

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Millisle

Allocation of Proposed HGI
Updated Housing Supply Table
Housing Objection Matrix

Objection Reference Numbers

1903/01/1138	1903/01/1263
1903/01/1194	1903/01/1649
1903/01/1236	1903/01/1687
1903/01/1238	1903/01/1983
1903/01/1252	1903/01/2324
1903/01/1256	1903/01/2326

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)	(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

MILLISLE 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 Millisle 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
ME 01 South of Moss Road	2.08	50 (50)					50 (50)
ME 03 HPA 2 2-4 Abbey Road	0.24	11 (11)					11 (11)
ME 06 Woburn Caravan Park	0.56		17 (17)				17 (17)
ME 07 Woburn Caravan Park, Ballywalter Road	0.38		9 (9)				9 (9)
ME 16 Abbey Park	1.14	24 (24)					24 (24)
ME 19** Millbank Phase 2	0.68	12 (0)					12
ME 20** 43 Moss Road, Ballycopeland	2.35	119 (14)					119 (14)
ME 21** Abbey Road	0.21	13 (13)					13 (13)
ME 22** Land to the north of Ballyrolly Cottages	2.58		61				61
< 10 Units	0.43	14					14
Windfall				40 [32 (32)]			40 (32)
UNITS BUILT 98-00						17 (17)	17 (17)
TOTAL	5.99	243 (112)	87 (26)	40 [32 (32)]		17 (17)	387 (187)

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. (ME 01, ME 03, ME 05, ME 07, ME 08, ME 09, ME 10, ME 16 AND ME 17)

