

# ARDS AND DOWN AREA PLAN 2015



## DRAFT PLAN

**Newcastle**

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

### **Objection Reference Numbers**

1903/01/1133	1903/01/2083
1903/01/1136	1903/01/2090
1903/01/1784	1903/01/2115
1903/01/2023	1903/01/2116
1903/01/2057	1903/01/2492
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**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)
<b>Downpatrick</b>	19	3050	71	988	200 (57)	0	1324	2583	467	3050
<b>Ballynahinch</b>	19	1830	48	258	100 (13)	119	1024	1549	281	1830
<b>Newcastle</b>	15	980	50	455	75 (68)	164	180	924	56	980
<b>Annsborough</b>	10	60	14	39	10 (2)	41	0	104	-44	104
<b>Ardglass</b>	12	280	8	16	25 (19)	111	158	318	-38	318
<b>Ballykinlar</b>	8	60	7	5	10 (7)	71	0	93	-33	93
<b>Castlewellan</b>	14	370	21	282	20 (16)	0	0	323	47	370
<b>Clough</b>	9	60	0	17	15 (0)	0	0	32	28	60
<b>Crossgar</b>	13	310	0	64	25 (6)	106	79	274	36	310
<b>Drumaness</b>	10	180	10	56	10 (9)	21	73	170	10	180
<b>Dundrum</b>	9	150	18	251	25 (10)	104	0	398	-248	398
<b>Killough</b>	10	120	12	20	10 (7)	35	39	116	4	120
<b>Killyleagh</b>	12	240	5	327	20 (13)	100	0	452	-212	452
<b>Saintfield</b>	13	310	25	251	25 (16)	28	0	329	-19	329
<b>Shrigley</b>	9	60	1	11	5 (0)	0	0	17	43	60
<b>Spa</b>	8	60	2	31	5 (3)	0	0	38	22	60
<b>Strangford</b>	8	120	0	15	20 (3)	104	0	139	-19	139
<b>TOTAL URBAN</b>		<b>8240</b>	<b>292</b>	<b>3086</b>	<b>600 (249)</b>	<b>1004</b>	<b>2877</b>	<b>7859</b>	<b>381</b>	<b>8853</b>
<b>RURAL ELEMENT</b>		1220	146*			**		146	1074	1220
<b>TOTAL UNITS</b>		<b>9460</b>	<b>438</b>	<b>3086</b>	<b>600 (249)</b>	<b>1004</b>	<b>2877</b>	<b>8005</b>	<b>1455</b>	<b>10073</b>

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

## NEWCASTLE 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 Newcastle 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 Capacity Site*	Existing Greenfield Site*	Estimated Windfall ***	Additional Greenfield Site	Units Built 98-00.	Total Units
N 01 East of Castlewellan Road (NE 02)	0.83	25					25
N 02 North of Bryansford Road, adj Ashleigh House (NE 03)	3.77	40 (24)					40
N 03 Adj 29 Tullybrannigan Road (NE 04)	0.76	21 (21)					21
N 04 Former Boulevard Caravan Park, Dundrum Road (NE 05)	1.30		65 (17)				65
N 05 South of New Bridge, Bryansford Road (NE 06 (1))	1.83	57 (18)					57
N 06 Shimna Wood (NE 06 (2))	1.36	24 (19)					24
N07 Rathcillan Fort, Bryansford Road (NE 06 (3))	1.21	36 (36)					36
N 08 Lawnfield, South Promenade (NE 06 (4))	1.01	29 (29)					29
N 09 Waterfoot House, Main Street (NE 06 (5))	0.23	52 (52)					52
N 10 King Street (NE 06 (6))	0.13	11 (10)					11
N 11+ Bryansford Meadow (NE 06 (7))	1.68	31 (24)					31

N 12 West of Dundrum Road (NE 07)	3.77		75				75
N 13 North of Meadowvale, Tollymore Road (NE 08)	0.5	10					10
N 14 SE of Tollymore Road (NE 09)	3.13		48 (23)				48
N 15 West of Castlewellan Road (NE 10)	4.55		95				95
N 16 Adj Marguerite Gardens (NE11)	0.5		10				10
N 17 ** 14-16 Castlewellan Rd	0.19	10					10
N18 ** Ballaghabeg 60 Bryansford Road	1.45	82					82
N19 Boulevard Caravan Park	2.0		51				51
Built on smaller sites Jan 00 – Aug 01	0.794	27 (24)					27
<b>WINDFALL</b>				75 (47)			75
<b>UNITS BUILT 98-00.</b>						50	50
<b>Total</b>	<b>28.994</b>	<b>455 (257)</b>	<b>344 (40)</b>	<b>75(68)</b>	<b>0</b>	<b>50</b>	<b>924</b>

