

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Downpatrick

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

Objection Reference Numbers

1903/01/973	1903/01/1941
1903/01/1148	1903/01/2014
1903/01/1276	1903/01/2064
1903/01/1491	1903/01/2071
1903/01/1830	1903/01/2113

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

DOWNPATRICK 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 Downpatrick 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
D 01 (DK 02) The Meadows	26.12	242 (18)					242
D 02 (DK 03) Saul Road	0.87	17					17
D 03 (DK 04) Ardglass Road	12.63	212 (110)					212
D 04 (DK 05) Racecourse Hill	0.87	16 (16)					16
D 05 (DK 07) Ballyhornan Rd	36.7	6(6)	617 (allows for mixed use)		109		732
D 06 (DK 08) Ardenlee Gdns	10.64				213		213
D 07 (DK 06 (1)) Malone Heights	0.95	15 (15)					15
D 08 (DK 06 (2)) Rathcuan Hgts	1.68	15 (10)					15
D 09 ((DK 06 (3)) Fountain Court	0.62	28 (28)					28
D 10 (DK 06 (4)) Knocknashinna	2.33	27 (27)					27
D 11 (DK 06 (5)) Cathedral View	3.71	89 (89)					89
D 12 (DK 06 (6)) Stream Street	0.98	29 (29)					29
D 13 (DK 06 (7)) Vianstown Hgts	2.10	38 (36)					38
D 14 (DK 06 (8)) Bishops Brae	1.00	17 (17)					17
D 15 (DK 09) Flying Horse	3.2	64					64
D 16 (DK 10) Struell Wells	13.03		261				261
D 17 (DK 11) Ardglass Road	6.21		124				124
D 18 Drennan Place	3.66	39 (39)					39
D 19 Ballymote Walk **	0.46	12 (6)					12
D 20 Rear Downshire Hospital**	2.54	37					37

D 21 Between Malone Heights & Meadowlands**	4.46	73					73
BUILT on small sites Jan 2000-Aug 2001	1.28	12 (12)					12
UNITS BUILT 98-00						71	71
WINDFALL				200 (57)			200
TOTAL	136.04	988 (458)	1002	200 (57)	322	71	2583

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) Annual analysis and refinement of the Housing Monitor figures (Units Built on small sites Jan 2000-Aug 2001, Units Built 98-00, D 05, D 12, D 14 & D 18)
- 2) Differences between estimated yields and actual approvals (D03 & D 08)