Site Evaluation Matrix for Housing Objection Sites in Millisle

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 @ 20 dph
1138 1238 1649	Additional greenfield	Relatively low lying. Higher land to the west.	*	Development would detract from the setting to the extreme W of Millisle. There is currently a rural feel on approach to the village from the W. Any development on the higher land to the W would be visible on the skyline on approach to Millisle from Abbey Rd and also long distance views from Moss Rd.	Development would be inconsistent with the existing pattern of frontage development along Abbey Rd and would cause sprawl into back land.	Not convenient.	Non BMV	Water supply available. There is a combined sewer available.	Unlikely to be affected by flooding other than of a marginal nature to land adjacent to the watercourse.	This site is unsuitable for development due to sight lines. An adequate junction stagger cannot be achieved.	Unsuitable for development as the proper roads infrastructure is not available. A right turn facility cannot be provided at the access to the proposed site from Abbey Rd and a footway is required to link into the existing footway network.	Accessible to services	Yes	Unacceptable in principle	
1194	Additional greenfield	Land rises from the SE to the N. A ridge runs W to E across the site from the reservoir tower to the edge of Abbey Crescent.		Development would detract from the setting to the NW of Millisle. The northern part of the site is particularly prominent and would be visible on the skyline from the Craigboy Rd north of Millisle on the skyline and when approaching Millisle from the SW along Abbey Rd.	Development would cause urban sprawl into back land and an extension to the W of Millisle along the Moss Rd.	Accessible but not convenient.	Mostly BMV	Water supply can only supply part of site without major upgrading of infrastructure due to the level of service reservoir. Storm sewer extension may be required to serve the S portion of the site. Upgrading existing foul sewerage infrastructure and a foul sewage pumping station may be required to serve the N portion of site.	Unlikely to be subject to significant flooding from any known watercourse.	Not suitable for development due to sight lines. A right turn facility cannot be achieved at the access to the site.	The site is unsuitable for development as the proper roads infrastructure is not available. Moss Road needs to be widened to 5.5m and a footway is required to link into the existing footway network.	Accessible to services	No	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 @ 20 dph
1236 Parts 2-6 For 1236 Part 1 see 2326	Part 2: Existing greenfield Part 3: Mostly existing greenfield Part 4: Additional greenfield Part 5: Existing greenfield Part 6: Part existing/ part additional greenfield	Part 2: Land falls to south Part 3: Land rises to south Part 4: Northern section on high ground Part 5: Slopes upwards to the W. Part 6: Flat		Several sites to the rear of Ballywalter Rd are on high ground. These can be viewed approaching the village from the Woburn Rd to the SW of Millisle. Development on the subject lands would detract from the natural setting of the village. Inclusion of Parts 2 – 6 would cause an unnecessary incursion into the Green Belt to the west of the settlement. Land adjacent to Ballymacruise Drive if developed however would not be detrimental to the setting of the town.	Majority of site is within or contiguous with development limit. Several southern areas of the site eg. Parts 4, 6 are separated from the village and would lead to clear urban sprawl.	Parts 1,2,3,5 accessible. Parts 4, 6 accessible but not convenient.	BMV	Water supply available. Upgrade of existing foul sewerage infrastructure/ foul sewage pumping station may be required on some areas of site.	Unlikely to be affected by significant flooding from any watercourse.	Part 2: Does not adjoin public road. If access is proposed through lane off Ballymacruise Drive the site would be unsuitable due to sightlines. Part 3: Site is suitable for development. Part 4: Site subject to planning application X/2004/1385 with access onto Ballywalter Rd. A right turn lane can be provided.*** Part 5: Can possibly be developed through part 6.*** Part 6: Part of site is subject to planning application X/2004/1385 with access onto Ballywalter Rd. However this application has a concept layout that does not allow for a road link through remainder of site. A right turn lane can be provided. ***	Given the size and development potential of the site a Transportation Assessment will be required.***	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 @ 20 dph
1252	Additional greenfield	High land to the NW slopes gradually down to the SE.	*	Caravan parks adjoin the site to the N and SE. Open countryside to the S and W. Development would mar the distinction between built up edge of settlement and the surrounding open countryside and be detrimental to the setting of Millisle.	Contiguous with development limit. Development however would lead to urban sprawl to the S of the village.	Accessible but not convenient	BMV	There is a water supply available. A watermain extension may be required. Combined sewer available. A foul sewage pumping station and pumping main may be required to discharge to sewer.	The site should not be subject to significant flooding from any known watercourse.	The proposed site does not adjoin a public road.	*	Accessible to services	No	Unacceptable in principle	
1256	Existing greenfield	Northern part slopes upwards to the west. Southern part is relatively flat.	*	Northern part located to the rear of existing development. Open countryside to the W. Southern part has agricultural land to the E, caravan parks to the S and SW, open countryside to the W. Development would mar the distinction between the built up edge of the settlement and the surrounding open countryside.	Within existing development limit. Development would lead to urban sprawl.	Accessible but not convenient	Non BMV	Water supplies available. Access may be through private property. Foul sewers available. Access may be through private property.	Unlikely to be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent to the watercourse.	The proposed site does not adjoin a public road. The existing laneway access is substandard.	The existing laneway access is substandard and could not sustain the additional vehicular and pedestrian traffic. Access to the southern part of site may be possible through extending HPA3.	Accessible to services	No	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 @ 20 dph
1263	Existing greenfield	Northern part slopes upwards to the west. Southern part is relatively flat.	*	Northern part located to the rear of existing development. Open countryside to the W. Southern part has agricultural land to the E, caravan parks to the S and SW, open countryside to the W.	Within existing development limit.	Accessible but not convenient	Non BMV	Water supplies available. Upgrading of water supply infrastructure may be required. Combined sewer crosses site. A foul sewage pumping station may be required to discharge to sewer. Upgrading of the existing foul sewerage infrastructure may be required.	Unlikely to be subject to significant flooding although marginal flooding may occur to low-lying areas adjacent to the watercourse.	Site is unsuitable for development due to sight lines. Adequate junction stagger cannot be achieved with the adjacent private accesses.	A right turn facility cannot be provided at the access to the proposed site from Ballywalter Rd.	Accessible to services	Yes	Unacceptable in principle	
1687 (Site 1)	Majority additional greenfield	Undulating topography although large areas are relatively flat.	EHS Built: elopment should fulfil Policy requirements of Plannin g Policy Statements 6 and 7.	Large sprawling site to the SW of Millisle bounding Abbey Rd, Abbey Park, Ballmacruise Close/Park, Ballywalter Rd. Agricultural land to the W. Area to the north of the site includes playing fields and football club. Land adjacent to Ballmacruise Drive if developed would not be detrimental to the setting of the town.	Majority of site either within development limit or contiguous with development limit. Development would lead to a major extension into the open countryside.	Majority of site is accessible but not convenient.	Partly BMV	Water supplies available. Upgrading of the existing water supply infrastructure may be required. A foul sewage pumping station may be required to serve this site. Major upgrading of the existing foul sewerage infrastructure may be required.	Significant flooding from any known watercourse is considered unlikely other than low-lying areas adjacent to ML2/1.	Part of this site is subject to planning application X/2004/1385 with access onto Ballywalter Rd. Further development opportunities are available with access from Ballmacruise Drive /Park and Abbey Rd. Abbey Rd however will be restricted to a max of 50 dwellings as it is not possible to provide a right turn lane. Access cannot be achieved through Abbey Park as a right turn lane cannot be provided.***	Given the size and development potential of the site a Transportation Assessment will be required.***	Accessible	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 @ 20 dph
1983	Existing greenfield	Land rises from the lower lying land along Mill Burn N of the site to slightly higher land to the S.	EHS Built Heritage : new development should fulfil Policy requirements of Planning Policy Statements 6 and 7.	Existing housing to the N, E, S and SW of the site.	Within development limit	Accessible	Non BMV	Water supplies available. Combined sewer crosses the northern portion of site. There is also a combined sewer located along the southern boundary of the site. A foul sewage pumping station may be required to discharge to this sewer.	Unlikely to be affected by significant flooding, however marginal flooding may occur to low-lying areas adjacent to the watercourse.	Site is subject to a number of current planning applications. Development dependant on provision of a right turn lane on Moss Rd. Application X/2005/1458 demonstrated that a right turn lane can be provided within the application site. ***	Construction of a culvert to a permit vehicular access across Mill Burn will be required. ***	Accessible to services.	No	Acceptable in principle (site approved for housing) Pending RM application for 74 units	74 units
2324 1687 (Site 2)	Existing greenfield	Undulating	EHS Built Heritage : new development should fulfil Policy requirements of Planning Policy Statements 6 and 7.	Existing housing to the N, E, S and SW of the site.	Within development limit	Accessible	Non BMV	Water supplies available. Combined sewer crosses the northern portion of the site. There is also a combined sewer located along the southern boundary of the site. A foul sewage pumping station may be required to discharge to this sewer.	Unlikely to be affected by significant flooding, however marginal flooding may occur to low-lying areas adjacent to the watercourse.	Site subject to current planning applications. Development dependant on provision of right turn lane on Moss Rd. Application X/2005/1458 demonstrated that a right turn lane can be provided within the application site. ***	Construction of a culvert to a permit vehicular access across Mill Burn will be required. ***	Accessible to services	No	Acceptable in principle (Majority of site approved for housing – 133 units. Pending application on remaining area for 19 units)	19

