

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Crossgar

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

Objection Reference Numbers

1903/01/963	1903/01/1441
1903/01/974	1903/01/1487
1903/01/1242	1903/01/1619
1903/01/1355	1903/01/1775
1903/01/1389	1903/01/2497

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

CROSSGAR 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 Crossgar 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
CR 01 (HPA 1) Station Road	1.99	63 (63)					63
CR 02 (HPA 2) Downpatrick Road	6.16		106 (42)				106
CR 03 (HPA 3) Kilmore Road	3.94				79		79
Built Jan 00- Aug 01	0.04	1 (1)					1
UNITS BUILT 98-00						0	0
WINDFALL				25 (6)			25
TOTAL	12.13	64 (64)	106 (42)	25 (6)	79	0	274

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.

Notes:

Any changes between figures quoted above and the figures within the Settlement Report to the draft Plan can be attributed to a number of factors:

- 1) Differences between estimated yields and actual approvals (CR 01 & CR02)

Site Evaluation Matrix for Housing Objection Sites in Crossgar

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
963	Additional greenfield	Level or below level of adjoining main road	Area has a range of habitats that are of nature conservation interest. Mature vegetation provide landscape and nature conservation interest along the river corridor.	Glasswater River forms E boundary (partly with proposed LLPA) & Saintfield Road forms W boundary. Housing dev to south, otherwise surrounded by rough agricultural land. Dev would read as sprawl.	Contiguous along southern boundary, northern section is divorced.	Convenient at southern end.	Not BMV	Water supply available but upgrading may be required. Foul sewers available. A foul sewer extension, foul sewage pumping station and upgrading of existing infrastructure may be required.	A portion of the site is liable to flooding. Remaining portions of this site may also be subject to flooding during a Q ₁₀₀ event.	Suitable from A7 Saintfield Road	Right turning lane and link footway required.	Accessible	Yes	Unacceptable in principle	N/A
974	Additional greenfield	Rises from Kilmore Road to the former railway line to E	*	Bounded by railway line to E with housing estate beyond. Agricultural land to N & S. Individual dwellings opposite to W and to S	Divorced. Contiguous with land proposed as HPA 3 in Draft Plan.	Inconvenient	Not BMV	Water supply & foul sewer available. A foul sewer extension, foul sewage pumping station and up-grading of existing infrastructure may be required	Should not be subject to significant flooding	Suitable – access through HPA 3	Conditions contained within the draft plan for HPA 3 apply	Accessible	No	Acceptable in principle	24
1242 / 1487	Additional greenfield	Eastern field falls from a prominent highpoint in middle of S boundary towards the N, W & E. NE	*	Elevated above police station and individual dwellings to S. Adjoins single dwelling to N and Saintfield	Contiguous	Convenient	Not BMV	Water supply available, but trunk main within site. Foul sewer available but foul sewage pumping	Should not be subject to significant flooding	Not suitable (required sightlines & adequate junction stagger cannot be achieved)	Right turning lane required on A7 Saintfield Road and link footway would be required.	Accessible	Yes	Unacceptable in principle	N/A

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
		east corner sits below the level of Saintfield Road. Western field falls to the E from W		Rd to E. Open countryside to N W. Site contributes to village setting.				station and upgrading of existing infrastructure may be required.							
1355	Additional greenfield	Rises from the roadside in an easterly direction. Elevated and prominent to E	*	Site is abutted by a cemetery to the N, detached dwellings to the S, agricultural land to the E and a golf course opposite	Divorced	Inconvenient	Not BMV	Water supply and foul sewers available. Foul sewer extension, foul sewage pumping station and up-grading of existing infrastructure may be required	No known suitable watercourses adjacent to the site to which development run-off may be taken	Unsuitable (required sightlines and satisfactory junction stagger are not achievable & roads infrastructure)	Footway link to existing footway network	Accessible	No	Unacceptable in principle	N/A
1389	Urban capacity & additional greenfield	Flat and hard cored with a steeply rising bank along the NW, S & E boundaries. Slopes down to Glasswater River to the west.	Residential development may disturb the wildlife interests of the river corridor. Any development would also hinder the potential for pedestrian linkage along the river corridor.	Bounded by the WWTW on the NW (potential for odour & noise nuisance), 2 detached dwellings at a higher level to the S, Crossgar Poultry to the NE. Glasswater River (proposed LLPA) lies to the W with agricultural land beyond.	Contiguous	Convenient	Not BMV	Water supply & foul sewer available. Foul sewage pumping station may be required. Part of this site lies within the current Cordon Sanitaire for WWTW.	Unlikely to be subject to significant flooding. Portions of this site adjacent to Glasswater River, may be subject to marginal flooding in a Q ₁₀₀ event	Suitable for industrial development only (sightlines achievable in conjunction with adjacent industrial property)		Accessible	Yes	Unacceptable in principle (required for industry)	N/A

