

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Killyleagh

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

Objection Reference Numbers

1903/01/962	1903/01/1424
1903/01/1329	1903/01/1781
1903/01/1342	1903/01/1901
1903/01/1344	1903/01/1909
1903/01/1353	1903/01/1972
1903/01/1358	1903/01/2099
1903/01/1361	1903/01/2101

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

KILLYLEAGH 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 Killyleagh at the outset of the Plan period to the end of Jan 05 and should be read in conjunction with the accompanying Map.

Site Ref (Draft Plan Site Ref)	Area (ha)	Urban Capacit y Site*	Existing Greenfiel d Site*	Estimate d Windfall* **	Addition al Greenfiel d Site	Units Built 98-00	Total Units
KH 01 Cross Street	0.04	10 (10)					10
KH 02 Plantation Street	0.21	14 (8)					14
KH 03 The Old Mill	2.15	108 (108)					108
KH 04 Downpatrick Rd (HPA2 and lands to the front of HPA 2)	2.18	44					44
KH 05 The Quay	2.09	76 net (65)					76
KH 06 Inishmore (HPA3 and lands to the west of the HPA3)	3.89	17 (17)	54 (17)				71
KH 07 The Anchorage and lands to the south.	2.21	8 (8)	46 ** (16)				54
KH 08 Comber Road (HPA1)	2.83	46 (31)					46
BUILT 2000-01	0.26	4 (4)					4
WINDFALL				20 (12)			20
UNITS BUILT 98- 00						5	5

TOTAL	15.86	327 (220)	100 (33)	20 (13)	0	5	452
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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 98-00 and KH06)
Differences between estimated yields and actual approvals (KH 04, KH 07 & KH 08)

Site Evaluation Matrix for Housing Objection Sites in Killyleagh

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 at 20 DPH
962 1901 2099 C	Additional Greenfield	Undulating slopes. Lands are higher towards south-west and northern section of the site.	*	Open countryside to the north and west. Built development to south and east.	Contiguous with built development and statutory limit.	Convenient	Eastern section of the site is BMV Land. Remain -der non-BMV.	Water supplies available – upgrading of existing infrastructure may be required. Storm water should be discharged to a local watercourse with approval from Rivers Agency. Foul sewer located within site – upgrading and pumping station may be required.	Site is unlikely to be affected by significant flooding, although marginal flooding may occur to low lying areas adjacent to the watercourse. Extensive upgrading would be required to undesignated watercourse.	Suitable	Access can be gained through Annsfield. Development is acceptable but dependent on improvements to road network. Right turn facility required at access to Annsfield Estate.	Accessible	Yes	Acceptable in principle.	70
1329, 1342, 1358, 1424, 1781, 1901, 1909, 1972, 2099A, 2101 plus 151 signatories to a pre-prepared letter seeking inclusion of Gocean lands for housing (non-site specific)	Existing Greenfield	Lands are predominantly flat and low lying. Ground levels rise gently to the north and west.	EHS Natural support the Settlement Limit adjacent to Gocean Lodge as it helps to protect Strangford Lough Shoreline and areas of international and national nature conservation importance. EHS agrees with the description of the features	Agricultural land to N and NW. Dibney River and built development to west and built development to south. South eastern edge of the site is within / adjacent to the Strangford Lough ASSI, Marine Nature Reserve, Ramsar Site Special Protection Area, proposed Special Area of Conservation, Killyleagh Conservation Area, an area of archaeological	Majority of the site within statutory limit. S and SW boundaries adjacent to built development.	Convenient	*	A cordon sanitaire of 90 metres from boundary of treatment works to be acceptable for this site providing certain mitigation measures are provided. Water supply available – upgrading may be required. Storm water discharge to a local watercourse with approval from Rivers Agency. Foul sewer located within site. Foul sewage pumping station may be required.	Site is unlikely to be subject to significant flooding. Marginal flooding may occur in low-lying areas adjacent to watercourses.	Suitable	Access gained from A22. Right turn facility and footway required. Shore Rd would be the subject of legislation which could result in objections and a public inquiry.	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 at 20 DPH
			that contribute to the proposed LLPA 8. Site has archaeological interest and should be added to the Area of Archaeological Potential (EHS Built)	potential and included within LLPA 8. Would adversely impact on coastal setting of village and result in urban sprawl.											
1344	Existing Greenfield	Football grounds are flat with exception of a bank rising towards the western boundary. Agricultural land rises gently from north, south and west to a peak in the centre of the field.	*	Open countryside to the west and east. Towards the south east there is also a cemetery. Housing development to the south. Rear gardens of Moymore Cottages located to the north.	Within statutory limit. Stretches along Comber Road – potential for ribbon development.	Inconvenient	*	Water supply available – watermain extension may be required. Storm water should discharge to a local watercourse with approval from Rivers Agency. Foul sewers available – pumping station and upgrading may be required.	Most of lands are situated within flood plain watercourse – Dibney River.	Suitable	Access gained from A22 Comber Road. Right turn facility will be required. Footway will be required along site frontage. Site adjacent to proposed protected route.	Accessible	Yes	Unsuitable in principle.	N/A
1353	Existing Greenfield	Western section of site rises steadily towards the Inishbeg development. The eastern part is relatively flat.	EHS Natural Heritage does not support any extension to Settlement Limit. Any development on this prominent area would be inappropriate. Part of the site is of good nature	Agricultural lands to the south. Housing developments to the north, east and west.	Contiguous with built development and within statutory limit.	Inconvenient	*	Water supply is available. Storm water should discharge to local watercourse with approval from Rivers Agency. There is an existing foul sewer available a foul sewage pumping station and upgrading may be required.	Site generally falls towards a low-lying area from which there is no natural outlet. Unlikely to be subject to significant flooding. Low-lying areas in the southern portion could be liable to tidal flooding.	Suitable	Dependent on improvements to the existing road network. A right turn facility will be required with Downpatrick Road.	Accessible	No	Acceptable in principle.	62#

