



ARDS AND DOWN AREA PLAN 2015

DRAFT PLAN

Donaghadee (Revised)

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

1903/01/1153
1903/01/1687
1903/01/1915
1903/01/1919
1903/01/2005
1903/01/2010
1903/01/2016

April 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

DONAGHADEE 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 Donaghadee 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
DE 01 DE 02 Stockbridge Road	2.7	27 (5)					27 (5)
DE 03 DE 12 (1) Breckenridge	0.56	28 (18)					28 (18)
DE 04 DE 12 (30) 8 & 10 New Road	0.19	17 (17)					17 (17)
DE 05 DE 05 27 Shore Street	0.11	12					12
DE 06 DE 06 Manor Farm Moat Street	1.28	17 (1)					17 (1)
DE 08 DE 07 27-39 Manor Street	0.18	16 (16)					16 (16)
DE 12 DE 12 (8) Killaughey Road	1.21	25					25
DE 13 DE 09 Millisle Road	0.63	19 (7)					19 (7)
DE 14 DE 12 (4) Millisle Road	5.51	105 (105)					105 (105)
DE 15 DE 10 South of 183 Millisle Road	4.46		69 (49)				69 (49)
DE 17 DE 12 (6) Rosebank Court	0.027	1 (1)					1(1)
DE 18 DE 12 (7) Edgewater	0.53	8 (8)					8 (8)
DE 19 DE 12 (2) West of Morey Hill	1.00	20 (8)					20 (8)
DE 20	1.28	31 (28)					31

DE 12 (3) Seahill							(28)
DE 25 DE 12 (5) Morey Avenue	0.25	4 (4)					4 (4)
DE 26 Add G' field	18.82				282		282
DE 29** Telephone Exchange	0.37	10 (6)					10 (6)
DE 30 The Meadows, High Bangor Road	0.76	10					10
DE 31** Rear 104 Moat Street	3.05	13					13
DE 32** 37 High Bangor Road	5.16	25					25
DE 33** Copeland Hotel and 59 Warren Road	0.67	11					11
< 10 Units	0.59	13 (13)					13 (13)
Windfall				50 (65)			50
UNITS BUILT 98- 00						31	31
TOTAL	48.31	412 (237)	69 (49)	50 (65)	282	31	859 (351)

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;

- 1) Annual analysis and refinement of the Housing Monitor Figures. (DE 01, DE 02, DE 03, DE 04, DE 06, DE 08, DE 13, DE 14, DE 17, DE 19, DE 20, DE 2, DE 22 and DE 23)
- 2) Typing error in Settlement Report (DE 07A and DE 12)
- 3) Sites with a yield of less than 10 units (DE 22, 23 and 24)