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 @ 20 dph
2326 1236 Part 1	Existing greenfield	Southern part of the objection land is relatively flat. Land to the extreme NE of the site rises steeply to a crest on the southern boundary.	*	Development of this site for housing would have a considerably greater visual impact than the existing caravans. The northern part of the objection site is particularly prominent and can be viewed on the skyline from the Craigboy Rd a considerable distance north of Millisle.	Outside development limit. Development would lead to urban sprawl north of the village.	Accessible	Non BMV	Watermain extensions and major upgrading of the water supply infrastructure may be required to serve the high level parts of this site. A foul sewage and upgrading of the existing foul sewerage infrastructure may be required.	Unlikely to be affected by significant flooding, however marginal flooding may occur to low-lying areas adjacent to the watercourse.	Access from Moss Rd - This site is unsuitable for development due to sightlines. Access from Donaghadee Rd - A maximum of 50 dwellings (including those previously approved in X/1974/024) could be permitted from existing Donaghadee Rd access. Any excess of 50 dwellings will require a right turn facility.	Access from Moss Rd: This site is also unsuitable for development as the proper roads infrastructure is not available.	Accessible to services	Yes	Unacceptable in principle Caravan parks are an important source of tourism accommodation. The retention of this use is best achieved by retaining the site as a Caravan Park outside the Settlement Limit of Millisle.	

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.

**** This is based on the totality of the site. A portion of the site may be acceptable in principle, if required for housing.

