

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Carrowdore

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

Objection Reference Numbers

1903/01/1120	1903/01/1281
1903/01/1162	1903/01/1420
1903/01/1248	1903/01/1687
1903/01/1268	1903/01/2251
1903/01/1273	1903/01/2273

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

CARROWDORE 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 Carrowdore 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
CE 01 HPA 1 North of Main Street	2.61	5 (0)	34 (0)				39
CE 04 HPA 2 31-39 Main Street	0.44	18 (18)					18 (18)
CE 05** 2-14 Main Street	0.26	8 (8)					8 (8)
CE 06** Church Walk North	0.25	4 (4)					4 (4)
CE 07** Nos 3-23 Manse Road	0.44	13 (13)					13 (13)
< 10 Units							
Windfall				20 [1 (1)]			20
UNITS BUILT 98-00						8	8
TOTAL	5.11	48 (43)	34 (0)	20 [1 (1)]		8	110 (44)

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. (CE 02, CE 08, CE 09 removed)

Site Evaluation Matrix for Housing Objection Sites in Carrowdore

Site Reference	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 20dph
1120	Additional Greenfield	Land is flat, rough grassland, which is completely overgrown with scrub vegetation & some mature trees.	*	No existing development immediately south, east or west, farm house with associated buildings immediately to north.	Divorced from Development Limit to the east of Carrowdore.	Convenient	Non BMV	Water available. No storm sewer available. Foul sewer available but pumping station & main extension may be required. No apparent watercourse for emergency overflow.	No record of flooding at this location & significant flooding from any known watercourse is considered unlikely. Flooding occurs in a low-lying area adjacent to northern (lane) boundary.	Does not adjoin a public road. Any development using the adjoining laneway which is outside the site outlined in red would require major upgrading of laneway to full/ private street standards.	*	Accessible to main bus route	No	Unacceptable in principle	N/A
1162	Additional Greenfield	Relatively flat agricultural land which rises to south.	*	Existing development includes the new manse to south, a small cottage to NW, semi-detached cottage to NE & terrace of houses to NE on the opposite side of Manse Road.	Contiguous with Development Limit and stretches along Manse Road to the south of Carrowdore.	Convenient	Mostly BMV	Water supply available in Manse Road. No storm sewer available. Combined sewer available in manse Road. Upgrading of existing sewage system may be required.	Rivers agency has no record of flooding at this location & significant flooding from any known watercourse is considered unlikely.	Unsuitable for development as proper roads infrastructure is not available to sustain additional pedestrian traffic generated by proposal.	A footway cannot be provided to link with existing footway network.	Accessible to main bus route	No	Unacceptable in principle	N/A

Site Reference	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 20dph
1248 & 1273	Additional Greenfield	Northern part of the site is flat agricultural land with a slight fall to the north. Southern part of the site includes the dwelling & outbuildings at No. 1 Ballyblack Road east & paddock to front.	*	Existing development adjoining this site includes detached single storey dwellings No. 1 & No. 1a to the south of the site & Manse Court.	Contiguous with Development Limit and stretches along the Ballyblack Road East to the west of Carrowdore	Convenient	Non BMV	Water supplies available in manse Road & Ballyblack Road east. No storm sewer available. No foul sewer currently available to serve site. Development will require pumping station & pumping main pumping to existing gravity sewer will require upgrading.	Rivers Agency has no record of flooding at this location & significant flooding from any known watercourse is considered unlikely.	Site is not suitable for development as the required sight lines to construct a safe and well designed access cannot be achieved within the site outlined in red.	Site is also unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian & vehicular traffic generated by the proposal. In particular Ballyblack Road East requires a link footway from the proposed site.	Accessible to main bus route	No	Unacceptable in principle	N/A
1268	Additional Greenfield	Undulating agricultural grassland falling very slightly to west.	*	Manse Close is the only existing development to the NW of the site. One existing dwelling to north, new housing development to NW & agricultural grassland to south & east.	Contiguous with Development Limit and stretches along Manse Road to the south of Carrowdore.	Convenient	40% BMV	Water supply available in Manse Road. No storm sewer available. Combined sewer available Manse Road.	Rivers agency has no record of flooding at this location.	Unsuitable for development a proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	A footway cannot be provided to link with existing footway network or the school. A right turn facility will be required on Manse Road at access to the site.	Accessible to main bus route	No	Unacceptable in principle	N/A