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	DPH
			conservation value. Development would disrupt existing wildlife corridors and would be visually intrusive.												
1361	Urban Capacity	Lands rise steadily from Seaview Road to the western boundary.		Includes part of prominent localised hilltop, which is located within part of LLPA 7 and an Area of Archaeological Potential. The Site also contains a 2 and a half storey dwelling.	Within statutory limit and adjacent to frontage development (one-off houses) along Seaview.	Convenient	*	Water supply available in Seaview – upgrading may be required. Storm water should discharge to the sea with approval from EHS. Two trunk combined sewers are located within eastern boundary of site – may limit future development.	Site should not be subject to significant flooding	Unsuitable (access and infrastructure)	Required sight lines can't be achieved. Proper roads infrastructure is not available. Seaview needs to be widened to 5.5m and a direct footway network at No.21. Adequate junction stagger with adjacent private access can't be achieved.	Accessible	Yes	Unacceptable in principle.	N/A

* No comment from relevant Agency **Land quality based on initial survey undertaken by DARD in 2001

This figure is based on the Objection Site area deducting the previous approval for housing on part of the Site.

BMV = Best and Most Versatile Land

LAB = Landscape Architects Branch

Notes:

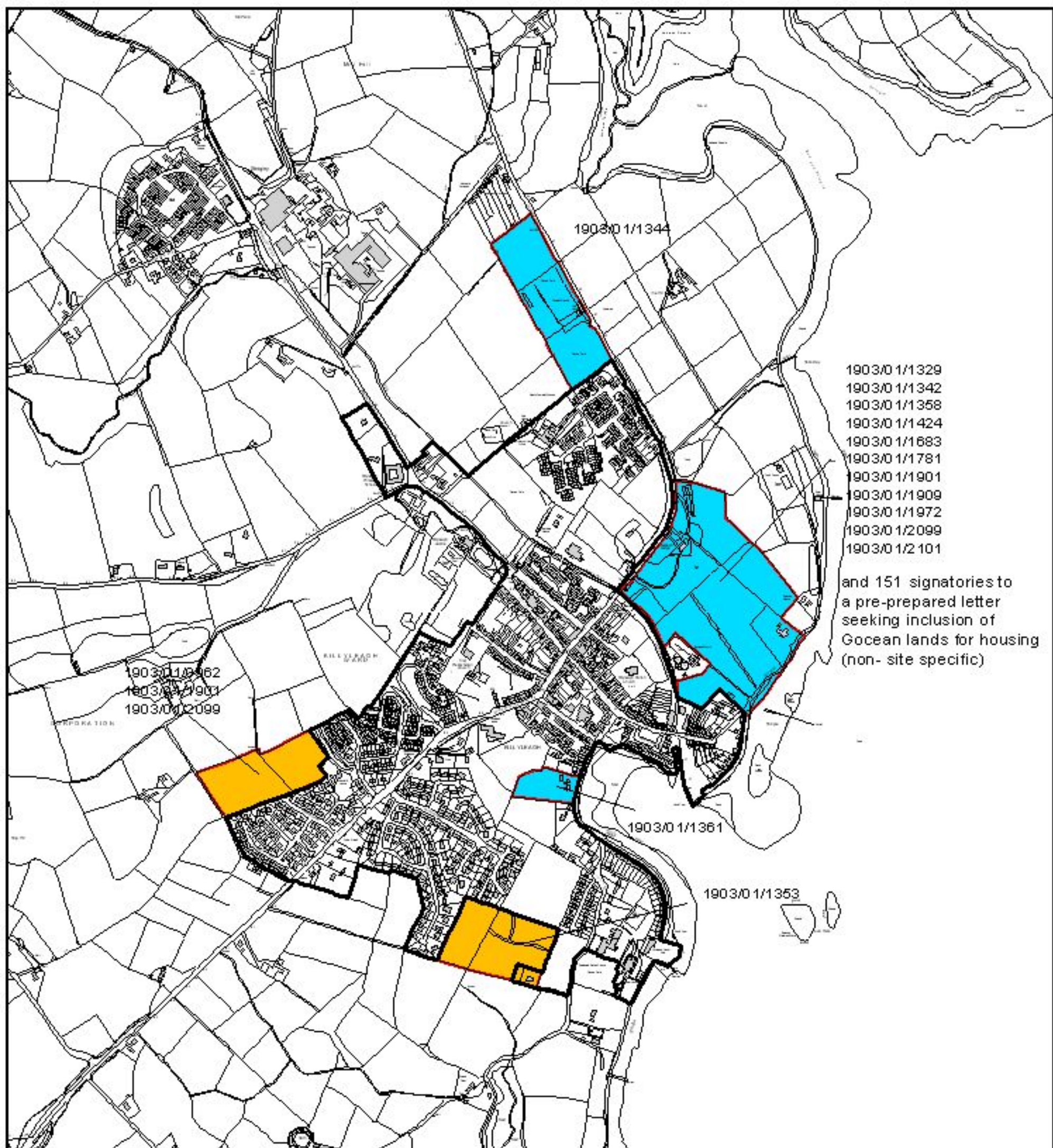
No objection lands are required to be included to cater for the Department's provisional assessment of the housing requirement.

**Provisional Key Design Considerations for Acceptable in Principle Objection
Site 1903/01/1353:**

- Housing development to be a minimum gross density of 20 dwellings per hectare;
- Suitable access arrangements through the Inishmore housing estate road and upgrading of the junction of Inishmore with the A22 Downpatrick Road to provide a right turn facility;
- Access arrangements and dwelling layout to be designed to ensure that houses front onto proposed internal access roads;
- Low-lying areas in the southern portion of the site could be liable to tidal flooding. Careful consideration should be given to site levels here, and potential developers would be advised to seek advice with regard to the effect of storm surges and potential climate change on the maximum tide levels in the vicinity; and
- A 8 –10 metre belt of trees of native species to be provided along the boundaries adjacent to the countryside to provide screening for the development and help integrate it into the surrounding countryside. Other site boundaries to be retained and augmented with appropriate native species to help provide screening for the development.

