infrastructure may be required.	Significant flooding from any known watercourse is considered unlikely.	Not suitable for development as the required sight lines cannot be achieved.  Land W of Moat Rd: a maximum of 50 dwellings only can be accommodated from Moat Rd as any increase would require the provision of a right turn lane at Shore Rd /Moat Rd junction which cannot be achieved.***	The proper roads infrastructure is not available.  Land W of Moat Rd: requires the upgrading of Moat Rd to 5.5m and a 2.0m footway connection to Shore Rd.***	Accessible to services	Yes	Unacceptable in principle****	

## Notes:

\* No comment from relevant agency

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

BMV = Best and Most Versatile Land

\*\*\* Revised opinion.

\*\*\*\* This is based on the totality of the site. A portion of the site may be acceptable in principle, if required for housing.

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

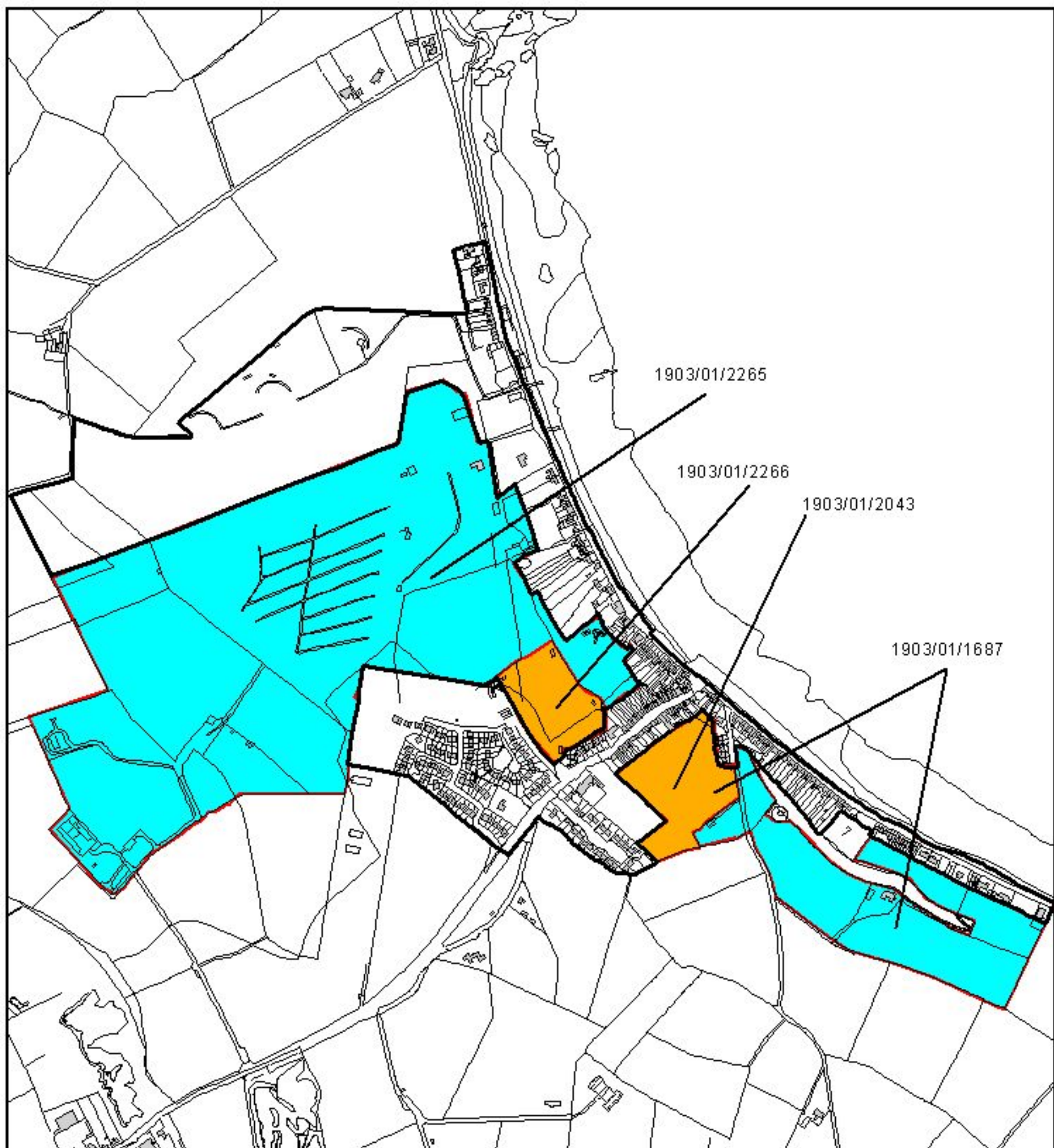
## **Provisional Key Design Considerations for Acceptable in Principle Objection Sites**

### **1903/01/2266**

- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Access can be achieved as an extension to the existing Moatlands development.
- Should an access be achieved directly unto High Street a right turning facility will be required.