Site Evaluation Matrix for Housing Objection Sites in Downpatrick

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
1148	Existing Greenfield	Prominent & elevated falling steeply to E / SE	*	Behind walled / treed hospital grounds. Open countryside to E & N (zoned land)	Edge of existing urban area but within dev limit	Inconvenient	*	Water supply & storm sewer available. Foul sewage pumping station, main & upgrading of foul sewerage infrastructure may be required	Unlikely to be subject to significant flooding	Suitable	Same conditions as DK 10	Accessible	Yes	Unacceptable in principle (zoned for open space in association with zoning DK 10)	N/A
1276 1830 1941	Additional Greenfield	Relatively flat falling to western boundary. Site situated on high ground.	*	Open undulating countryside to W, S & E and recent housing dev to N. Dev would result in sprawl detrimental to town setting	Contiguous with dev limit but separated by public road	Convenient	Not BMV	Water supply, storm sewer & foul sewer available. Foul pumping station may be required	Should not be subject to significant flooding	Unsuitable***	Footway to link to Bishops Brae Ave not achievable	Accessible	No	Unacceptable in principle	N/A
1491	Urban Capacity	Falls gently to NW & NE	*	Park / playing fields to N & housing on other 3 sides	Within urban area	Convenient	*	Water supply, available. Combined trunk sewer runs through site. Storm and foul sewer within site.	Parts of this site are considered to be within the flood plain of the Quoile River.	Unsuitable (required sightlines not achievable and road infrastructure). Third party land would be required for access to Cathedral View.***	Adequate junction stagger and right turn facility required for access onto Vianstown Road. Collins Corner will require upgrading.	Accessible	Yes	Unacceptable in principle (required by Council for open space)	N/A
2014 / 973 (2 sites)	Urban Capacity	Northern site rises steeply to S. Southern site rises steeply to NE. Highest	Uneven, hummocky nature of the area provides important wildlife corridors	Surrounded by undeveloped slopes and mixed urban uses including housing and schools. Adjoins Model Farm	Well within urban area	Convenient	*	Water supply available. Existing foul sewer due to be upgraded by WS and provision of storm sewer	Unlikely to be subject to significant flooding	Unsuitable (sightlines not achievable and road infrastructure)	Collins Corner will require upgrading, adequate junction stagger, Racecourse	Accessible	Yes	Unacceptable in principle (partly required for Council open space)	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
		parts of both sites prominent. Area generally rises towards a high point from where there are extensive views over the town and towards mountains beyond (LAB)	within the town. Dev would adversely impact on proposals to improve access to the archaeological monument known as Sampson's Stone.	estate to south. Higher sections of both sites within proposed hilltop LLPA. Dev will introduce high density housing on upper slopes and impact on landform, setting of the town and views of the hill. Landmark building will have substantial visual impact (LAB)				but additional upgrading may be required for northern site. 2 large trunk mains with northern site.			Hill widened and footway links provided.				
2064 (reduced site)	Existing Greenfield	Prominent, falling steeply to E / SE	*	Lower agricultural land to E (zoned for housing), golf course further to N, housing further to W separated by hilltop	Close to existing urban area but within dev limit	Inconvenient	*	Water supply, storm sewer & foul sewer available. Foul pumping station may be required. Trunk mains through site to reservoir	Unlikely to be subject to significant flooding	Suitable through Brackenridge ***	Same conditions as DK 07 (i.e. provision of link road etc.)	Accessible	Yes	Unacceptable in principle (zoned for open space in association with zoning DK 07)	N/A
2071	Urban Capacity	Prominent, elevated & undulating rising to archaeological monuments to NE on edge of site. Located towards the high point of landform although slightly over the ridgeline away from	Uneven, hummocky nature of the area provides important wildlife corridors within the town. Dev would encroach & adversely impact upon setting of Sampson's Stone, &	Undeveloped slopes to W, E & N, Model Farm estate to S. Within proposed hilltop LLPA. Dev will encroach further towards the high point of the localised hill which was designated as the background setting of the town (LAB)	Well within urban area	Convenient	*	Water supply, storm sewer & foul sewer available. Trunk main through site.	Unlikely to be subject to significant flooding	Unsuitable (roads infrastructure)	Collins Corner will require upgrading	Accessible	Yes	Unacceptable in principle (partly required for Council open space)	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
		centre of Downpatrick (LAB)	impact upon pathway to monument												
2113	Existing Greenfield & Additional Greenfield	Gently undulating. Rises to N boundary and into eastern corner.	*	Surrounded by agricultural land with strong hedgerows and marshy patches. Land to E zoned for housing.	Divorced from urban area. Partly within statutory limit.	Inconvenient	SE field BMV	Water supply available, foul sewer extension, pumping station and upgrading may be required	Marginal flooding in low lying areas adjacent to watercourse	Suitable	Same conditions as DK 07	Accessible	Yes	Acceptable in principle (Phase 2 lands)	144

* No comment from relevant agency

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

*** Revised opinion

BMV = Best and most versatile land

LAB = Landscape Architects Branch

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 Downpatrick.

Provisional Key Design Considerations for Acceptable in Principle Objection Site 2113

