

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Ballywalter

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

Objection Reference Numbers

1903/01/1192

1903/01/1687

1903/01/2139

1903/01/2269

1903/01/2271

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

BALLYWALTER HOUSING SUPPLY AT Jan. 2005

The following Table details updated housing supply in the context of the Ards Down Plan 2000-2015 within the settlement limit of Ballywalter 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
BR 01 HPA 2 Dunover Park	2.4	71 (26)					71 (26)
BR 02 Greyabbey Road, Former Albion Factory	0.46	13 (13)					13
BR 03 HPA 1 Greyabbey Road	2.32				50 (8)		50 (8)
BR 04 Rear of former Albion Factory	3.32		75 (40)				75 (40)
BR 05 Brookfields	9.13	51 (43)					51 (43)
BR 06 Dunover Park	0.68	2 (2)					2 (2)
BR 12 Saltwater Close	1.12	2 (2)					2 (2)
BR 13** Site adjacent to & east of telephone exchange Greyabbey Road	0.09	10 (0)					10

< 10 Units							
Windfall				20 [7 (7)]			20 (7)
UNITS BUILT 98 - 00						21	21
TOTAL	19.79	149 (86)	75 (40)	20 [7 (7)]	50 (8)	21	315 (141)

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. (BR 03, BR 04, BR 06, BR 07, BR 10 and BR 12)

Typing error in published table (BR 05)

Site Evaluation Matrix for Housing Objection Sites in Ballywalter

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	Yield @ 20 dph
1192 2271	Additional Greenfield	Generally flat but rises slightly to the west.	*	Development on the objection site would lead to a large extension of Ballywalter to the W. Due to the topography of the site and surroundings, development would be viewed in the skyline travelling along Stump Rd and would also be viewed at a distance along the Greyabbey Rd.	Existing development to the north, east and south. Contiguous with development limit. Development would lead to urban sprawl to the W.	Reasonably convenient to services	BMV	Water supplies available. Storm sewer available. Upgrading of this sewer may be required. Foul sewer available in Well Road.	The site is unlikely to be subject to significant flooding from any known watercourse.	No objections in principle subject to a satisfactory access being provided onto Well Rd.	A right turn facility will be required on Well Road at the access to the site.	Accessible to services	Yes	Unacceptable in principle ****	Potential
1687	Additional Greenfield	Eastern portion fairly flat but western end rises steeply to the N.	EHS Natural Heritage: The land includes features worthy of protection. There is potential to enhance the linkage between the adjacent proposed LLPA2 and LLPA3.	If developed would detract from scenic entrance along Dunover Rd. Due to the elevated nature of a large part of the objection site, development would be prominent in the skyline along Dunover Rd and Whitechurch Rd. Presently the approach along Whitechurch Rd is that of a rural setting.	Contiguous with development limit.	Accessible but not convenient	BMV	Water supply available. There is a foul sewer available.	Unlikely to be subject to flooding. Marginal flooding may occur alongside watercourse.	This site is suitable for development. Access to this land could be gained from Dunover Rd.	A limit of 50 No. units because of the limited site frontage would not lend itself to a right turn facility.	Accessible to services	No	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	Yield @ 20 dph
2139	Additional Greenfield	Eastern portion fairly flat but western end rises steeply to the N.	EHS Natural Heritage: The land includes features worthy of protection. There is potential to enhance the linkage between the adjacent proposed LLPA2 and LLPA3.	If developed would detract from scenic entrance along Dunover Rd. Due to the elevated nature of a large part of the objection site, development would be prominent in the skyline along Dunover Rd and Whitechurch Rd. Presently the approach along Whitechurch road is that of a rural setting.	Contiguous with development limit.	Accessible but not convenient	BMV	There is a water supply available in. There is a foul sewer available.	Unlikely to be subject to flooding. Marginal flooding may occur alongside watercourse.	This site is suitable for development. Access to this land could be gained from Dunover Rd.	A limit of 50 No units because of the limited site frontage would not lend itself to a right turn facility.	Accessible to services	No	Unacceptable in principle	Potential
2269	Additional Greenfield	Gently rises and dips with road. Screened on approach from higher field to the W.	*	Development would lead to a large extension of Ballywalter to the W. This would impact on the setting of the village, due to the scale of the objection site.	Edge of the settlement and adjacent to housing and a small terrace of dwellings fronting the Greyabbey Road. Contiguous with development limit.	Edge of settlement but within walking distance.	BMV	Water supply available. Upgrading of the storm sewerage system may be required. A foul sewage pumping station may be required.	The site should not be subject to significant flooding from any known watercourse.	Adequate junction stagger cannot be achieved.	Unsuitable for development as the proper roads infrastructure is not available.	Accessible to services	Yes	Unacceptable in principle	