SITE EVALUATION MATRIX FOR HOUSING OBJECTION SITES IN DONAGHADEE

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 Lines	Provisional Assessment	Potential yield at 20 dpha.
1153 (1)	Additional Greenfield	Flat fields with existing dwellings along road frontage	*	Surrounded by open countryside	Divorced from Dev Limit	Inaccessible	Partly BMV	Available but up grading and an extension may be required to serve this site and foul sewage pumping station may also be required. Storm Sewage disposal approval required from EHS.	Site would not be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent the watercourse	Unsuitable	Infrastructure not available	Accessible to main bus route	Yes	Unacceptable in Principle	N/A
1153 (2)	Additional Greenfield	Large fields within undulating countryside with frontage development along northern road boundary.	*	Open agricultural grassland to south and west with frontage development to the east	Divorced from Dev Limit	Inaccessible	*	Available but up grading and an extension may be required to serve this site and foul sewage pumping station may also be required. Storm Sewage disposal approval required from EHS.	Site would not be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent the watercourse	Unsuitable	Infrastructure not available	Accessible to main bus route	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 Lines	Provisional Assessment	Potential yield at 20 dpha.
1687	Additional Greenfield	Open and slightly undulating agricultural grassland. Within the site there are two dwelling houses and a turning area opposite the factory site.	EHS Natural Heritage have no objections in principle to some development on the two fields directly across the Newtownards Road from DE11 and LLPA2. They consider the rolling topography further west merits protection and the setting and distinctive layout of the cross-roads settlement	The site is on the edge of the existing built up area to the north west of Donaghadee. North of the site on the opposite side of the High Bangor Road there is a derelict factory site and Breezemount Angora Farm. To the south of the site is the Newtownards Road, Donaghadee Rugby Club lies to the east with open countryside to the west.	Adjacent to the existing Rugby Club	Inaccessible	Part BMV	Water available. A section of the site may be within the flood plain of the existing watercourse and this may lead to surcharging of the sewers during periods of high rainfall. A foul sewage pumping station may be required to serve part of the site.	Rivers Agency has no record of flooding and significant flooding from any known watercourse is considered unlikely other than low-lying areas adjacent to DE4/1.	Access from High Bangor Road – this site is suitable for development. Access from Newtownards Road – this site is suitable for development. A right turn facility will be required. The existing footway along the site frontage will require to be widened to 2.0m. An adequate junction stagger will be required with Hogstown Road.	Access from High Bangor Road - Carriageway realignment required to achieve a 2.0m wide footway opposite the site. Right turn facility and adequate junction staggers with the private entrances opposite also required. Footway will be required. Access from Newtownards Road – Right turn facility required. Existing footway along the site frontage required to be widened to 2.0m and adequate junction stagger required with Hogstown Road.	Accessible to main bus route	No	Unacceptable	N/A
1915	Additional Greenfield	Small level site	*	Turning Circle, partly tarmaced opposite partly demolished factory with agricultural grassland to the south, east and west.	Divorced from Dev Limit	Inaccessible	Non BMV	Available but A foul sewer extension may be required	Should not be significant flooding from any known watercourse	Unsuitable – no available sightlines	Infrastructure not available	Accessible to main bus route	No	Unacceptable in Principle	N/A

