

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Cloughey

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

Objection Reference Numbers

1903/01/982	1903/01/1687
1903/01/1143	1903/01/2274
1903/01/1177	1903/01/2303
1903/01/1189	1903/01/2304
1903/01/1237	1903/01/2308
1903/01/1282	1903/01/2329
1903/01/1620	

March 2006



CONTENTS PAGE

Introduction

Allocation of proposed revised HGI and Additional housing Requirements in Ards Borough

Updated Housing Supply Tables

Updated Housing Supply Map

Housing Objection Matrix

Map showing objections requesting inclusion of additional Housing Lands

Key Design Considerations

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

CLOUGHEY 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 Cloughey 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
CY 01 HPA 1 (7857) Rear of 122 Main Road	1.36		37 (21)				37 (21)
CY 02 HPA 2 (7856) Rear of 41 Main Road	3.2		39 (32)				39 (32)
CY 03 Adj. To 39 Kircubbin Road	1.24		11 (11)				11
CY 04 HPA 4 Rear of 252 – 264 Main Road	1.75		37 (0)				37
CY 08 210-218 Main Road	0.89	16 (16)					16
CY 09 South of 20 Main Road	0.11	5 (1)					5 (1)
CY 11** Cemetery Site	0.16	2 (2)					2
CY 12** 204-208 Main Road	0.24	21 (21)					21
CY 13** HPA 3 Land adj. 39 Kircubbin Rd & Rear 23-39 Kircubbin Rd	3.75		75				75
CY 14** Rear of 23-29 Kircubbin Rd	2.56		30 (30)				30
CY 15** 13194 Land to the rear of 6-18 Quarter Road	0.79		24 (0)				24 (0)
CY 16** Land to the rear of 116/122 Main Road	1.22		30 (0)				30 (0)
< 10 Units	0.21	5 (1)	1 (1)				6
Windfall				10 [6 (6)]			10
UNITS BUILT 98-00						8	8
TOTAL	17.16	49 (41)	284 (95)	10 [6 (6)]		8	351 (142)

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. (CY 01, CY 03, CY 04, CY 09, CY 08, and CY 10)

-Sites with a yield of less than 10 units (CY 07)

Site Evaluation Matrix for Housing Objection Sites in Cloughey

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
982														Acceptable Appeal allowed	30 units approved
1143	Additional Greenfield	Fairly flat	<p>EHS Built Heritage: Site contains some important public distant views of the castle, as well as providing a physical separation between Cloughey and Portavogie.</p> <p>EHS Natural: Development would erode the uncompromised setting of Kirkistown Castle to the E, as well as adversely impacting on visual amenity and the integrity of the proposed LLPA designation.</p>	<p>Any development would in particular effect the setting of this historic site. The objection site forms part of the setting to Kirkistown Castle and the lands have therefore been protected by the designation of proposed LLPA 1 Kirkistown Castle, Windmill, Rath and associated lands.</p>	<p>Contiguous with development</p> <p>Development would result in urban sprawl to the W of Cloughey and lead to further development pressure.</p>	Accessible	Non-BMV	<p>There is water supply available.</p> <p>There is a foul sewer available. A foul sewage pumping station may be required to discharge to sewer.</p>	<p>The site is unlikely to be subject to significant flooding from any known watercourse.</p>	<p>This site is unsuitable for development as the required sight lines to construct a safe and well designed access cannot be achieved. In particular, an adequate junction stagger cannot be achieved with the adjacent private accesses.</p>	*	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 @ 20dph
1177	Additional Greenfield	Undulating with a gradual rise towards the castle and to the NE of the site.	<p>EHS Natural: Development would considerably erode the uncompromised setting of Kirkistown Castle to the E, as well as adversely impact on visual amenity and the integrity of the proposed LLPA designation.</p> <p>EHS Built: development would have a particularly adverse impact on the setting of Kirkistown Castle, a regionally important monument.</p>	Site is on low lying but exposed lands which are visible on approaching Kirkistown Castle from Main Road and from the local cemetery. Development would therefore be harmful to the setting of this historic site.	Contiguous with development limit, but isolated from development. Development would result in sprawl to the W of Cloughey.	Accessible	Non-BMV	<p>Water supply available, access may be through private property. Development of this land will be dependent on approval being obtained for discharge to the watercourse 300m to the north. Water Service were recently refused consent to discharge to this watercourse.</p> <p>Foul sewer available. A foul sewage pumping station and a pumping main will be required. Access may be difficult.</p>	The northern part of this site is situated within the flood plain of designated watercourse. Rivers Agency would have no reservations about the development of land lying above the Q100 level.	The proposed site does not adjoin a public road.	The existing laneway leading to the site is substandard and is not capable of sustaining the likely vehicular and pedestrian traffic.	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	Potential Yield @ 20dph
1189	Existing greenfield	Flat	<p>Proposed LLPA Land. EHS Nat Heritage: A very narrow shoreline margin, adjacent to the Outer Ards ASSI and proposed Outer Ards Special Protection Area. EHS would stress the sensitivity of this area in relation to the nature conservation value of these designated sites.</p> <p>EHS Built: If the development limit is changed here, the site would still fall within proposed LLPA 3. Any future development proposed will need to be sympathetic to the proposed LLPA.</p>	<p>Located to the south east of Cloughey, adjacent to the Outer Ards Area of Special Scientific Interest. Long narrow site along the shoreline south of Lifeboat Cottage. The area forms part of the back lands of the beach and has open views towards the sea.</p>	<p>Within development limit.</p> <p>Development would represent an unnecessary extension south of the village.</p>	Accessible	Non-BMV	<p>Water supply available.</p> <p>There is a foul sewer available, some under building of properties may be required.</p>	<p>Significant flooding from any known watercourse is considered unlikely. Developers should take into account the proximity of the sea, i.e. tidal influences etc.</p>	<p>This 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.</p>	*	Accessible to services	Yes	Unacceptable in principle	
1237	Existing Greenfield	Relatively flat in nature with a gentle slope rising to the west.	*	<p>Existing development to the north, east and south east. Agricultural land to the west.</p>	<p>Within development limit. Development would result in unnecessary urban sprawl west of the village.</p>	Accessible	Non-BMV	<p>Water supplies available. There are foul sewers available. There is a combined sewer available. Access to the combined sewer may be difficult.</p>	<p>The site is unlikely to be affected by significant flooding from any known watercourse.</p>	<p>This site can be developed with access from Calhame Gardens as per x/2004/872.***</p>	<p>Any further development over and above what was proposed under application x/2004/872 will require the upgrading in width to 5.5m of Calhame Gardens and connecting footway.***</p>	Accessible to services	Yes	<p>Unacceptable in principle</p> <p>Northern-most corner approved for housing on appeal</p>	5 approved on appeal