**Provisional Key Design Considerations for Acceptable in Principle Objection
Sites 1903/01/962, 1903/01/1901 and 1903/01/2099:**




- Housing development to be a minimum gross density of 20 dwellings per hectare;
- Suitable access arrangements through Annsfield housing estate road and upgrading of this junction to provide a right turn facility;
- Access arrangements and dwelling layout to be designed to ensure that houses front onto proposed internal access roads; and
- A 8 –10 metre belt of trees of native species to be provided along the boundaries adjacent to the countryside to provide screening for the development and help integrate it into the surrounding countryside. Other site boundaries to be retained and augmented with appropriate native species to help provide screening for the development.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Killyleagh

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

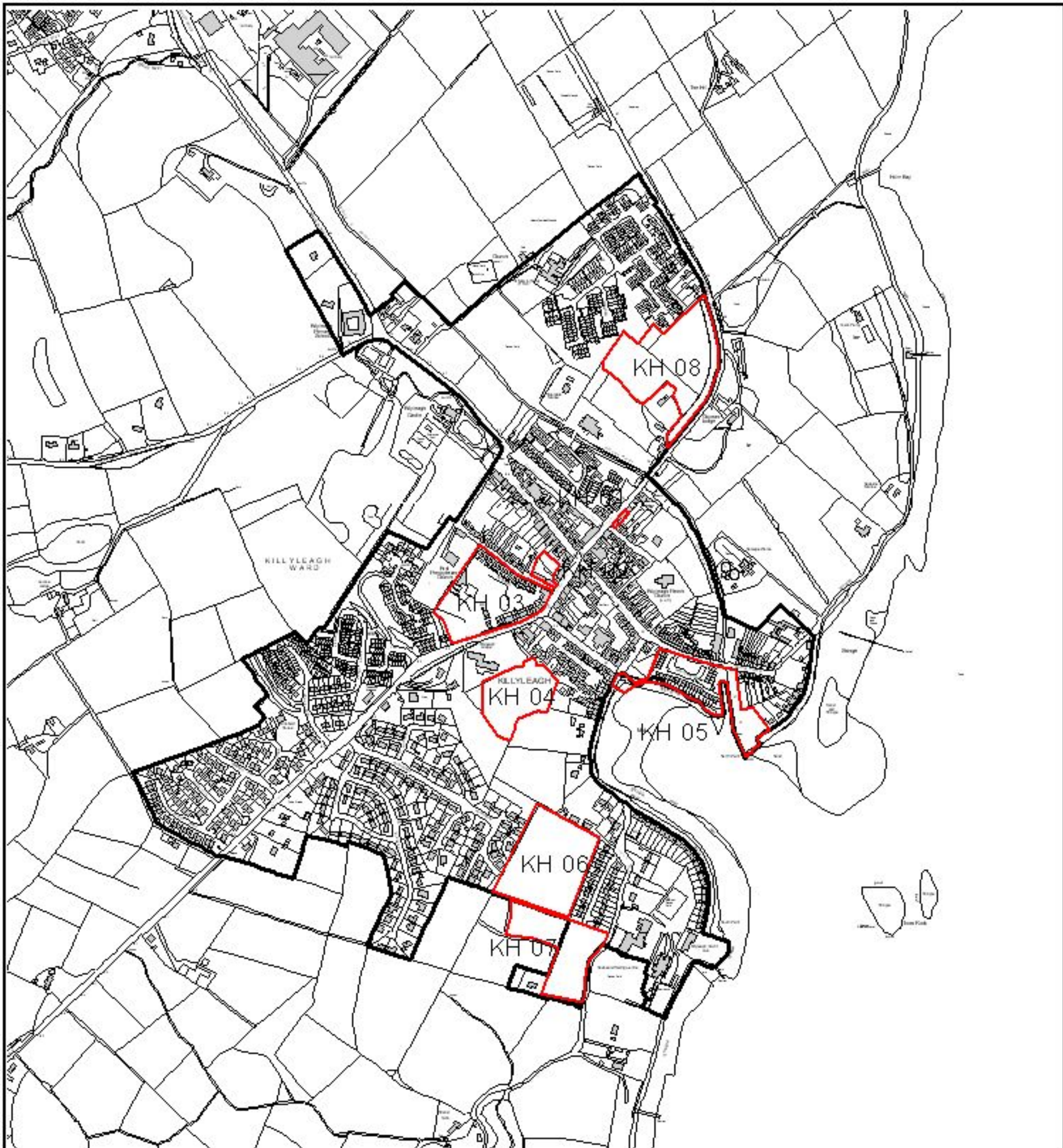
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 80 Metres




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

KILLYLEAGH

 Site Ref

 DADAP Sett. Limit

0 200 Metres



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