

# **ARDS AND DOWN AREA PLAN 2015**



## **DRAFT PLAN**

**Killinchy**

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

### **Objection Reference Numbers**

1903/01/1168                      1903/01/2318  
1903/01/2315

**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 Ards Borough

Settlement	(1) Score (From Table 14A)	(2) Allocation (From Score and Other Factors)	(3) Units Built end Dec '98 to end Dec '99	(4) Sites Inside Urban Footprint	(5) Additional Windfall Allowance	(6) Committed Greenfield Sites	(7) Additional Greenfield Land Proposed in Draft Pan	(8) Total Built or Committed (3)+(4)+(5)+(6) +(7)	(9) <b>Need for Further Greenfield Sites (2)-(8)</b>	(10) Revised Allocation to Take Account of (9)
<b>Newtownards</b>	19	3420	271	1297	100 (72)	111	1508	3287	133	3420
<b>Comber</b>	18	1530	41	468	50 (71)	113	758	1451	79	1530
<b>Donaghadee</b>	19	920	31	412	50 (65)	69	282	859	61	920
<b>Balloo</b>	9	60	0	83	10 (2)	0	0	93	-33	93
<b>Ballygowan</b>	15	430	36	243	25 (14)	83	36	423	7	430
<b>Ballyhalbert</b>	10	180	15	61	15 (0)	484	0	575	-395	575
<b>Ballywalter</b>	14	240	21	149	20 (7)	75	50	315	-75	315
<b>Carrowdore</b>	12	180	8	48	20 (1)	51	0	127	53	180
<b>Cloughey</b>	9	90	8	49	10 (6)	284	0	351	-261	351
<b>Greyabbey</b>	9	90	0	10	10 (1)	0	21	41	49	90
<b>Killinchy</b>	8	30	11	21	5 (2)	0	0	37	-7	37
<b>Kircubbin</b>	12	180	7	13	25 (1)	40	0	85	95	180
<b>Millisle</b>	13	310	17	243	40 (32)	87	0	387	-77	387
<b>Portaferry</b>	14	370	10	96	50 (21)	68	122	346	24	370
<b>Portavogie</b>	12	180	17	211	50 (12)	244	0	522	-342	522
<b>Whiterock</b>	8	30	0	60	5 (5)	0	0	65	-35	65
<b>TOTAL URBAN</b>		8240	<b>493</b>	<b>3464</b>	485 (315)	1709	2777	8964	-724	9465
<b>RURAL ELEMENT</b>		1220	68*			**		68	1152	1220
<b>TOTAL UNITS</b>		<b>9460</b>	<b>524</b>	<b>3464</b>	<b>485 (315)</b>	<b>2191</b>	<b>2777</b>	<b>9477</b>	<b>428</b>	<b>10685</b>

**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





## KILLINCHY 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 Killinchy 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
K 01 The Spires	0.13	2 (2)					2 (2)
K 02 East of Main Street	0.39	19 (19)					19 (19)
< 10 Units							
Windfall				5 (2)			5 (2)
UNITS BUILT 98- 00						11	11
<b>TOTAL</b>	<b>0.52</b>	<b>21 (21)</b>		<b>5 (2)</b>		<b>11</b>	<b>37</b>

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.