Site Reference	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 20dph
1281	Additional Greenfield	<p>Land north of New Road fairly prominent undulating agricultural grassland.</p> <p>Land south of New Road relatively flat, includes farm house and associated buildings.</p> <p>Land south east of Church Walk is relatively flat agricultural land Very small, rough grassland site accessed via a poorly surfaced lane.</p>	*	No existing development immediately north or south of entire site. Development to east includes a couple of single dwellings separated by one field, while to west there is a small housing development & three detached dwellings.	Contiguous with Development Limit and stretches along New Road to the east of Carrowdore.	Convenient	Non BMV	Water available. No storm sewer available. Upgrading of existing sewage system may be required.	No record of flooding & significant flooding from any known watercourse is considered unlikely. Marginal flooding may occur in low places adjacent to the open watercourses at this location & ponding may occur in other low lying areas.	Site is not suitable for development as required sightlines to construct a safe & well designed access cannot be achieved within the site outlined in red. Also unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	New road needs to be widened to 5.5m from the proposed site to Main Street & a link footway required to link to the existing footway network. A right turn facility cannot be provided on New Road at the access to the site. An adequate junction stagger cannot be provided within the adjacent private accesses.	Accessible to main bus route	Part of site	Unacceptable in principle	N/A

Site Reference	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 20dph
1420	Additional Greenfield	Flat agricultural grassland adjacent to No. 21 New Road.	*	No existing development to north, south, east or west.	Divorced from the Settlement Limit to the east of Carrowdore.	Convenient	Non BMV	Water available. No storm sewer available. Foul sewer available but foul sewage pumping station & pumping main extension may be required.	Rivers Agency has no record of flooding at this location & significant flooding from any known watercourse is considered unlikely, marginal flooding may occur adjacent to the open watercourse.	Not suitable for development as required sightlines to construct a safe & well designed access cannot be achieved within the site outlined in red.	Also unsuitable for development as proper roads infrastructure not available to sustain additional pedestrian & vehicular traffic generated by proposal. New Road needs to be widened to 5.5m from proposed site to Main Street & footway to link existing. Adequate junction stagger cannot be provided with adjacent private accesses.	Accessible to main bus route	No	Unacceptable in principle	N/A

Site Reference	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 20dph
1687 Part A	Additional Greenfield	Land north of New Road fairly prominent undulating agricultural grassland. Land south of New Road relatively flat, includes farm house & associated buildings.	*	No existing development immediately north or south of entire site. Development to east includes a couple of single dwellings separated by one field, while to west there is a small housing development & three detached dwellings.	Contiguous with Development Limit and stretches along New Road to the east of Carrowdore	Convenient	Non BMV	Water available. No storm sewer available. Upgrading of existing sewage system may be required.	No record of flooding & significant flooding from any known watercourse is considered unlikely. Marginal flooding may occur in low places adjacent to the open watercourses at this location & ponding may occur in other low lying areas.	Site is not suitable for development as required sightlines to construct a safe & well designed access cannot be achieved within the site outlined in red. Also unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	New road needs to be widened to 5.5m from the proposed site to Main Street & a link footway required to link to the existing footway network. A right turn facility cannot be provided on New Road at the access to the site. An adequate junction stagger cannot be provided within the adjacent private accesses.	Accessible to main bus route	Yes	Unacceptable in principle	N/A

Site Reference	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 20dph
1687 Part B	Additional Greenfield	Flat agricultural grassland falls slightly to north, marshy area in NW corner.	*	Housing to east & agricultural grassland to north, south & west	Contiguous with Development Limit and stretches along Ballyblack Road East to the west of Carrowdore.	Convenient	Non BMV	Water available. No storm sewer available. No foul sewer currently available to serve this site. Development will require a pumping station.	No record of flooding at this location & significant flooding from any known watercourse is considered unlikely.	Not suitable for development as the required sightlines to construct a safe & well designed access cannot be achieved within the sight outlined in red.	Unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian & vehicular traffic generated by the proposal. Footway required from proposed site to link existing footway network.	Accessible to main bus route	No	Unacceptable in principle	N/A
2251	Additional Greenfield	Agricultural grassland with a gradual fall to the west. Large concrete shed & adjoining yard used for storing cars within site.	*	No development to the NW of the entire site, an existing industrial area to the NE & road frontage development along Main Street to the south and SE.	Contiguous with Development Limit	Convenient	Non BMV	Water available. A combined sewer crosses the site from south to north. A foul sewage pumping station may be required to discharge this sewer. Upgrading of the existing sewerage infrastructure may be required.	No record of flooding at this location & significant flooding from any known watercourse is considered unlikely.	Planning application for 15 dwellings X/2005/0560. Access for this approval could only sustain a further 35 dwellings (50 total) as right turn facility required at Main Street & cannot be achieved on land within the departments control.	N/A	Accessible to main bus route	Yes	Unacceptable in principle ****	N/A