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
				Dev would not read with the settlement.											
1441	Additional greenfield	Open land rising from Kilmore Road towards the former railway line to the east	*	Flat open agricultural lands along the River to the W, smaller fields with mature boundaries to the N, Crossgar Nurseries to the S, & the former railway & approved housing land beyond to the E. Read as sprawl detrimental to setting.	Divorced	Inconvenient	Not BMV	Water supply and foul sewer available. A foul sewer extension, foul sewage pumping station & up-grading of the existing infrastructure may be required	Should not be subject to significant flooding	Unsuitable (required sightlines not achievable & road infrastructure)	Right turning lane required	Accessible	No	Unacceptable in principle	N/A
1619	Urban capacity & additional greenfield	Flat in east falling to the west towards the Glasswater River	Residential development may disturb the wildlife interests of the river corridor. Any development would also hinder the potential for pedestrian linkage along the river corridor. Moving the development limit to the river will	Detached dwellings to the N & E; a hard cored car park to the S & telephone exchange beyond & open low lying agricultural land on the opposite side of the river. Partly within proposed LLPA along river corridor. Rear section, visually	Contiguous	Convenient	Not BMV	Water supply & foul sewer available. Foul sewage pumping station may be required. Part of this site lies within the current Cordon Sanitaire for WWTW.	Western boundary of this site may be subject to marginal flooding in a Q ₁₀₀ event	Unsuitable (required sightlines & satisfactory junction stagger not achievable)		Accessible	Yes	Unacceptable in principle	N/A

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
			impact on the landscape and visual amenity of the river corridor. It will also preclude the potential for a river walkway in the future	separate from settlement.											
1775	Additional greenfield	Dwelling in northern corner elevated above road. Remainder of site relatively flat.	*	Open agricultural land to south. Individual dwellings to N, W & E. Read as sprawl and ribbon dev.	Contiguous to N but separated by Drakes-bridge Road	Inconvenient	North ern field BMV	Water supply, combined trunk sewer & storm sewer available. Foul & storm sewage pumping stations & upgrading of storm sewerage system may be required.	Should not be subject to significant flooding	Suitable – from A7 Down-patrick Road	Right turning lane on A7 Down-patrick Road	Accessible	Yes	Unacceptable in principle	N/A
2497	Additional greenfield	Relatively flat adjacent to the river and rises steeply to the E to a concrete laneway	Area has nature conservation interest, providing a variety of habitats and wildlife linkages to the village, and surrounding countryside. Pedestrian access along a lane way to the east is a valuable feature.	Bounded by Glasswater River to W (partly within proposed LLPA along river corridor), housing development to S, and agricultural land to E & N. Further to the N & E is Crossgar Golf Club. Dev would read as urban sprawl.	Contiguous	Convenient	*	Water supply & foul sewers available. A foul sewer extension, foul sewage pumping station & upgrading of the existing infrastructure may be required.	A portion of the site is liable to flood during a Q ₁₀₀ event	Unsuitable (roads infrastructure)	Right turning lane at entrance to Rademon housing dev & link footway required	Accessible	No	Unacceptable in principle	N/A

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
			Development would adversely impact on these important features.												

* = No comment from relevant agency

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

BMV = best and most versatile land

Notes:

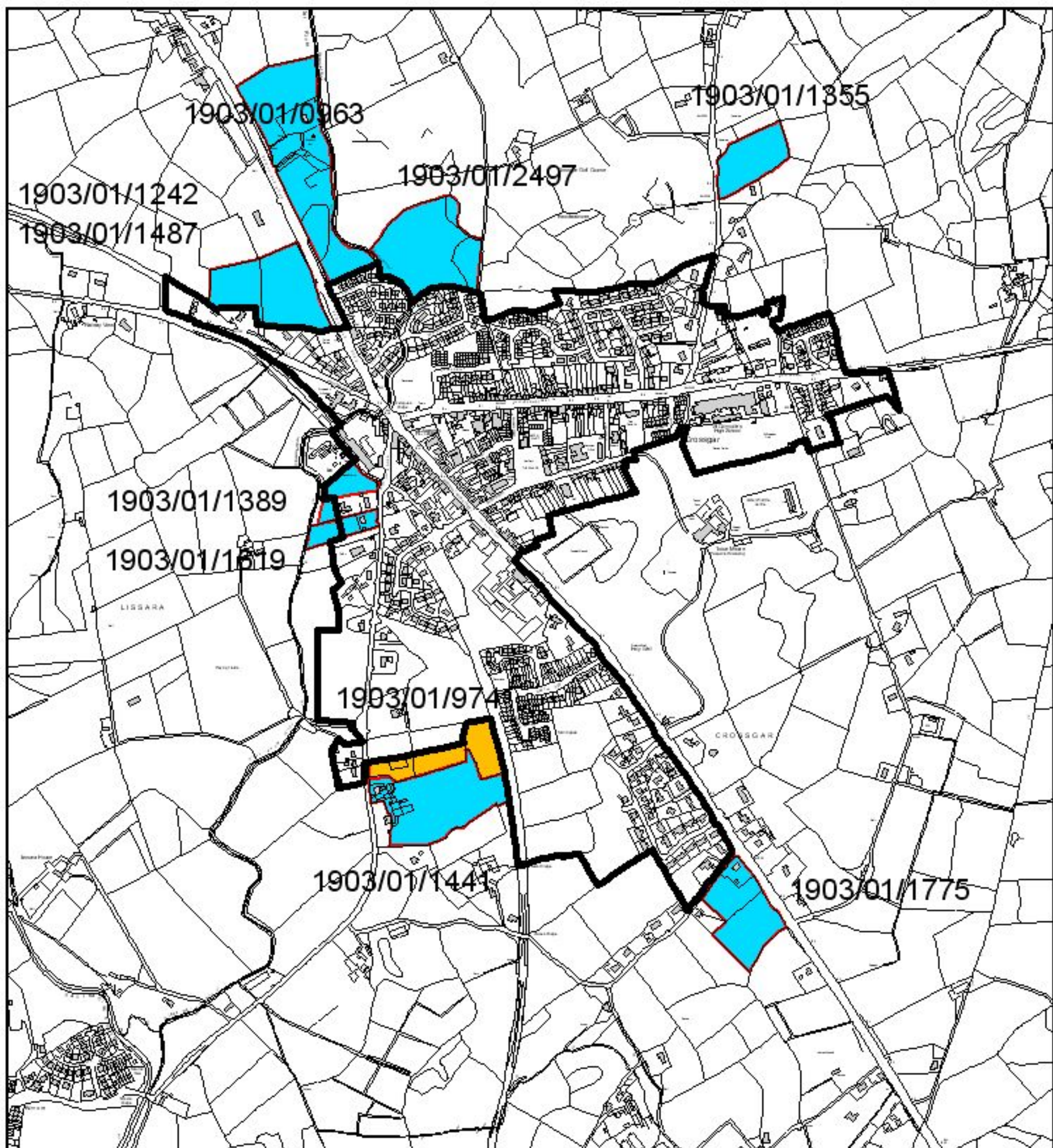
1 – There is insufficient “acceptable in principle” objection land to cater for the Department’s provisional assessment of the housing requirement.

2 - There may be other suitable lands not subject to objection to the east of Crossgar adjoining Tobarmore Park.

Provisional Key Design Considerations for Acceptable in Principle Objection Site 974

Objection Site 974 would form an extension to HPA 3 and would be subject to the same key design considerations found on page 263 of the Plan which are reproduced below.