## Site Evaluation Matrix for Housing Objection Sites in Killinchy

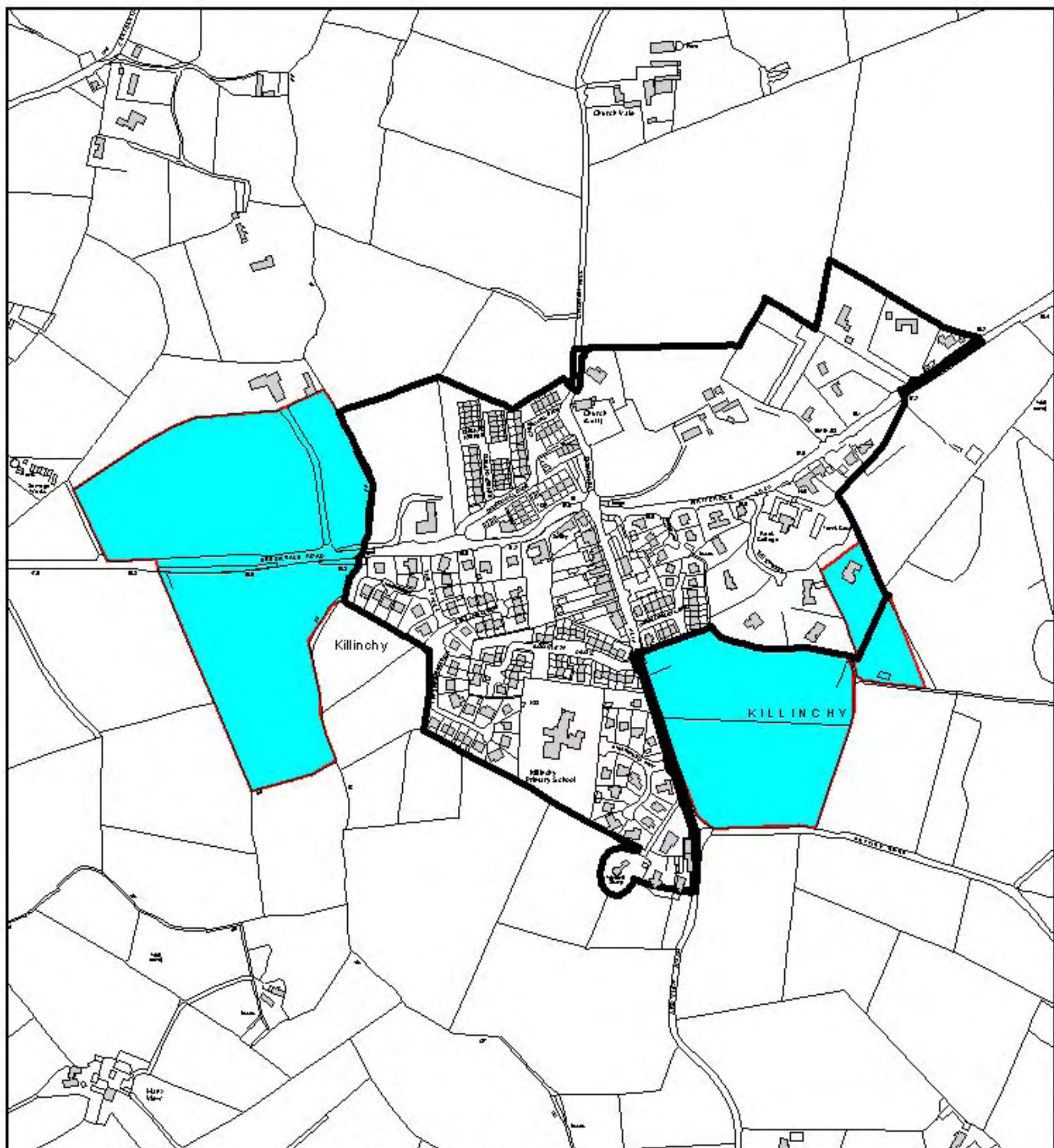
Site Reference	Sequential Test	Topography	Built & Natural Heritage	Setting	Urban Form	Service Facilities	Land Quality **	Water & Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE Power Lines	Provisional Assessment	Potential Yield at 20dph
1168	Part existing & part additional Greenfield	Elevated site comprises existing dwelling No. 5 The Rookery, its garden & area of ground to rear. Site falls steeply from the rear of the dwelling to south & rises again.	Any development on the natural & visually prominent slope would be intrusive within the AONB & from Strangford Lough. A stream to the south of the lands is lined with mature trees; this feature provides a good wildlife corridor & is of nature conservation value. Within the garden there are also areas of gorse & rock outcrops, these features are also of nature conservation interest.	Number of large detached dwellings to north & west of objection site & open countryside to south & east within the AONB.	Contiguous with Development Limit	Convenient	Non BMV	A foul sewage pumping station & pumping main may be required.	Unlikely to be affected by significant flooding although marginal flooding may occur to low lying areas adjacent to water course.	Site unsuitable for development as proper roads infrastructure is not available to sustain additional pedestrian/vehicular traffic.	Rookery needs to be widened to 5.5m from proposed site to Whiterock Road & footway required. Type 5 development with 2 restricted corners.	Accessible to main bus route.	No	Unacceptable in principle	N/A
2315 Part A	Additional Greenfield	Land is elevated rising from east to west & slightly undulating with general rise to south.	The lands represent prominent slopes located between the villages of Balloo & Killinchy. Area to north of Beechvale Road rises to provide a prominent hill of improved grassland and nature conservation interest & important landscape features.	Beechvale Nursing Home to north, playing field, new pavilion to NE & 'The Spires' housing develop. to east. Surrounded by open countryside to south & west within the AONB.	Contiguous with Development Limit and stretches along Beechvale Road to the west of Killinchy.	Convenient	Non BMV	Water available. Part of site within 'Cordon Sanitaire' of Killinchy W.W.T.W. Foul pumping station may be required to serve part of site.	Unlikely to be affected by significant flooding although marginal flooding may occur to low lying areas adjacent to water course.	Suitable for development Access could be gained onto Beechvale Road.	