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 Sites

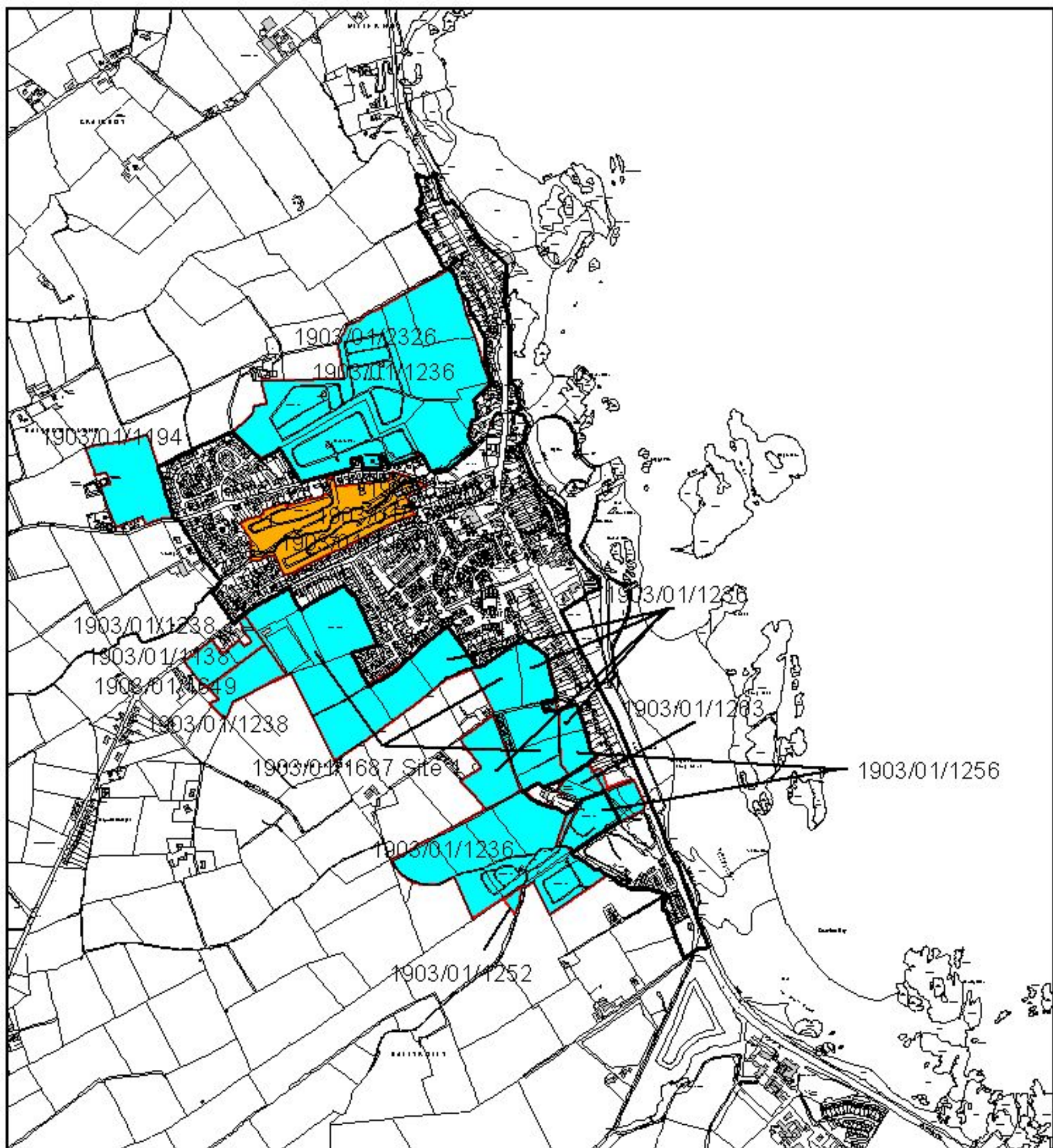
1903/01/2324

1903/01/1687 (Site 2)

- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service. Provision of a right turning facility required at the access with Moss Road.
- Construction of a culvert to permit access across Mill Burn will be required.

1903/01/1983




- Housing development to be a minimum gross site density of 20 dwellings per hectare.
- Access arrangements and site layout to be designed to the satisfaction of DRD Roads Service. Provision of a right turning facility required at the access with Moss Road.
- Construction of a culvert to permit access across Mill Burn will be required.