- housing development to be a minimum gross site density of 20 dwellings per hectare;
- provision of satisfactorily sited accesses and visibility splays onto Kilmore Road to each serve a maximum of 50 dwellings and provision of a footpath to link with lands at HPA 1;
- design of access arrangements and dwelling layout to ensure that houses front Kilmore Road and internal access roads;
- development shall be phased in accordance with the required upgrading to sewerage systems and provision of a pumping station;
- provision of a pedestrian footpath and cycleway to link to the disused railway line which is protected to provide a pedestrian and cycle link to the village centre;
- the mature trees and vegetation along the former railway embankment shall be permanently retained;
- the former railway embankment shall be protected in accordance with Policy TRAN 3 of this Plan and consideration shall be given to the relationship between proposed housing and any future footpath and cycleway along the former railway line;
- the existing hedgerow along the southern 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; and
- existing mature trees around the dwelling at White Hill to be permanently retained except those required to be removed to provide a satisfactory means of access.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Crossgar

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

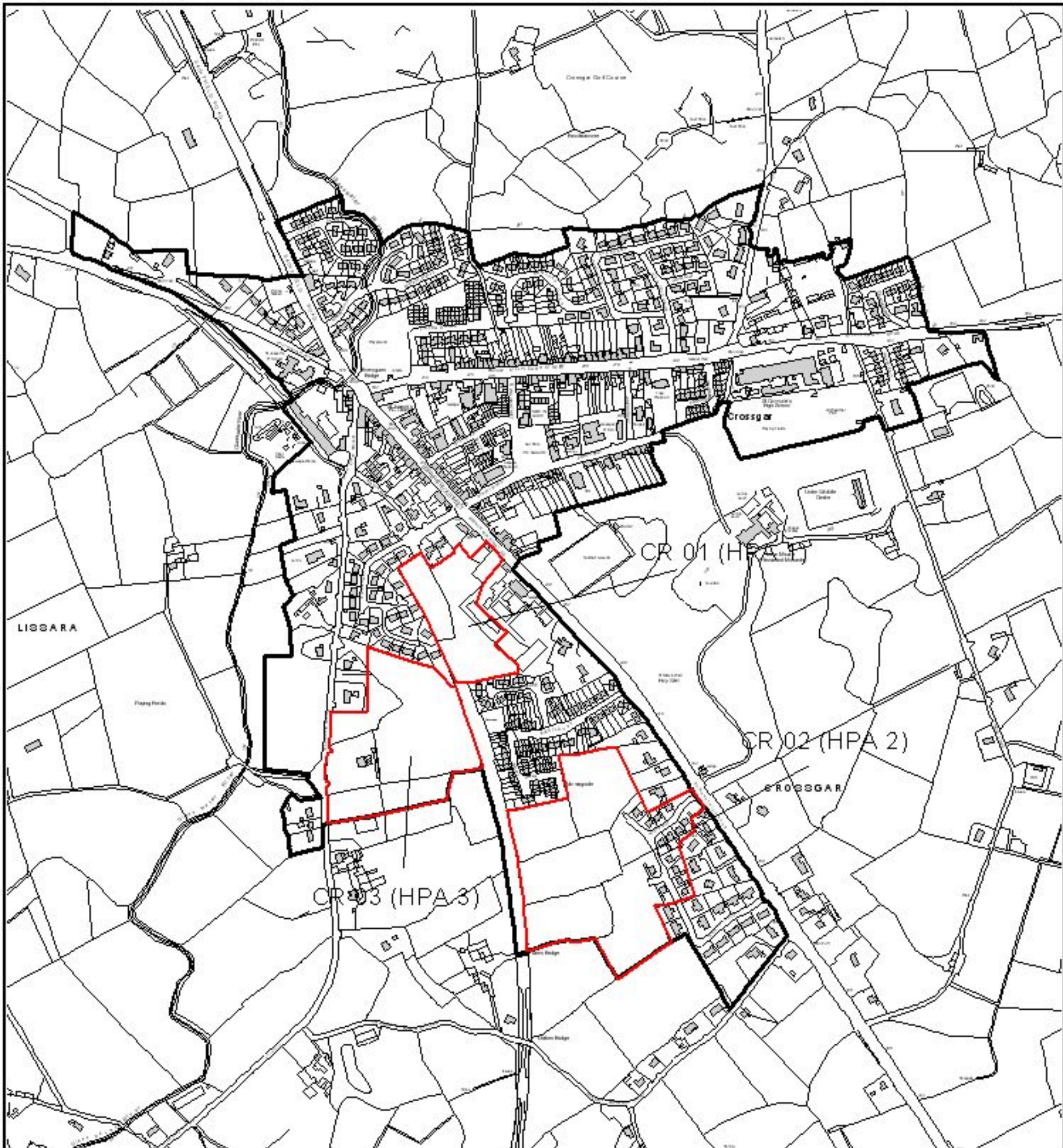
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 50 Metres






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

 Site Ref
 DADAP Sett. Limit

0 100 Metres 

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