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
1282	Additional Greenfield	Site slopes gently upwards to the NW, cresting midway into the site. Rear half of site is relatively flat.	EHS Built Heritage: proposed LLPA land. Site contains some important public distant views of the castle (a regionally important monument), as well as providing a physical separation between Cloughey and Portavogie.	Site forms part of the undeveloped setting to the eastern end of Cloughey and is visible when approaching from Portavogie to the east. Development of the Site will lead to the erosion of the gap between Cloughey and Portavogie.	Site forms a visual break along the N side of Main Rd. Development would lead to further ribboning along this side of Main Rd.	Accessible	Non-BMV	Water supply available. There is a foul sewer available. Upgrading of the existing foul pumping station may be required.	*	A right turn facility will be required at the access to the site.	Not suitable for development as the proper roads infrastructure is not available. In particular, Main Rd needs to be widened to 5.5m and a footway along the site frontage is required to link into the existing footway network.	Accessible to services	Yes	Unacceptable in principle	
1620														Acceptable Appeal allowed	24 units approved
1687	Partly existing greenfield, partly additional greenfield	Predominantly flat	*	Kirkistown Park estate sits adjacent and N of the site, whilst the frontage development along Main Road bounds the Site to the east. To the SE of the Site there is a large farm complex and an open area.	Partly within development limit. Development would result in urban sprawl to the W of the village.	Accessible	Non-BMV	Water supplies available. Foul sewers available. A foul sewage pumping station may be required. Upgrading of the existing foul sewerage infrastructure may be required.	No record of flooding at this location and significant flooding from any known watercourse is considered unlikely.	A right turn facility will be required at the access to the site. An adequate junction stagger cannot be achieved with the adjacent private accesses.	Not suitable for development as the proper roads infrastructure is not available. Portaferry Rd needs to be widened to 5.5m and will require a footway along the site frontage.	Accessible to services	Yes	Unacceptable in principle Small portion of southern half of site approved for housing on appeal	38 approved on appeal