Ards and Down Area Plan 2015 - Public Inquiry

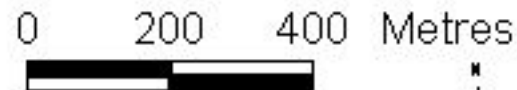
Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Millisle

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

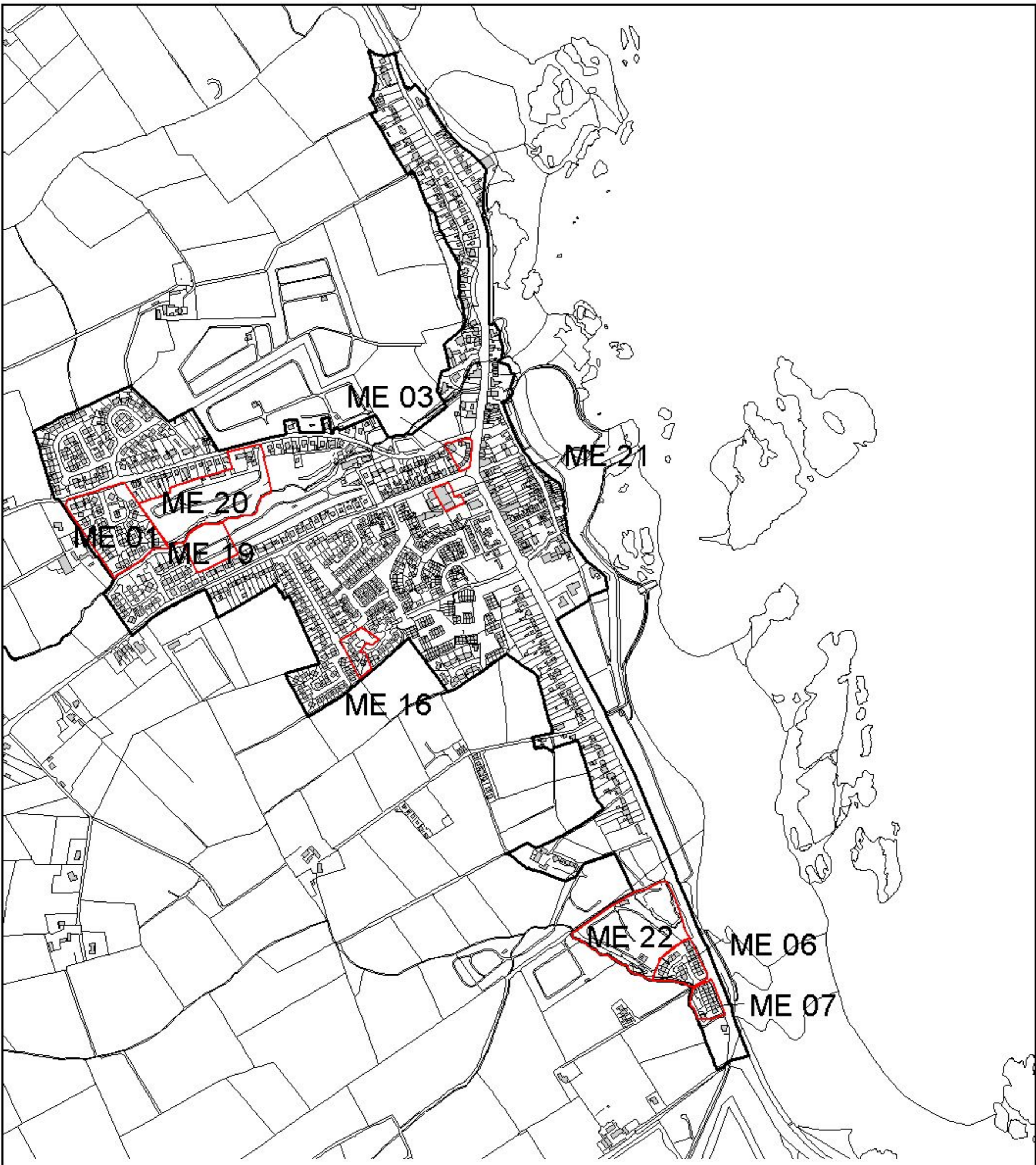
Refer to accompanying matrix for details

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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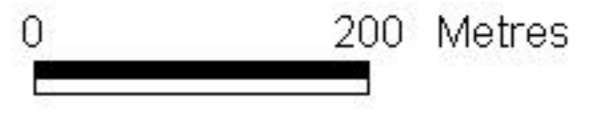
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Draft Ards Down Plan 2015
 Housing Land Supply
 2000 - 2015

Millisle

-  Site Ref
-  DADAP Sett. Limit



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