

# ARDS AND DOWN AREA PLAN 2015



## DRAFT PLAN

**Kircubbin**

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

### **Objection Reference Numbers**

1903/01/1173	1903/01/1876
1903/01/1185	1903/01/2000
1903/01/1249	1903/01/2319
1903/01/1687	1903/01/2322
1903/01/1796	1903/01/2516

**March 2006**



## **CONTENTS PAGE**

Introduction

Allocation of proposed revised HGI and Additional housing Requirements in Ards Borough

Updated Housing Supply Tables

Updated Housing Supply Map

Housing Objection Matrix

Map showing objections requesting inclusion of additional Housing Lands

Key Design Considerations

## **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)	<b>Need for Further Greenfield Sites (2)-(8)</b>	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

## KIRCUBBIN 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 Kircubbin 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
KN 01 HPA 1 Warehouse, 25 Main Street	0.09	13 (0)					13
KN 02 HPA 2 Sanctuary Cove	3.41		40 (36)				40 (36)
< 10 Units							
Windfall				25 [ 1 (1)]			25 (1)
UNITS BUILT 98-00						7	7
<b>TOTAL</b>	<b>3.5</b>	<b>13 (0)</b>	<b>40 (33)</b>	<b>25 [ 1 (1)]</b>		<b>7</b>	<b>85 (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.

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; Annual analysis and refinement of the Housing Monitor figures. (KN 02)



### Site Evaluation Matrix for Housing Objection Sites in Kircubbin

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
2322	Additional greenfield	Undulating fields	Proposed LLPA land. EHS Natural Heritage: The area in question provides an important backdrop to the village, foreshore and Monaghan Bank. The area contains prominent hill slopes that face Strangford Lough. There are a number of areas of nature conservation interest.	The lands are part of the distinctive localised landform which forms part of the backdrop and setting to the village. Development will detract from the setting of the village.	Contiguous with development limit.  The site adjoins the rear of ribbon of development along Shore Rd.	Fairly remote from village centre.	Part BMV (15% )	Site may be land locked. Water supply available. Foul sewer available , a foul sewage pumping station may be required.	Northern end of site: unlikely that the site will be affected by significant flooding with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur. Remainder of site: flooding from any known watercourse is considered unlikely.	The proposed site does not adjoin a public road.	*	Accessible to services	No	Unacceptable in principle	
1249	Existing greenfield	Slopes down from the road to SE.	*	Site provides an undeveloped setting to this part of Kircubbin. Travelling along Roden St and Parsonage Rd the objection site can be viewed at intervals. The site is not clearly visible when travelling south along Tubber Road into Kircubbin.	Within development limit	Fairly accessible to facilities	Non BMV	Water supply available. There is a foul sewer available. A foul sewage pumping station may be required to discharge to this sewer.	Unlikely that the site will be affected by significant flooding with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur.	Satisfactory access can be achieved off Blackhall St.***	*	Accessible to services	Yes	Acceptable in principle	22

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
2319	Existing greenfield	Undulating, rising slightly to the S and W boundary of the site.	*	The SE half of the site is located to the rear of houses on Roden St. The W section of the site runs along the rear of properties that front Main St. A densely planted treed area forms part of the small E boundary. N, SE boundaries undefined. <b>Undulating agricultural land to the NE of the site.</b>	Contiguous with development limit.	Accessible to facilities.	Non BMV	Site may be land locked. Combined sewer available within the site. A foul sewage pumping station may be required to discharge to this sewer.	Unlikely that the site will be affected by significant flooding with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur. A central portion of the site may be subject to waterlogging.	There is no satisfactory means of access to the public road within this objection site as outlined in red. Access can be achieved through adjacent objection site 1185.	A total of 50 dwellings only on this site and western portion of objection site 1185 combined as further development would require the provision of a right turning facility which cannot be achieved at this location without third party lands. Access to be taken through adjoining objection site 1185.	Accessible to services	Yes	Acceptable in principle	50 when combined with western portion of 1185.