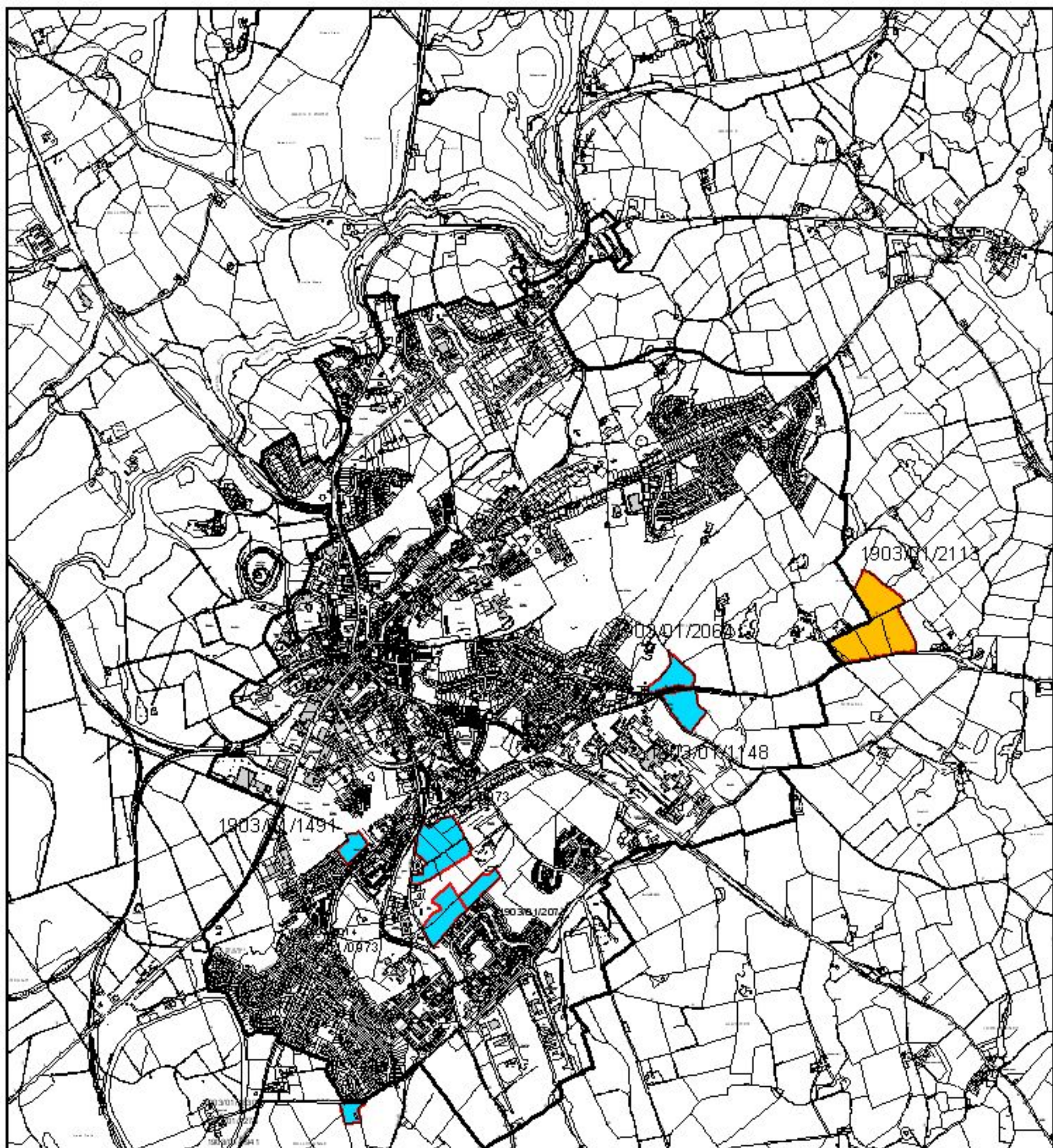
Development of these lands is reliant upon provision of the Downpatrick Link Road in accordance with Policy TRAN 1, its construction from Strangford Road to Saul Road, and from Saul Road to Ballyhornan Road, and the realignment of associated junctions and upgrading of existing public roads, and on the proposed phasing of development. All road works are to be designed and implemented to the satisfaction of the Roads Service of the Department for Regional Development and implementation is likely to be dependent on contributions from the developers of the lands to be served by the road scheme.

Development of the site will only be permitted in accordance with an agreed scheme to provide the necessary public infrastructure, including those roads required to serve these lands.

Key Design Considerations:

- housing development to be a minimum gross site density of 20 dwellings per hectare and a maximum gross site density of 25 dwellings per hectare;
- provision of a link road linking Saul Road and Ballyhornan Road, realignment of associated junctions and upgrading of existing public roads where applicable;
- phasing of housing development in relation to infrastructural works. Pumping will be required from the site to the foul sewer;
- access arrangements and dwelling layout to be designed to ensure houses front onto existing and proposed access and public roads;
- regard to be had in the layout and design of the development for the setting of the mound of archaeological interest which lies to the north of the site and views to and from the State Care monument of Struell Wells to the south; and
- existing mature vegetation and trees along the eastern perimeter of the zoning and along Ballyhornan Road frontage opposite 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 countryside.