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
2274	Existing Greenfield	Relatively flat	EHS Natural Heritage: proposed LLPA land. Development would have a detrimental impact on the biodiversity and landscape interests of the area. EHS Built: The present built form at the site is not a permanent feature, and is certainly not as dominant as any new housing development would inevitably be at this location.	Development would create a major visual impact from critical viewpoints (Main Rd, Manse Rd, coastal path and New Harbour Rd in Portavogie) and be detrimental to the character of the village.	Development would extend into surrounding open coastal land resulting in unnecessary urban sprawl.	Accessible, located at northern end of settlement.	Non-BMV	Water supply available. Foul sewer available (access may be through private property) A foul sewage pumping station may be required. Upgrading of the existing sewerage system may be required.	Significant flooding from any known watercourse is considered unlikely, developers should take into account the proximity of the sea, i.e. tidal influences etc.	This site is suitable for development with access through HPA2 via existing access road previously approved. ***	A properly designed right turn lane will be required.***	Accessible to services.	No	Unacceptable in principle	
2303	Additional Greenfield	Predominantly flat in nature	*	Site can be seen from the western approach to the village along the Portaferry Road and the Site forms part of the rural setting to the village, which would be harmed by inclusion and development of the site.	Contiguous with development. Inclusion would result in unnecessary urban sprawl to the SW.	Accessible	Non-BMV	There is water supply available. No storm sewer available. There is a foul sewer available. A foul sewage pumping station may be required to discharge to this sewer. Access may be difficult.	No record of flooding at this location and significant flooding from any known watercourse is considered unlikely.	A right turn facility will be required at the access to the site.	Not suitable for development as the proper roads infrastructure is not available. Portaferry Rd needs to be widened to 5.5m and will require a footway along the site frontage.	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 @ 20dph
2304	Partly existing greenfield, partly additional greenfield	Predominantly flat	*	Detached dwellings lie along the Portaferry Road frontage in the S part of the site. There are also several dwellings along Mill Lane in the northern section of the site. A farm complex and the development that fronts onto Main Road lie adjacent and east of the site.	Partly within development limit, remainder contiguous with limit.	Accessible	Non-BMV	Water supplies available. Foul sewer available. There is a combined sewer. A foul sewage pumping station may be required. Upgrading of the existing foul pumping station may be required.	The site is unlikely to be affected by significant flooding from any known watercourse.	A right turn facility will be required at the access to the site. An adequate junction stagger cannot be achieved with the adjacent private accesses.	Not suitable for development as the proper roads infrastructure is not available. Portaferry Rd needs to be widened to 5.5m and will require a footway along the site frontage.	Accessible to services	Yes	Unacceptable in principle SE portion of site approved for housing on appeal	38 approved on appeal
2308	Existing Greenfield	Relatively flat	EHS Natural Heritage: proposed LLPA land. Development would have a detrimental impact on the biodiversity and landscape interests of the area. EHS Built: The present built form at the site is not a permanent feature, and is certainly not as dominant as any new housing development would inevitably be at this location.	Development would create a major visual impact from critical viewpoints (Main Rd, Manse Rd, coastal path and New Harbour Rd in Portavogie) and be detrimental to the character of the village.	Development would result in an extension of the village into an area of surrounding open coastal land resulting in unnecessary urban sprawl.	Accessible, located at northern end of settlement.	Non-BMV	Water supply available. Foul sewer available (access may be through private property) A foul sewage pumping station may be required. Upgrading of the existing sewerage system may be required.	Significant flooding from any known watercourse is considered unlikely, developers should take into account the proximity of the sea, i.e. tidal influences etc.	This site is suitable for development with access through HPA2 via existing access road previously approved. A properly designed right turn lane will be required.***	*	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	Potential Yield @ 20dph
2329	Existing Greenfield	Relatively flat	<p>EHS Natural Heritage: proposed LLPA land. Development would have a detrimental impact on the biodiversity and landscape interests of the area.</p> <p>EHS Built: The present built form at the site is not a permanent feature, and is certainly not as dominant as any new housing development would inevitably be at this location.</p>	Development would create a major visual impact from critical viewpoints (Main Rd, Manse Rd, coastal path and New Harbour Rd in Portavogie) and be detrimental to the character of the village.	Development would extend into surrounding open coastal land resulting in unnecessary urban sprawl.	Accessible, located at northern end of settlement.	Non-BMV	Water supply available. Foul sewer available (access may be through private property) A foul sewage pumping station may be required. Upgrading of the existing sewerage system may be required.	Flooding from any known watercourse is considered unlikely, developers should take into account the proximity of the sea, i.e. tidal influences etc.	Site does not adjoin public road. Existing access to the caravan site is substandard. However, access to the site can be achieved through HPA2 via existing access road previously approved. A properly designed right turn facility will be required.	Existing access to the caravan site is substandard and is not capable of sustaining the likely vehicular and pedestrian traffic generated by the proposal.	Accessible to services.	No	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.

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

1903/01/982

- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Western and southern boundaries of the site adjacent to the Greenbelt to be landscaped with 8 –10 metre deep buffer to consist of indigenous trees and hedgerow species.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service.