Notes:

* No comment from relevant agency

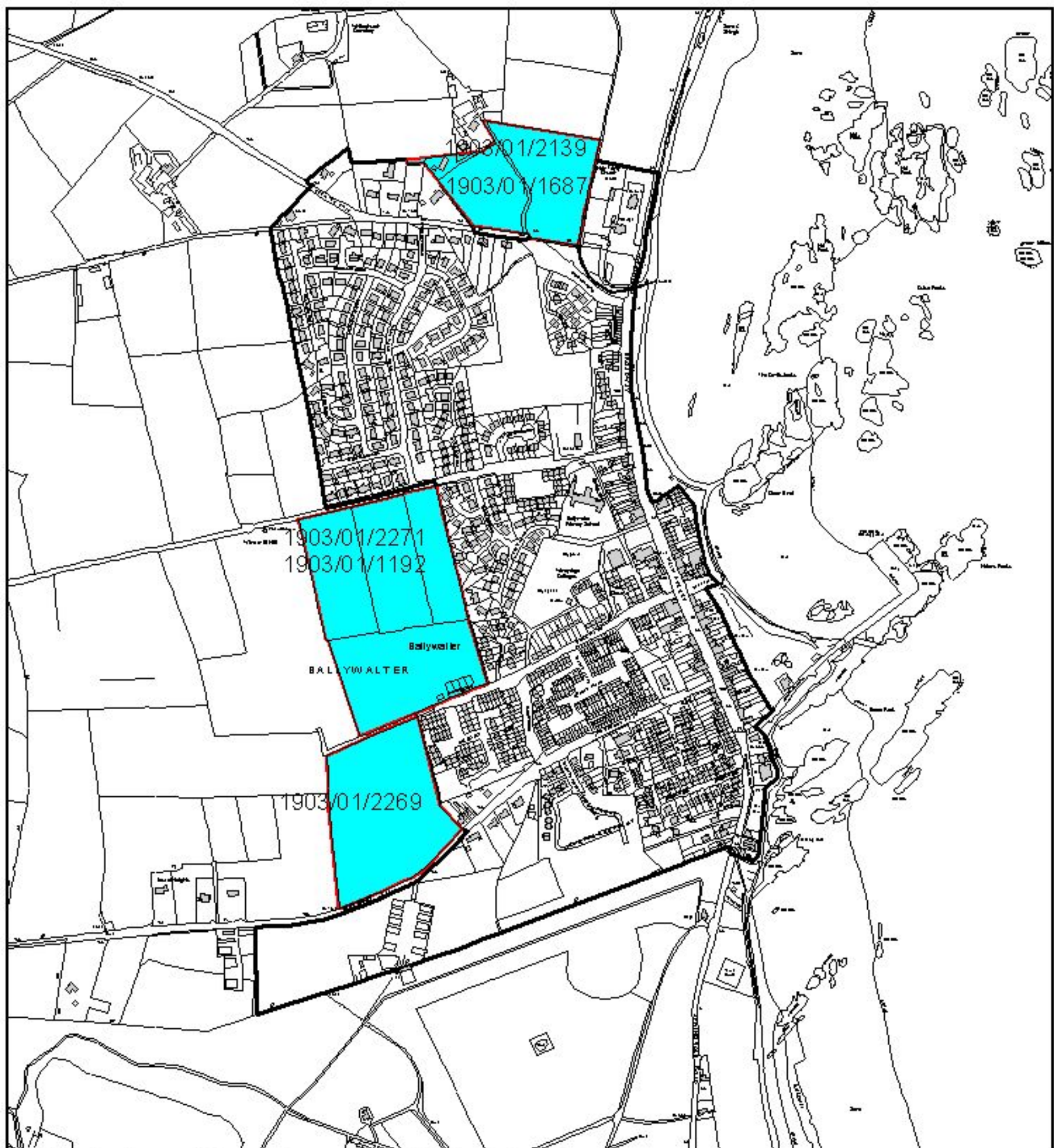
** Land quality based on initial survey work undertaken by DARD in 2001