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
2516 1687	Part 1: Existing greenfield	Part 1: Rises to the N	Part 1: *	Part 1: The site can be viewed at a distance from the Rubane Rd and in part for the Parsonage Rd.	Part 1: Within development limit	Parts 1-3: Accessible to services	Non BMV	Part 1: Water supplies available. Storm sewer not capable of accepting drainage from entire site and levels may not allow discharge in any case. Foul sewers available.	Part 1: Significant flooding unlikely with the exception of low-lying land adjacent to the open channel of the watercourse, which is tidal, where marginal flooding may occur.	Part 1: South of Rectory Park - unsuitable for development. either onto Rectory Park or Cook's Brae. Both require a right turn facility which cannot be achieved without third party land.***	Part 1: *	Accessible to services	Part 1: Yes	Part 1: Unacceptable in principle	
2516 1687	Part 2: Existing Greenfield	Part 2: Gently undulating	Part 2: EHS Natural Heritage - development would adversely impact on nature and conservation interests of a pond. Landscape setting of proposed LLPA rectory grounds would be detrimentally impacted.	Part 2: Rectory and its lands including tall trees to the SW. Residential properties to the SE. Trees line parts of the NE and W boundaries.	Part 2: Within development limit			Part 2: Water supplies available. Foul sewers available. A foul sewage pumping station may be required to discharge to these sewers.	Part 2: Significant flooding unlikely with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur. A central portion of the site may be subject to waterlogging.	Part 2: Can be developed with access from Rectory Way.***	Part 2: A limit of 50 dwellings, including those existing on Rectory Way could only be provided. Further development would require a right turn facility and this cannot be achieved without third party land.***		Part 2: No	Part 2: Acceptable in principle	
2516 1687 1876 Note 1876 is the same site as 2516 Part 3 and 1687 Part 3.	Part 3: Additional Greenfield	Part 3: Slopes down slightly from the NW to the SE.	Part 3: Proposed LLPA EHS Natural Heritage – Site forms part of proposed Monaghan Bank LLPA1. In addition this area of land forms a green linkage between Monaghan Bank and Existing Amenity Open Space and Recreation within Kircubbin.	Part 3: Situated between a domestic bungalow to the NW and the sewage works to the SE. Site is unbound to the SW.	Part 3: Contiguous with development limit.			Part 3: Water supply available. A watermain extension may be required to serve this site. Combined sewer available.	Part 3: Significant flooding from any known watercourse is considered unlikely.	Part 3: South of St Mary's Primary School - This site is suitable for development. Access can be achieved at Church Grove.***	Part 3: *		Part 3: No	Part 3: Unacceptable in principle	Part 2: 36 due to roads infrastructure

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
1185	Existing greenfield	Gently undulating	EHS Natural Heritage: Landscape setting of proposed LLPA rectory grounds would be detrimentally impacted.	Site intersected by Rectory and grounds. Housing to the south west and east of the site. Undulating agricultural land to the N of the site. Trees mark several of the boundaries.	Within development limit	Accessible	Non BMV	Water supplies available. There is a combined sewer available. There are foul sewers available. A foul sewage and storm sewage pumping station may be required to discharge to these sewers.	Unlikely that the site will be affected by significant flooding with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur. Central portion of the site may be subject to waterlogging.	Western portion: can be developed with access directly onto Parsonage Rd. ***  Eastern portion: can be developed with access from Rectory Way. ***	Western portion: There must be a limit of 50 dwellings as further development would require the provision of a right turn facility which cannot be achieved without third party land.***  Eastern portion: A limit of 50 dwellings, including those existing on Rectory Way could only be provided. Further development would require the provision of a right turn facility which cannot be achieved without third party land.***	Accessible	Yes (Western portion)	Acceptable in principle	Western portion: 50 when combined with 2319  Eastern portion: 36