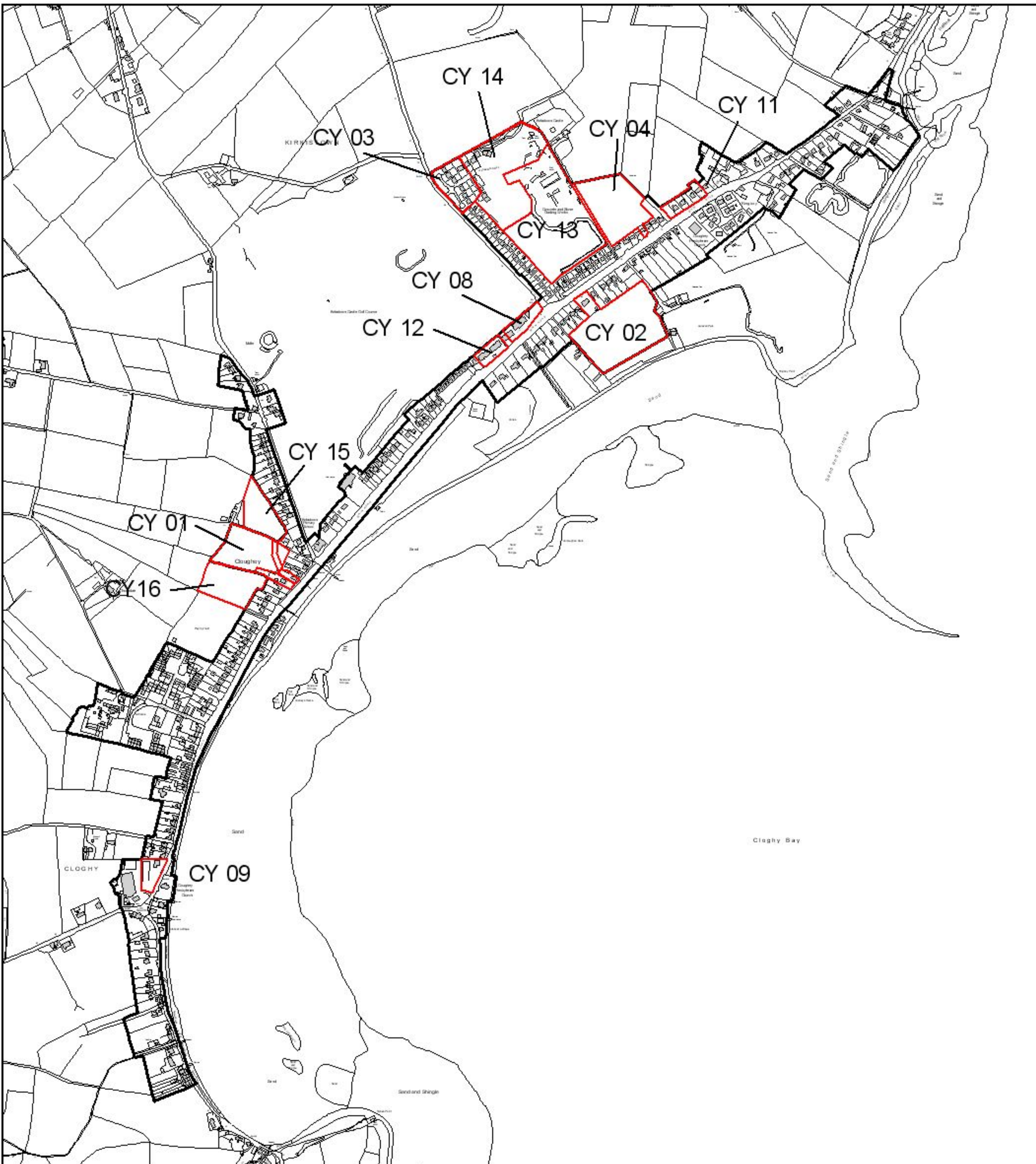
1903/01/1237

- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service.

1903/01/1687

2304/01/2304

- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Western boundary of the site adjacent to the Greenbelt to be landscaped with 8 – 10 metre deep buffer to consist of indigenous trees and hedgerow species.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service.
- Access arrangements and dwelling layout to ensure that dwellings front onto proposed internal access roads.

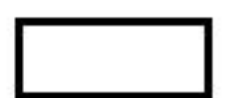


Draft Ards Down Plan 2015
 Housing Land Supply
 2000 - 2015

Cloughey



Site Ref



DADAP Sett. Limit

0 200 Metres



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Ards & Down Area Plan 2015
Public Inquiry

Provisional Assessment

Objections requesting
inclusion of additional
housing / development
lands in Cloughey.

-  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.

0 200 Metres



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