Site Reference	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 20dph
2273	Additional Greenfield	Irregular shaped agricultural grassland, which rises to the SE. Highest point to SE is fairly prominent.	*	Farm at No. 21 New Road is located immediately north, Castle Meadows housing development to west. & surrounded by open agricultural grassland to south & east. Carrowdore Quarry is further south. Planning Service Minerals Unit advise that development not normally be permitted within 100m of an active hard rock quarry.	Contiguous with Development Limit and to the south east of Church Walk to the east of Carrowdore	Convenient	50% BMV	Water available. No storm sewer available. Foul sewer available in Church Walk, foul pumping station may be required. Upgrading of existing sewage system may be required.	No record of flooding at this location & significant flooding from any known watercourse is considered unlikely, ponding occurs in a low lying area adjacent to northern (lane) boundary & a pond has also been constructed in this site. Watercourse not suitable for development run-off at present.	This site can be developed with access from Castle Meadows. Development must be restricted to a maximum of 100 dwellings including those existing. A right turn lane will be required on Main Street. ***	A right turn facility will be required at main Street/ Castle Meadows Drive.	Accessible to main bus route	Yes	Unacceptable in principle	N/A

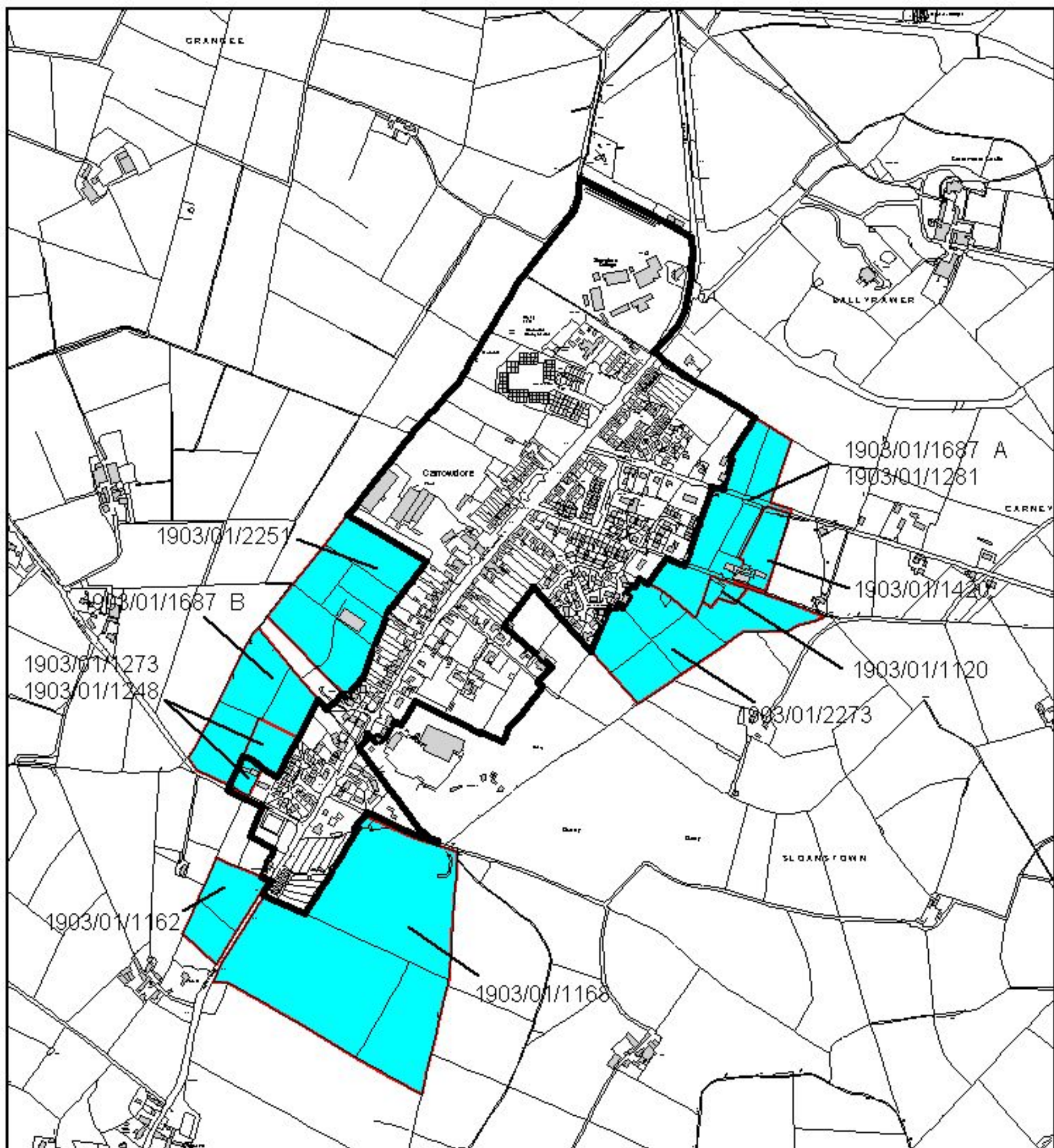
Note:

* = 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




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



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Carrowdore

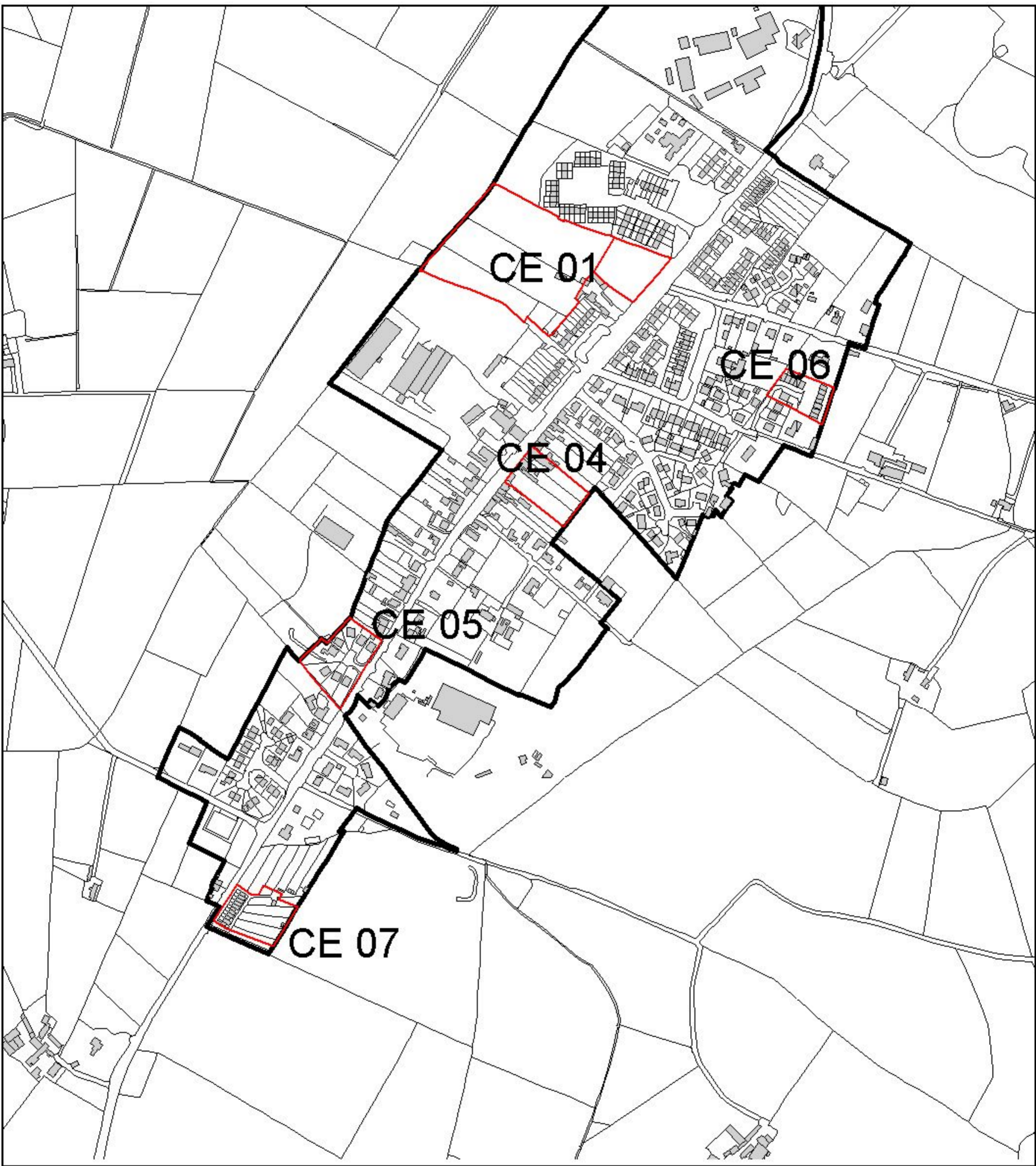
-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

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.





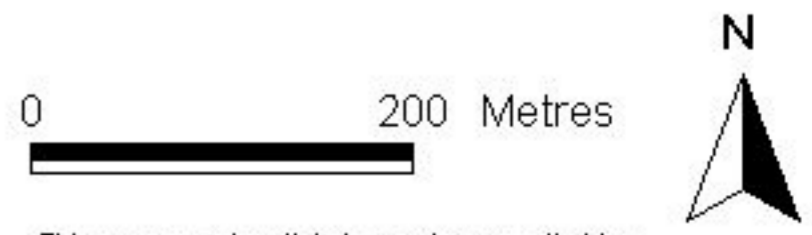
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Draft Ards Down Plan 2015
Housing Land Supply
2000 - 2015

Carrowdore

-  Site Ref
-  DADAP Sett. Limit



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