

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Clough

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

**Objection Reference Numbers
1903/01/1318**

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

CLOUGH 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 Clough 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 (ha)	Urban Capacity Site*	Existing Greenfield Site*	Estimated Windfall***	Additional Greenfield Site	Units Built 98-00	Total Units
CH01 Castlewellan Road	0.51	17 (17)					17
UNITS BUILT 98-00						0	0
WINDFALL				15 (0)			15
TOTAL	0.51	17 (17)	0	15 (0)	0	0	32

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.

Site Evaluation Matrix for Housing Objection Sites in Clough

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 @ 20dph
1318 B	Additional Greenfield	Open, sloping gently upward to prominent crest along E boundary	*	Single dwelling to N, undulating countryside to W & E & business premises to S. Lies on main tourist route. Dev would read as sprawl detrimental to setting.	Divorced	Convenient	BMV	Water supply & combined sewer available. Upgrading of supply & sewerage system may be required	Unlikely to be affected by significant flooding	Suitable from Dundrum Road A2	Improvements to existing road network & right turn facility required	Accessible	Yes	Unacceptable in principle	N/A
1318 C	Additional Greenfield	Undulating and sloping down from roundabout to E.	*	Adjoins roundabout to E, dwellings & backlands to S and open countryside to W & N.	Contiguous	Convenient	BMV	Water supply & combined sewer available. Upgrading may be required. Partly within Cordon Sanitaire. WWTW approx. 100m to north	Unlikely to be affected by significant flooding	Suitable from roundabout A25	Traffic modelling required to determine extent of alterations to roundabout.	Accessible	No	Acceptable in principle#	48
1318 D	Additional Greenfield	Falls sharply to NE	*	Between roundabout and Jordanstown estate to N. Large agricultural shed to E. Dev would result in merge with Jordanstown & urban sprawl	Contiguous but separated by roundabout and road.	Convenient	BMV	Water supply, storm sewer & combined sewer available. Upgrading of sewerage system may be required. Partly within Cordon Sanitaire. WWTW approx. 100m to west	Unlikely to be affected by significant flooding	Suitable from Downpatrick Road	Improvements to existing road network & right turn facility required. Site includes DRD car park and proposed park and ride / share site.	Accessible	Yes	Unacceptable in principle	N/A

* = No comment from relevant agency

** Land quality based on initial survey work undertaken by DARD in 2001. BMV land = Best and most versatile land

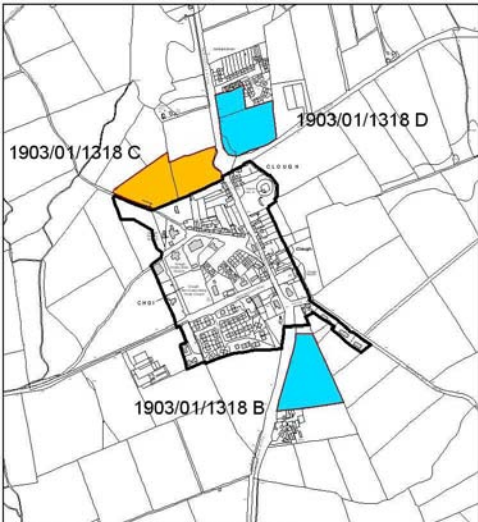
Notes:

#This is based on the totality of the Objection Site. Only a portion of the Site may be required to cater for the Department's provisional assessment of the housing requirement.

Provisional Key Design Considerations for Acceptable in Principle Objection Site 1318 C

- housing development to be a minimum gross site density of 20 dwellings per hectare;
- provision of satisfactorily sited access onto the A25 roundabout and traffic modelling to indicate the extent, if any, of alterations to the roundabout;
- design of access arrangements and dwelling layout to ensure that houses front internal access roads; and
- the existing hedgerow along the northern boundary adjacent to the open countryside shall be retained and enhanced with a 8-10 metre belt of trees of native species to provide screening for the development and help integrate it into the surrounding countryside.