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 requirements.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Ballywalter

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

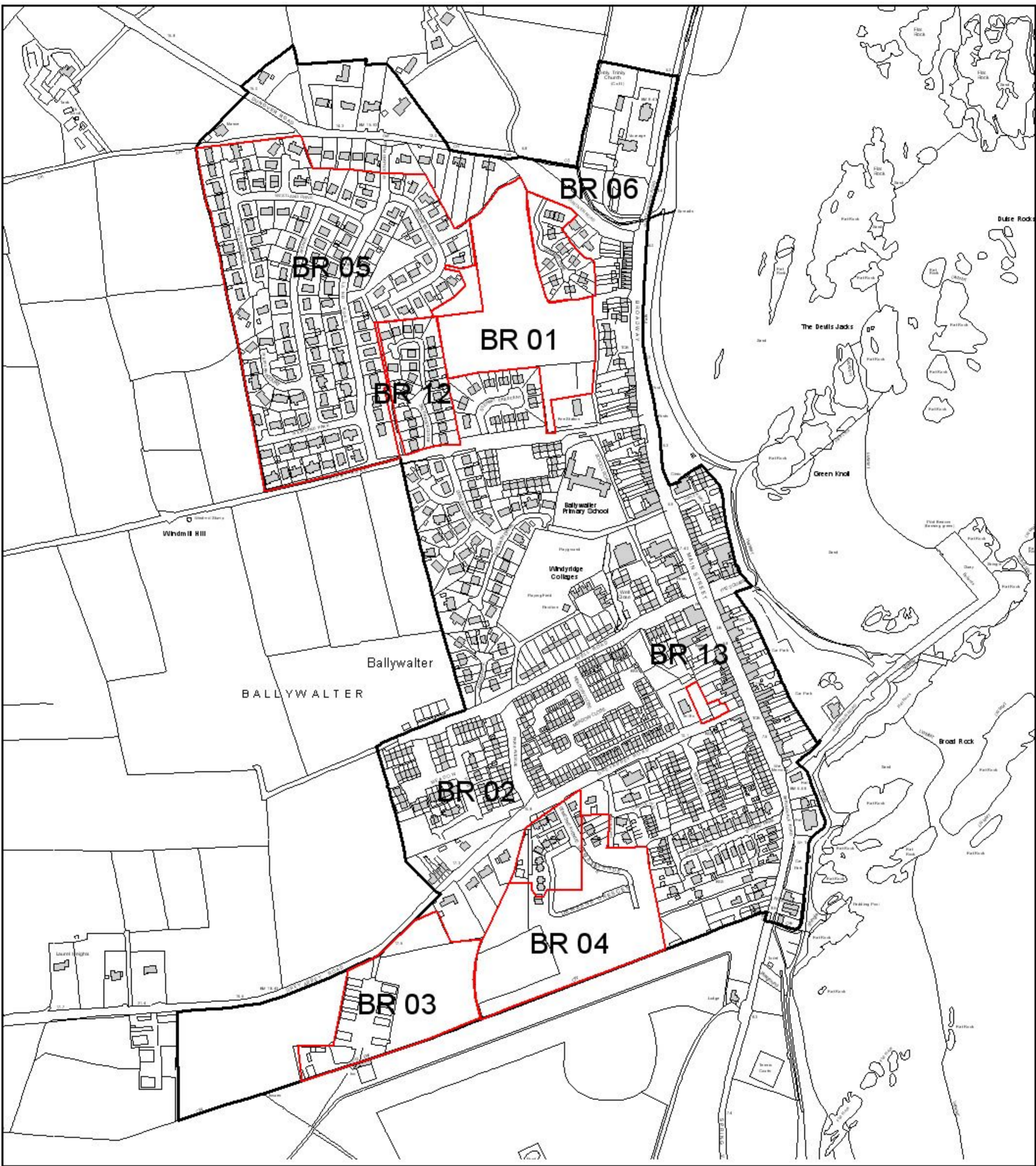
Refer to accompanying matrix for details

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 80 160 Metres



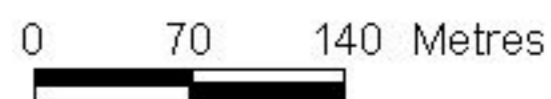
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Draft Ards Down Plan 2015
 Housing Land Supply
 2000 - 2015

Ballywalter

- Site Ref
- DADAP Sett. Limit



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