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
1796	Existing greenfield	Mostly flat and low-lying.	*	A large field separates the site from housing to the N at a higher level. Undulating agricultural land to the S and E. Housing to W. Site cannot be viewed from surrounding main roads due to topography.	Within existing development limit.	Accessible	Non BMV	Water supplies available. There is a foul sewer available. A foul sewage pumping station may be required to discharge to this sewer.	Unlikely that the site will be affected by significant flooding with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur.	Pending planning application X/2005/0303. Satisfactory access can be achieved off Cook's Brae, however this access can only accommodate a further 2 dwellings without a right turn facility.***	Right turning lane required for more than 2 dwellings.***	Accessible to services	No	Acceptable in principle  Note: western half of site has been approved for housing 10 units  Pending application for 7 units	2 due to roads infrastructure
2000	Additional greenfield	Mainly flat	*	There are two farm holdings on this site. Views to this site can be seen on approach roads in and out of Kircubbin along the Rubane Rd and Cooks Brae. The site provides a clear distinction between built up village area and countryside when viewed travelling in and out of Kircubbin.	Contiguous with existing development but if developed would lead to obvious urban sprawl.	Accessible	Non BMV	Water supply available. There is a foul sewer available. A foul sewage pumping station and a pumping main will be required to discharge to sewer.	It is considered unlikely that the site will be affected by significant flooding with the exception of low-lying land adjacent to the open channel, where marginal flooding may occur.	A right turn facility will be required at the access to the site which cannot be achieved within the limited site frontage.	Unsuitable for development as the proper roads infrastructure is not available.	Accessible to services	Yes	Unacceptable in principle	

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
1173	Additional greenfield	Site is the northern part of large landform known as Monaghan Bank. High ridge in middle of site.	EHS Natural Heritage: Development on the land in question could have detrimental effects on the visual significance of the area and could impact upon important nature conservation interests.	<p>If developed this site would be clearly viewed travelling south along Shore Rd into Kircubbin, while at present the objection site provides a visually attractive backdrop. Development on this site would lead to loss of this village setting</p> <p>Landscape Architects Branch considers the area is an important and distinctive landscape feature, which should be protected from further development.</p>	Partly contiguous with development limit but divorced from existing development and separated by playing fields.	Accessible	Non BMV	This site is within the Cordon Sanitaire of the new Sewage Works. Water supply available. Upgrading of the existing water supply infrastructure and a watermain extension may be required to serve this site. New foul sewer discharging directly to the new Kircubbin S.T.W. will be required.	The site is unlikely to be subject to significant flooding but tidal levels in Strangford Lough may affect a small section. Developers should be advised to seek appropriate advice regarding tidal influences.	The proposed site does not adjoin a public road.	*	Accessible to services	No	Unacceptable in principle	

## Notes:

\* No comment from relevant agency

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

BMV = Best and Most Versatile Land

\*\*\* Revised opinion.

2319 - Most Preferred

1185 - Most Preferred

1687 / 2516 (Part 2) - Most Preferred

1796 - Most Preferred

1249 - Preferred

## **Provisional Key Design Considerations for Acceptable in Principle Objection Sites**

### **1903/01/2319**

- Number of dwellings on this site in conjunction with adjacent site 1185 (western portion) should not exceed 50 in total due to roads infrastructure. Access can be achieved through adjacent objection site 1185.
- The boundaries of the site adjacent to the Greenbelt to be landscaped with 8 –10 metre deep buffer to consist of indigenous trees and hedgerow species.
- Dwelling layout to ensure that dwellings front onto proposed internal access roads.

### **1903/01/1185 (western part)**

- Number of dwellings on this site in conjunction with adjacent site 2319 should not exceed 50 in total due to roads infrastructure.
- In order to protect the setting of the Rectory grounds and help integration of the site, the eastern boundary and boundaries adjacent to the Greenbelt are to be landscaped with 8 –10 metre deep buffer to consist of indigenous trees and hedgerow species.
- Dwelling layout to ensure that dwellings front onto proposed internal access roads.

### **1903/01/1185 (eastern part)**

### **1903/01/1687 (part 2)**

### **1903/01/2516 (part 2)**

- Number of dwellings on this site should not exceed 36 due to roads infrastructure. Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service.
- The pond area in the eastern corner of the site will be protected from development by means of a 5 – 8 metre buffer strip to consist of indigenous trees and hedgerow species.
- In order to protect the setting of the Rectory grounds and help integration of the site adjacent to the Greenbelt, all remaining site boundaries, except along the rear of Rectory Way, to be landscaped with 8 –10 metre deep buffer to consist of indigenous trees and hedgerow species.

**1903/01/1249**

- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Site layout to respect the topography of the site.
- The boundaries of the site adjacent to the Greenbelt to be landscaped with 8 –10 metre deep buffer to consist of indigenous trees and hedgerow species.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service.