Water Service has indicated that part of the site is within the 'Cordon Sanitaire' of Clough WWTW.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Clough

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying maps for details

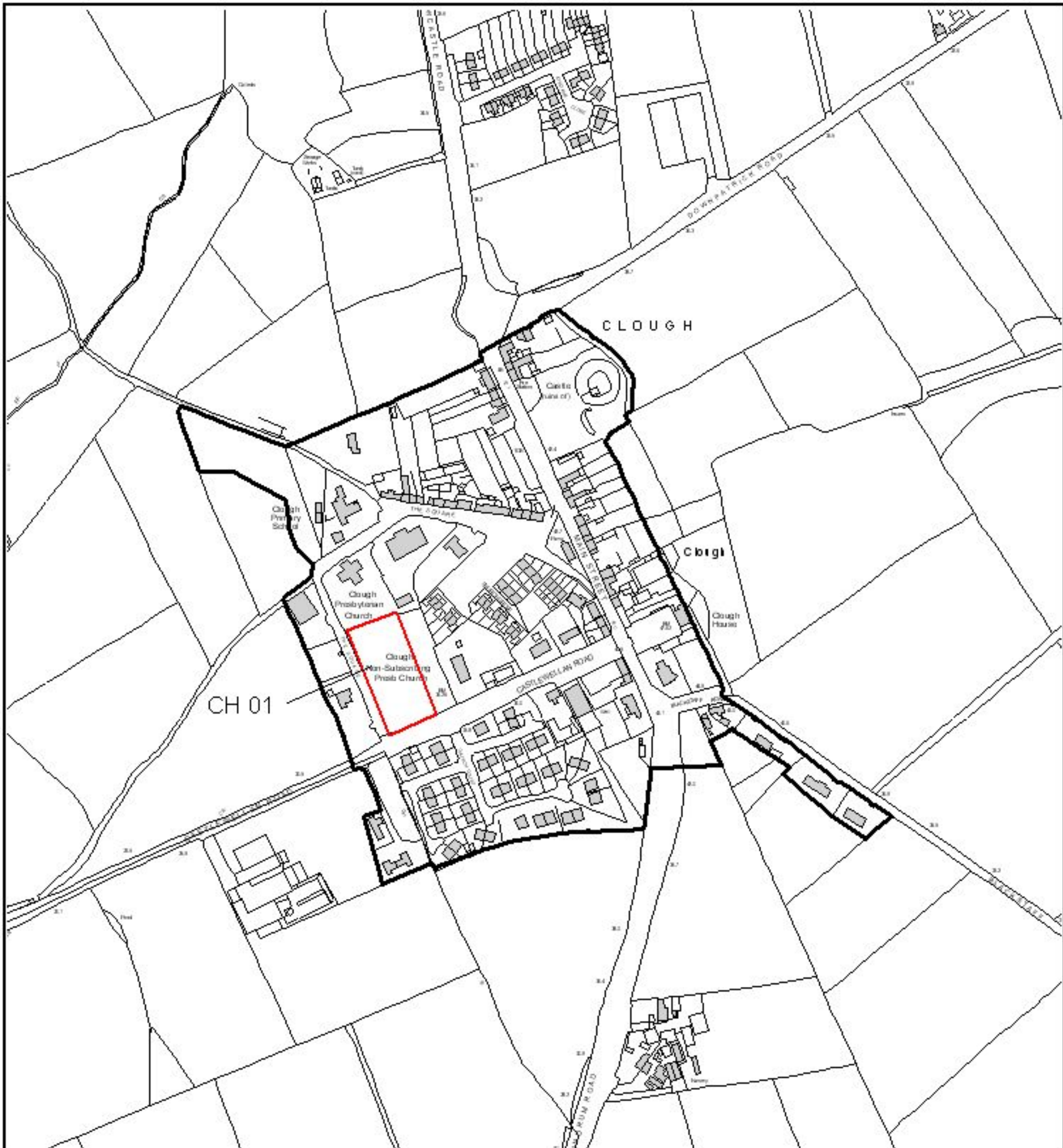
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 40 Metres






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

 Site Ref
 DADAP Sett. Limit

0 60 Metres 

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