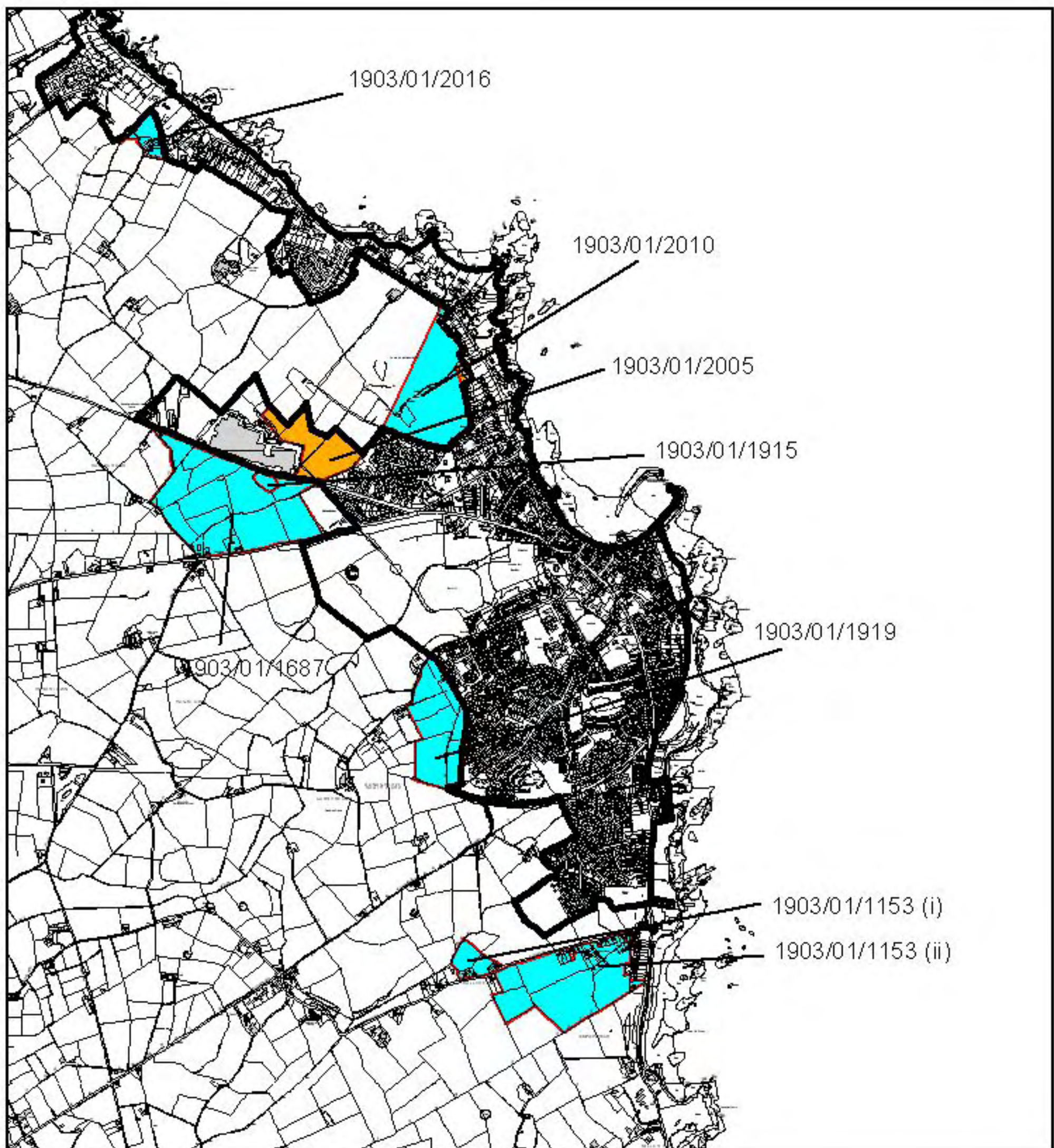
Site Ref.	Sequential Test	Topography	Natural / Built Heritage	Setting	Urban Form	Service Facilities	Land Quality**	Water & Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE Lines	Provisional Assessment	Potential yield at 20 dpha.
1919	Additional Greenfield	Undulating land	Strong hedgerows of landscape and nature conservation interest, wet corridor to the south east is also of conservation interest.	Grassland with mixed boundaries of trees and small hedgerows, mixed density residential dev to the east dis-used railway track bed to the south and there is open countryside to the west.	Contiguous with Dev Limit	Accessible	Partly BMV	Water supply not currently available substantial upgrading required. Foul sewage – additional pumping station may be required.	Unlikely to be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent to watercourse	Unsuitable	Infrastructure not available	Accessible to main bus route	Yes	Unacceptable in Principle	N/A
2005	Existing Greenfield	APPROVED												Acceptable – Allowed on Appeal	25 allowed on appeal
2010	Additional Greenfield	Lands are undulating with a high point at the south western corner	*	Existing golf course to the south of the club house and currently used as, greens, fairways and planting	Contiguous with Dev Limit	Accessible	Golf Course	Available - but a foul sewage pumping station may be required	Should not be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent to watercourse	Unsuitable – no available sightlines	Infrastructure not available	Accessible to main bus route	No	Unacceptable in Principle	N/A
2016	Additional Greenfield	Land rises steeply to the south with a high point to the south east occupied by dwelling and associated outbuildings.	*	Agricultural grassland lying behind existing development on Warren Road.	Contiguous with Dev Limit	Inaccessible	Non BMV	Available but foul sewage pumping station may be required	Unlikely to be subject to significant flooding although marginal flooding may occur in low-lying areas adjacent to the watercourse	Unsuitable for development as it does not have a means of direct access to the public road	*	Accessible to main bus route	Yes	Unacceptable in Principle	N/A

* = No comment from relevant agency

** Land quality based on initial survey work undertaken by DARD in 2001
BMV = Best and Most Versatile Land

Notes:




**There are insufficient acceptable lands subject to objection to cater for the revised housing requirement.
There may be more suitable lands not subject to objection to the west of the Settlement.**



Ards and Down Area Plan 2015 - Public Inquiry

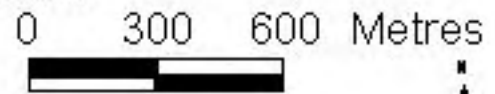
Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Donaghadee