**1903/01/1796**

- Number of dwellings on this site should not exceed 2 units due to roads infrastructure.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service.
- Provision of a 4 metre planted landscape buffer using appropriate indigenous species on the south and east boundaries to ensure a definite edge to the settlement adjacent to the Countryside Policy Area.








Ards & Down Area Plan 2015  
Public Inquiry

Provisional Assessment

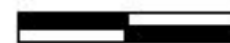
Objections requesting  
inclusion of additional  
housing / development  
lands in Kircubbin.

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix  
for details

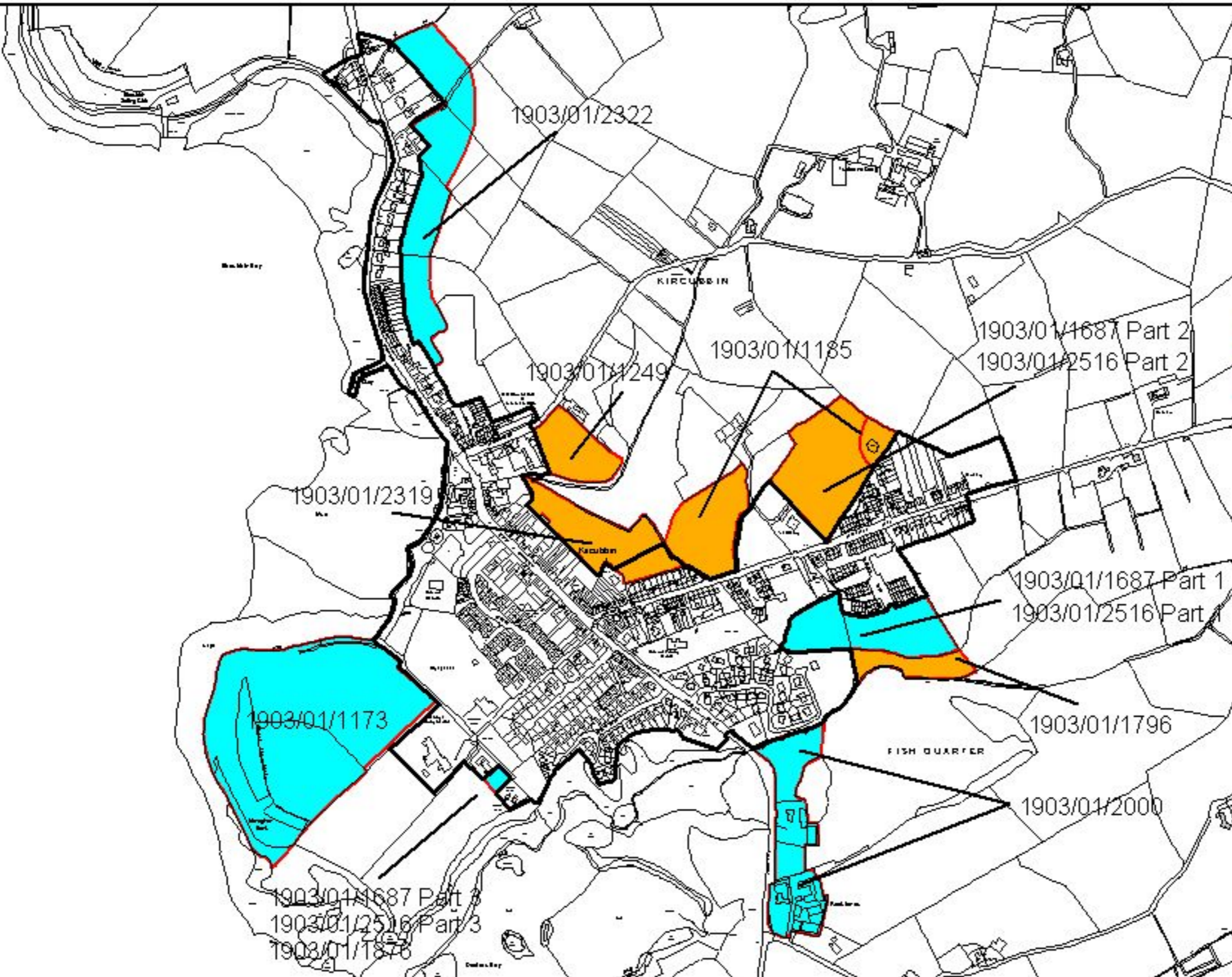
The above assessment represents  
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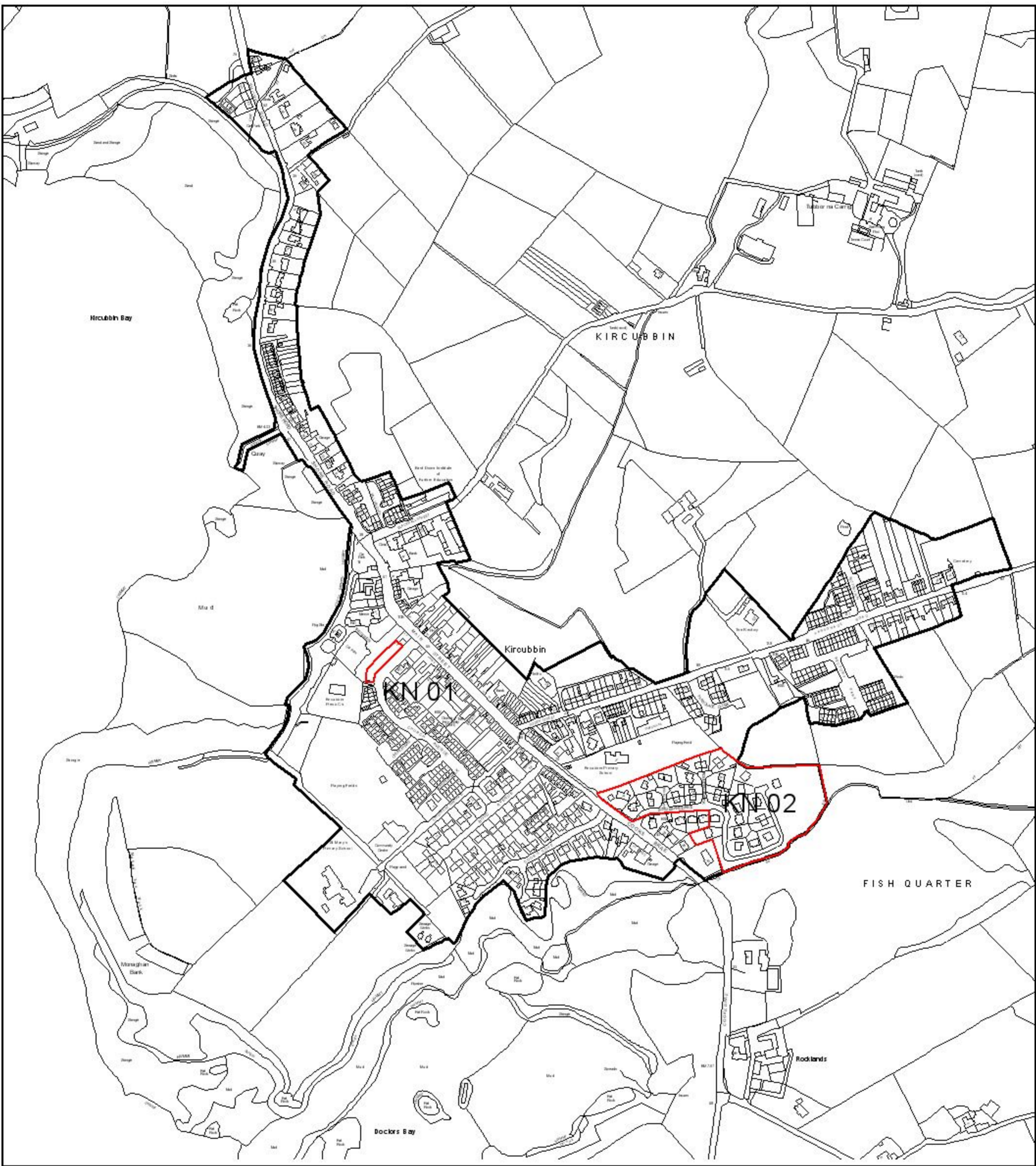
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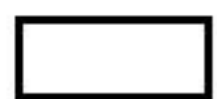


# Draft Ards Down Plan 2015 Housing Land Supply 2000 - 2015

# Kircubbin



Site Ref



DADAP Sett. Limit



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