**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 (Nos. built on smaller sites)
- 2) Differences between estimated yields and actual approvals (N 07 & N14)
- 3) Slight changes to the Urban Footprint Maps agreed with DRD (N 04)

## Site Evaluation Matrix for Housing Objection Sites in Newcastle

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
1133	Additional Greenfield	Flat in nature	*	Detached dwellings to the north, west and south-west. Murlough Banks to the south-east. Stretches along Dundrum Road – dev would result in ribbon development.	Contiguous with built development and statutory limit.	Convenient	Non-BMV	Water supply on the Dundrum Road. No apparent suitable storm water outlet available. Foul sewer located within western boundary of site.	Unlikely to be affected by significant flooding No watercourses in vicinity of site suitable for development run-off.	Suitable	Suitable for frontage development only. A2 is a protected route.	Accessible	No	Unacceptable in principle.	N/A
1136	Additional Greenfield	Tollymore Road site - Lands rise to north and east.  Lands adjacent to Castlewellan Road – rise from the north towards the southern boundary.	*	Prominent, elevated lands which add to the setting of Newcastle Both sites are located in the open countryside Tollymore Road – agricultural land to east and west. One-off dwellings to N and S. Castlewellan Road site – agricultural land to south, one-off dwellings to east and west. Main Castlewellan Rd to north. Dev would result in urban sprawl.	Isolated – not contiguous with urban development or statutory limit.	Inconvenient	*	Water supply available in the Tollymore & Castlewellan Road. Storm water should be discharged to a local watercourse with approval from Rivers Agency. Section may be within flood plain. Combined sewer crossing southern portion of site.	Northern portion – C'wellan Rd. Significant flooding is unlikely. Drains naturally in a north-westerly direction.  Southern portion – T'more Rd. Most of site lies within flood plain. Advise against infilling of flood plains.	C'wellan Rd – Unsuitable  T'more Rd – Unsuitable	C'wellan Rd – adequate junction stagger cannot be achieved. Right turn facility required.  T'more Rd – infrastructure not available to sustain additional traffic generated by proposal. Sight lines cannot be achieved within red line of site. Road widened to 5.5m and footway link to existing network.	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
1541	Additional Greenfield	Generally Low lying and flat.	*	Burrendale Hotel to the south west. Open countryside to the north and east. To the south is Sunnigdale Caravan Park and agricultural land.	Part of site is contiguous with statutory limit.	Inconvenient	Northern portion of the site is BMV.	Water supply available – upgrading may be required. Section of the site may be within flood plain – may lead to surcharging of the sewers during high rainfall. Combined sewer crossing southern portion of the site. Foul pumping station may be required.	Approximately 2/3 of the site lies within the Burren, Carrigs and Murlough Rivers flood plain. If a scheme on the Burren River is carried out, the bottom 1/3 will remain within the flood plain of the Carrigs and Murlough Rivers. Advise against the infilling of flood plains or areas of flood pondage.	Unsuitable	Required sight lines cannot be achieved. Proper roads infrastructure not available to sustain additional pedestrian and vehicular traffic generated by the proposal. Corrigs Rd needs to be widened to 5.5m and footway required to link to existing footway Right turn facility required on Castlewellan Road. Adequate junction stagger will be required.	Accessible	Yes	Unacceptable in principle.	N/A
1784	Urban Capacity	Slopes gently in a southerly direction towards the Shimna River.	LLPA 2 Contains valuable wildlife corridors and habitats including woodland and Shimna River (EHS Natural).  Located within important entrance to Newcastle – forms part	Large single dwelling and garden to east. Housing development to the west. Shimna River to south the Site and large detached dwellings to the North on the other side of the Bryansford Rd. Within LLPA2. Vegetation on site adds to and forms part of	Within urban area and statutory limit.	Inconvenient	*	Water supply available. Storm water should be discharged to a local watercourse with approval from Rivers Agency. There is a combined sewer in Bryansford Rd. Foul pumping	No record of flooding at this location. Significant flooding is unlikely. Marginal flooding may occur adjacent to the open watercourse.	Suitable	Access can be gained on to the Bryansford Rd. Access to the site could also be in conjunction with land at NE06(3). A limited form of development may be permitted up to 5 via a private access.	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 20 DPH
			of setting to St Cillans Fort monument (EHS Built).	areas of woodland and important tree groups of high quality and visual amenity in the area. Also forms part of the good visual entrance feature into town (LAB comments).				station may be required. A foul sewer in Rathcillan Court but access may be through private property.							
2023	Additional Greenfield	Site falls into 2 parts. First section (western portion) approx. 1.5-2m higher than the eastern part. Site is divided by a bank, which slopes downwards towards the Burren River on its eastern boundary.  Eastern section of the site is elevated, open and exposed.	*	Site runs from the rear of a detached bungalow on the Tollymore Road to the Burren River. Agricultural land to north and south. Potential for urban sprawl if developed.	Eastern and western boundaries contiguous with statutory limit.  Southern boundary separated from urban form and statutory limit.	Inconvenient	*	Water supply is available on the Tollymore Road. Storm water should be discharged to local watercourse with approval from Rivers Agency. Foul sewer crosses the western portion of site. Foul sewage pumping station may be required to serve part of this site.	Majority of site (central & western) is unlikely to be subject to significant flooding. However, low-lying ground adjacent to eastern boundary is located within the flood plain. Rivers Agency advises against infilling of flood plains or areas of flood pondage – can cause problems elsewhere within the catchment.	Unsuitable	Required sightlines of 2.4m by 70m cannot be achieved. Footway link cannot be provided. A right turn lane will also be required and cannot be achieved. Tollymore Rd needs upgraded due to particularly bad bend at the bridge. ***	Accessible	Yes	Unacceptable in principle.	N/A