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

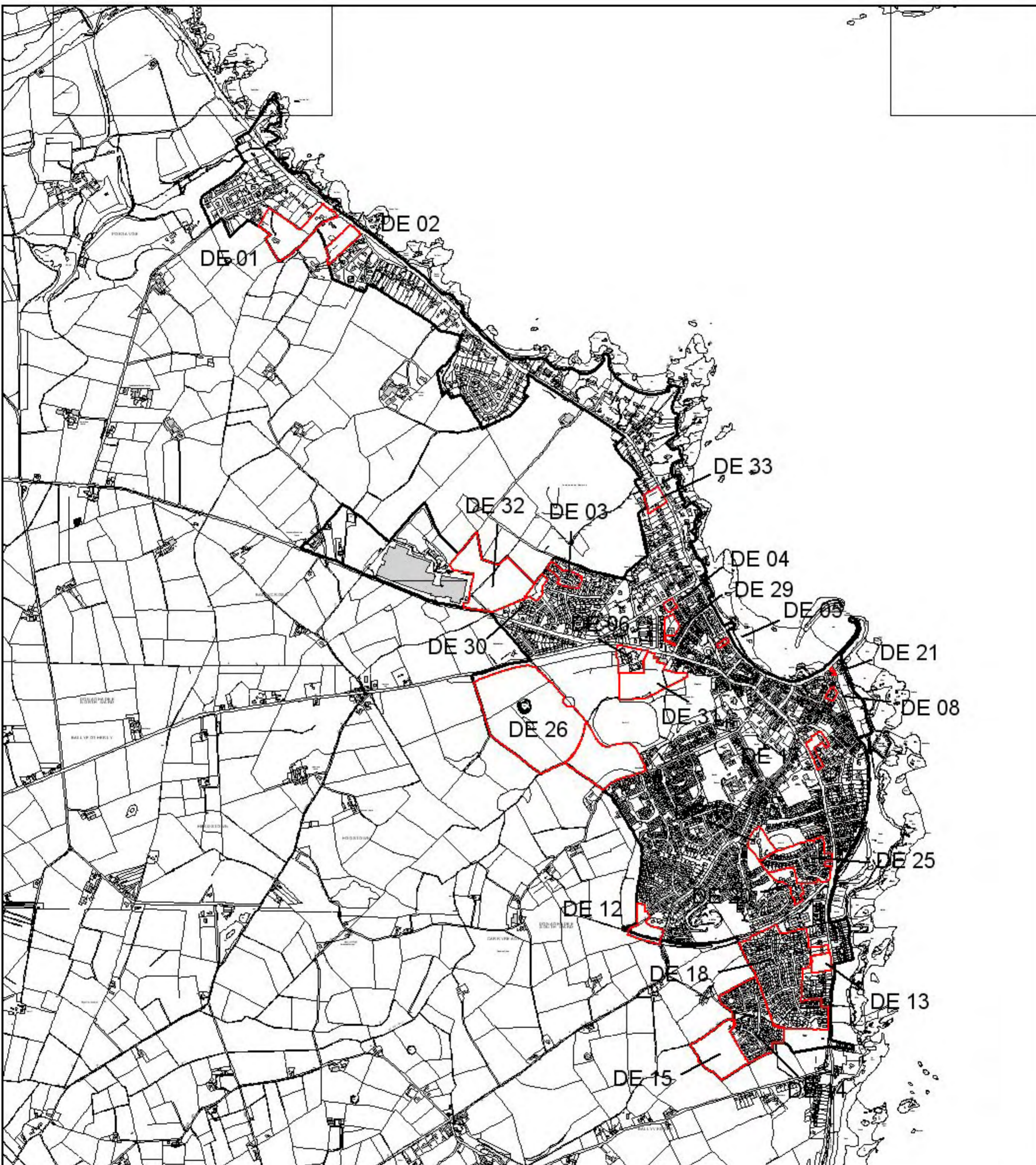
Refer to accompanying matrix for details

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

Donaghadee



Site Ref



DADAP Sett. Limit

0 200 400 Metres