A right turn facility would be required from Beechvale Road. A footway will be required to link into existing footway network.	Accessible to main bus route.	Yes	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	Built & Natural Heritage	Setting	Urban Form	Service Facilities	Land Quality **	Water & Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE Power Lines	Provisional Assessment	Potential Yield at 20cph
2315 Part B	Additional Greenfield	Land falls steeply from Beechvale Road to south & rises again.	The lands represent prominent slopes located between the villages of Balloo & Killinchy.	Beechvale Nursing Home to north, playing field, new pavilion to NE & 'The Spires' housing develop. to east. Surrounded by open countryside to south & west within the AONB.	Contiguous with Development Limit and stretches along Beechvale Road to the west of Killinchy	Convenient	Non BMV	Water available. Part of site within 'Cordon Sanitaire' of Killinchy W.W.T.W Foul pumping station required to serve part of site.	Unlikely to be affected by significant flooding although marginal flooding may occur to low lying areas adjacent to water course.	Suitable for development. Access could be gained onto Beechvale Road.	Right turn facility would be required from Beechvale Road. Footway will be required to link into existing footway network.	Accessible to main bus route.	No	Unacceptable in principle	N/A
2318	Additional Greenfield	Elevated & slightly undulating with a general rise to the west.	Lands are elevated and open. Any development will be visible from Strangford Lough & the surrounding countryside. Area important to setting and character of village, retaining identity & relationship with the lough.	'Rookery' & 'White Cherry Lane' residential development to north, 'Strangford View' to west on opposite side of main road. Open countryside to south & east within the AONB.	Contiguous with Development Limit and stretches along Main Street.	Convenient	50% BMV	Water available. A foul pumping station will be required.	Not likely to be affected by significant flooding although marginal flooding may occur to low lying areas adjacent to the watercourse.	Unsuitable for development as proper roads infrastructure not available to sustain additional pedestrian/ vehicular traffic generated by proposal.	Main Street needs to be widened to 5.5 m & a footway will be required along the site frontage to link to existing footway network. Main Street/ Whiterock Road junction is substandard & would not sustain the traffic generated by proposal.	Accessible to main bus route.	No	Unacceptable in principle	N/A