2057	Additional Greenfield	Flat agricultural land.	*	Located within Tyrella Coastal Dunes. Single dwellings to north on other side of Dundrum Road and to the east and west. Stretches along	Isolated site - divorced from the statutory limit.	Inconvenient	Non-BMV	Water supply available on Dundrum Road. No apparent suitable storm water or storm	Unlikely to be affected by significant flooding.	Suitable	Frontage development only. A2 is a protected route outside the development limit.	Accessible	No	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
				Dundrum Road – would result in ribbon development and urban sprawl if developed.				sewer available. Foul sewer available on Dundrum Road.							
2059	Additional Greenfield	Slopes gently upwards from northern boundary to a plateau. Site then dips downward towards south west corner.	*	Open countryside north-west and south west. Housing development to the east and numerous single dwellings to north.	Contiguous with built development and statutory limit.	Inconvenient	BMV Lands	Water supply available. No apparent suitable storm water outlet available. No storm sewer available. Foul sewer available.	Unlikely to be affected by significant flooding from any known watercourse. No known watercourse in vicinity of the site suitable for run off.	Unsuitable	Required sight lines cannot be achieved. Proper roads infrastructure is not available. A footway link would need to be provided. Sub-nature of the junction of Tollymore Road and Middle Tollymore Road would be unable to sustain increased traffic generated by proposed site.	Accessible	Yes	Unacceptable in principle.	N/A
2083	Additional Greenfield	Land rises in a northerly direction away from the Bryansford Road.	*	Agricultural land to the north, south and west. Ardaluin House and grounds to the east. Stretches along Bryansford Road – if developed would result in urban sprawl.	Contiguous with statutory limit.	Inconvenient	*	Water supply available in the Bryansford Rd. A large Distribution Trunk Watermain located within eastern boundary of the site. Storm water should be discharged to a local	No record of flooding at this location. Significant flooding from any known watercourse is considered unlikely.	Unsuitable	Required sight lines can't be achieved within the red outline. Proper infrastructure is not available to sustain pedestrian and vehicular traffic generated by the proposal. Junction stagger cant be achieved with private	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
								watercourse with permission from Rivers Agency.			accesses or T'brannigan Road. Bryansford Rd would be required to be widened to 5.5m and a footway required. A right turn facility will also be required on this road to the access of the site.				
2090	Additional Greenfield	Site is elevated approx. 2m above road level. Site rises very steeply toward the west. Lands are prominent and exposed.	*	Located on lower slopes of the Mourne Mountains. Development may affect their setting. Number of scattered single dwellings to the north and south.	Isolated - divorced from the statutory limit.	Inconvenient	*	Water supply available. Surface water should discharge to the sea with approval from EHS. Foul sewer available in Seacliff Close, a foul sewer extension (400mtrs) and a foul sewage pumping station may be required.	Significant flooding from any known watercourse is considered unlikely. Marginal flooding may occur on the south-western corner. No designated watercourses within, adjacent to or in the vicinity of the site.	Unsuitable	Situated on the main A2 protected route. Carries large number of vehicles at a reasonable speed. An access for vehicles & pedestrians at this location would not be appropriate.	Accessible	Yes	Unacceptable in principle.	N/A
2115	Additional Greenfield	Lands on both sides of the Dundrum Road are relatively flat and exposed – potential for urban	*	Lands to the west of Dundrum Road - open agricultural lands to north, south and west.  Lands to the east of Dundrum Road - detached	Contiguous with built development and statutory limit.	Convenient	Lands to the north of Dundrum Road were not surveyed.  Land to the south	There is a water supply available on the Dundrum Road. There is no apparent suitable	Site falls in a north westerly direction and is unlikely to be affected by significant flooding. There are no known watercourses	Suitable	Access to the land can only be obtained in conjunction with development of NE07. Access from the SE side of the Dundrum	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
		sprawl		<p>dwellings to the north, west and south-west. Murlough Banks to the south-east.</p> <p>Stretches along Dundrum Road – dev would result in ribbon development.</p>			of Dundrum Road are non BMV	storm water outlet available. There is no combined sewer located within the site.	in the vicinity considered suitable for development. There are no infrastructure costs attributable to Rivers Agency.		Rd would be via a private driveway with a limit of 5 houses. The Dundrum Road is a protected road.				
2116	Additional Greenfield	<p>Lands to the east of the Tollymore Rd are relatively flat and are generally lower than the road level.</p> <p>Lands to the west of the Tollymore Rd rise gently to the west and are generally higher than the road level.</p>	*	<p>Agricultural land to the north, east and west. The northern boundary of the site lies within part of LLPA 1 – Burren River Corridor. One-off dwellings to the south.</p> <p>Stretches along Tollymore Road - development would result in urban sprawl.</p>	Contiguous with built development and statutory limit.	Inconvenient	*	<p>Water supply available – upgrading may be required. Storm water should be discharged to a local watercourse with approval from Rivers Agency. There is a combined sewer crossing the site.</p>	<p>Site drains in a northerly direction. Most of the site is unlikely to be subject to significant flooding. Small portion adjacent to the northern boundary may be within flood plain of the Burren River.</p>	Unsuitable	<p>Site is unsuitable as the proper roads infrastructure is not available to sustain additional pedestrian and vehicular traffic. Tollymore Road needs to be widened to 5.5m and a footway required to link to the existing footway network.</p>	Inaccessible	Yes	Unacceptable in principle.	N/A
2492	Existing Greenfield	Objection lands are relatively flat – used as caravan park.	*	<p>Agricultural land to north. Residential development to the south and east. One-off dwellings to west.</p>	Inside statutory limit. Adjacent to residential development.	Convenient	*	<p>There are water supplies available on the Dundrum Road and Castlewellan Road. Storm water should be discharged</p>	<p>All of the site lies within the flood plain of the Burren, Carrigs and Murlough Rivers. If flood defence on Burren River is carried out parts of the site to the east</p>	Suitable	<p>Access to the load could be gained to the A50 Castlewellan Road. A right turn facility would be required which could be provided within the</p>	Accessible	No	<p>Partially acceptable – approved on appeal on 21/9/05.</p> <p>Remaining portion unacceptable in principle.</p>	51