The road schemes, which are considered necessary for the proper development of this area, will be undertaken as resources permit. Developers of lands released for development by these road schemes may be required to contribute to their construction.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Downpatrick

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

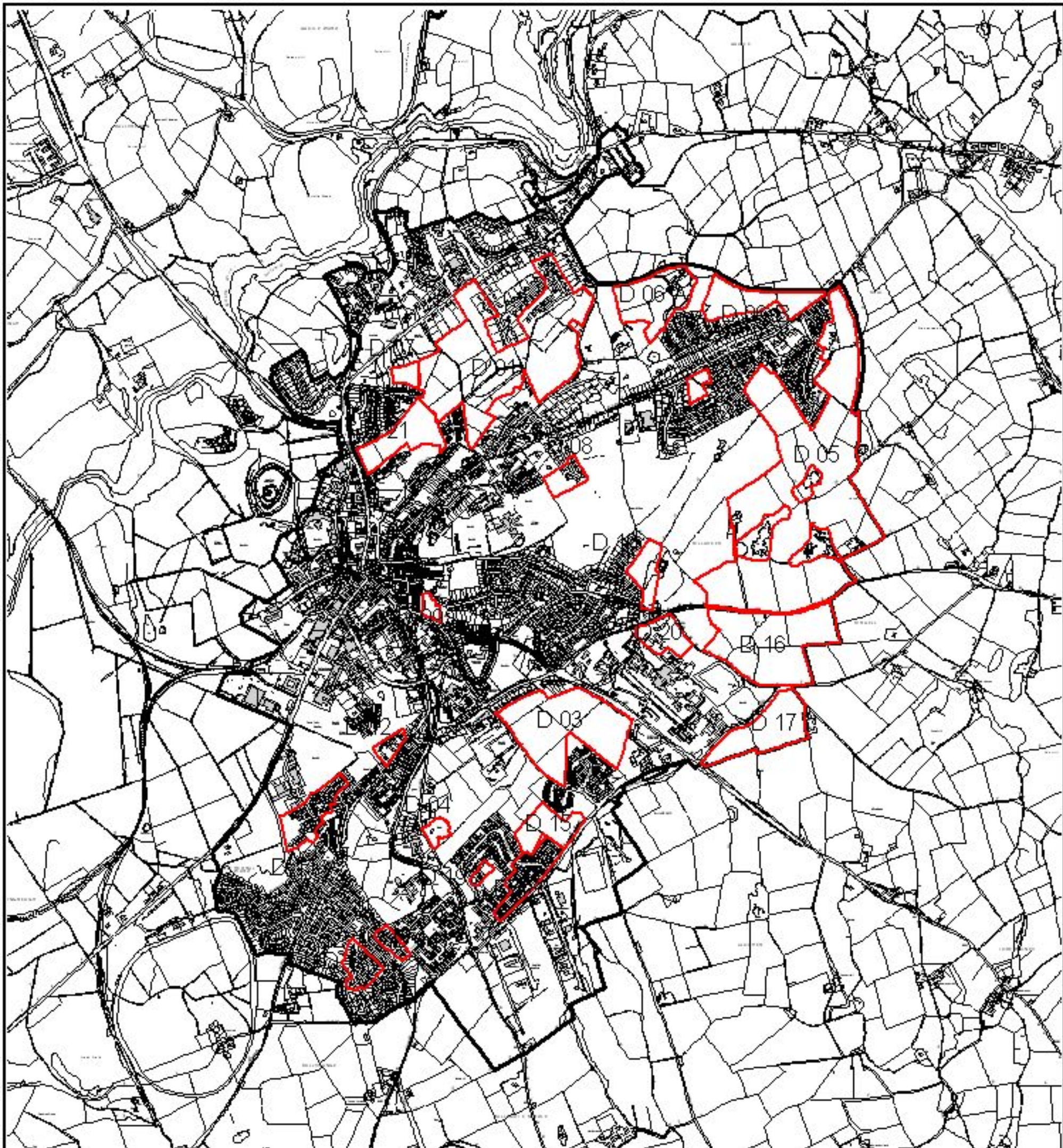
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 200 Metres




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

DOWNPATRICK

 Site Ref

 DADAP Sett. Limit

0 300 Metres 

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