### **1903/01/2043**




- A maximum of 50 dwellings will be permitted on this site.
- Access arrangements and dwelling layout to ensure that dwellings front onto proposed internal access roads.
- Provision of pedestrian and cycleway links to High Street.
- The boundaries of the site adjacent to the Greenbelt to be landscaped with 8 –10 metre deep buffer to consist of indigenous trees and hedgerows.



# Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Ballyhalbert

-  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.

0 150 300 Metres





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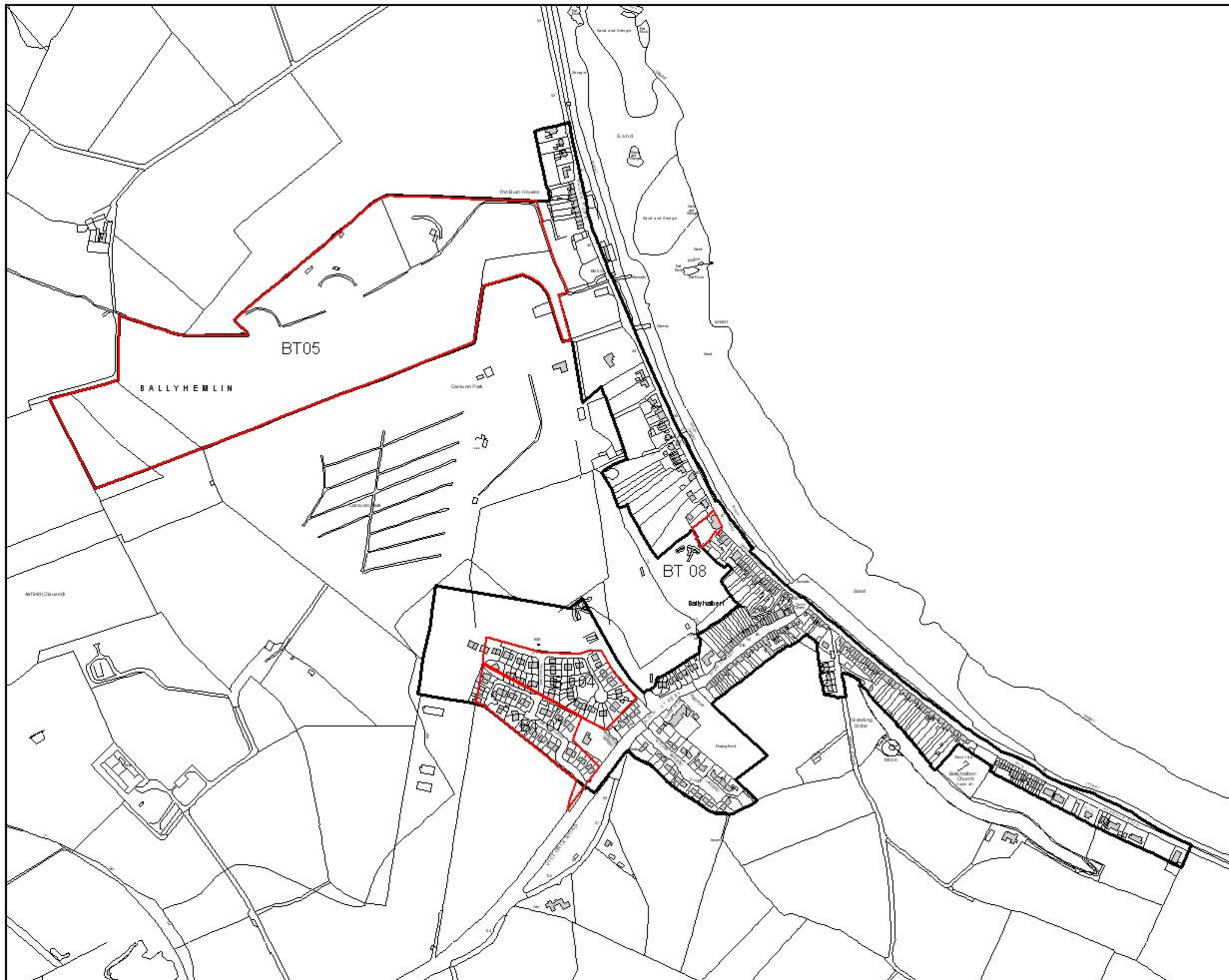


Draft Ards Down Plan 2015

Housing Land Supply  
2000 - 2015

## Ballyhalbert

-  Housing Supply Site
-  DADAP Sett. Limit



0 70 140 Metres



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