**Note:**

\* = No comment from relevant agency




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



# Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Killinchy

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

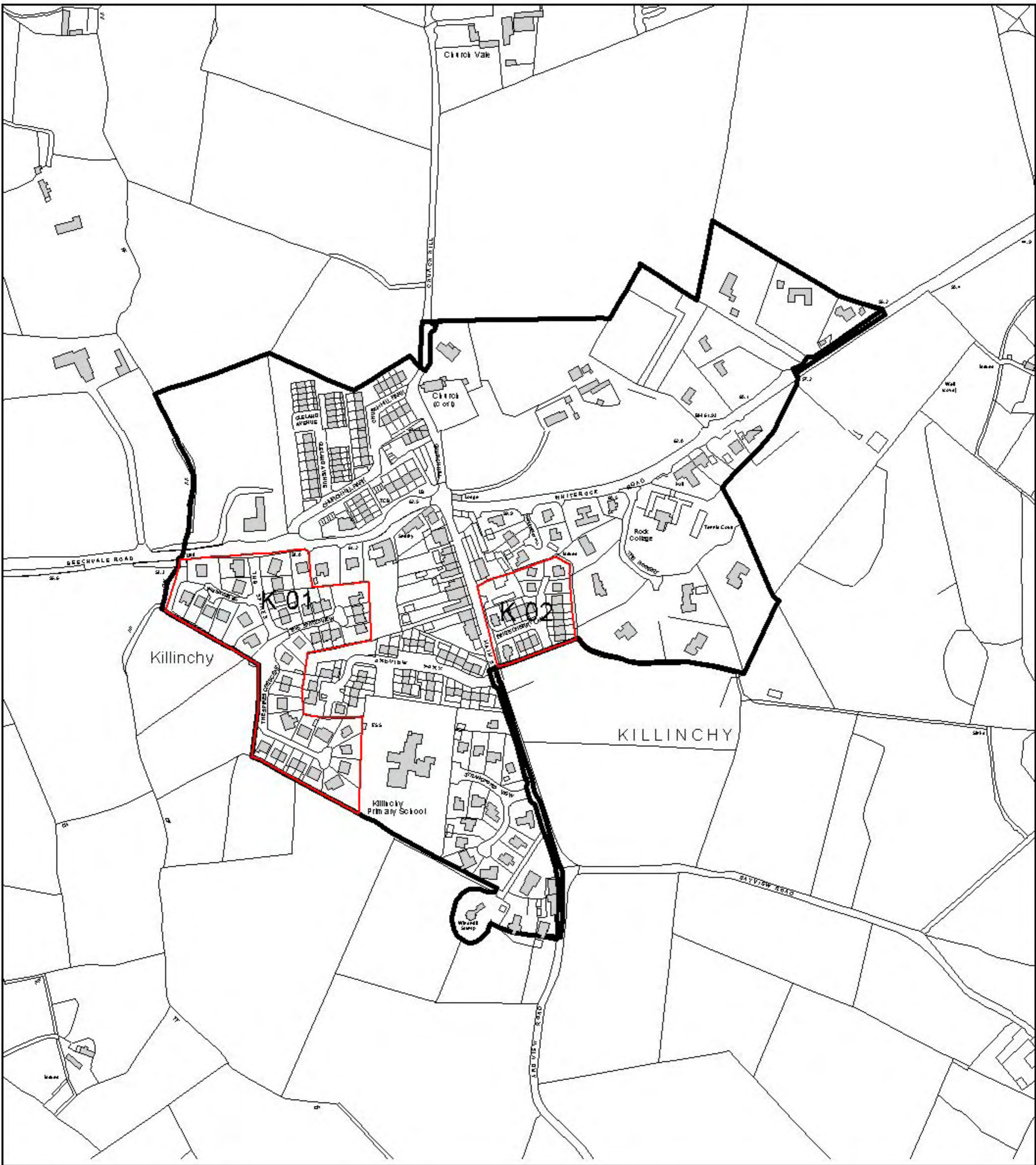
The above assessment represents the department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the department and is provided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

0 100 200 Metres



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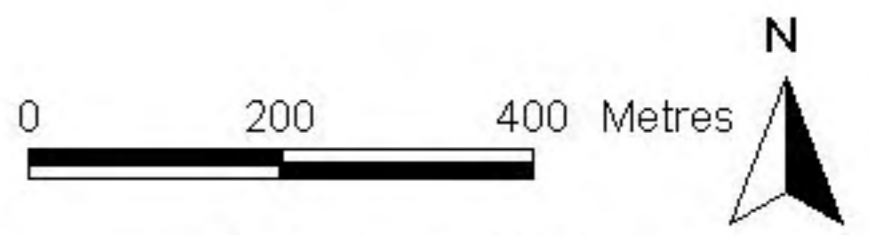




Ards and Down Area Plan 2015 Housing Land Supply 2000 - 2015

**Killinchy**

- Housing Supply Site
- DADAP Sett. Limit



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