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
								to a local watercourse with approval from Rivers Agency. A section of the site may be within the flood plain and may lead to surcharging during high periods of rainfall. A combined sewer crosses this site. A foul pumping station may be required. Upgrading of the foul sewerage infrastructure may also be required.	of the Castlewellan Road and north – west of the Dundrum Road will be freed from the flood plain. Rivers Agency advises against infilling of flood plains pr areas of flood pondage as the resultant displacement can cause problems elsewhere within the catchment.		applicants ownership. A Transport Assessment will be required.				
2493	Existing Greenfield	Objection lands are quite elevated and rise steadily towards the southern boundary – used as caravan park.	*	Residential development to the south-east and north-east. Forested lands to the south. Open countryside and a single dwelling to the west. Development on site would result in urban sprawl.	Contiguous to built development and within statutory limit.	Inconvenient	*	Water supply is available at the Tullybrannigan Road. Storm water should be discharged to a local watercourse with approval from Rivers Agency. There is a combined sewer available at Tullybrannig	Site affected by 2 watercourses and drains naturally in a north-easterly direction. A smaller designated watercourse flows in north-easterly direction. Rivers Agency has no record of flooding at this location and significant flooding is considered	Suitable	Site suitable for development. Access to the site can be gained from the Tullybrannigan Road. A Transport Assessment will be required.	Inaccessible	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
								-an Road. Upgrading may be required.	unlikely. Marginal flooding may occur to low lying areas in times of adverse weather conditions.						

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

\* No comment from relevant Agency.

\*\*\* Revised opinion.

BMV = Best and Most Versatile Land

LAB = Landscape Architects Branch

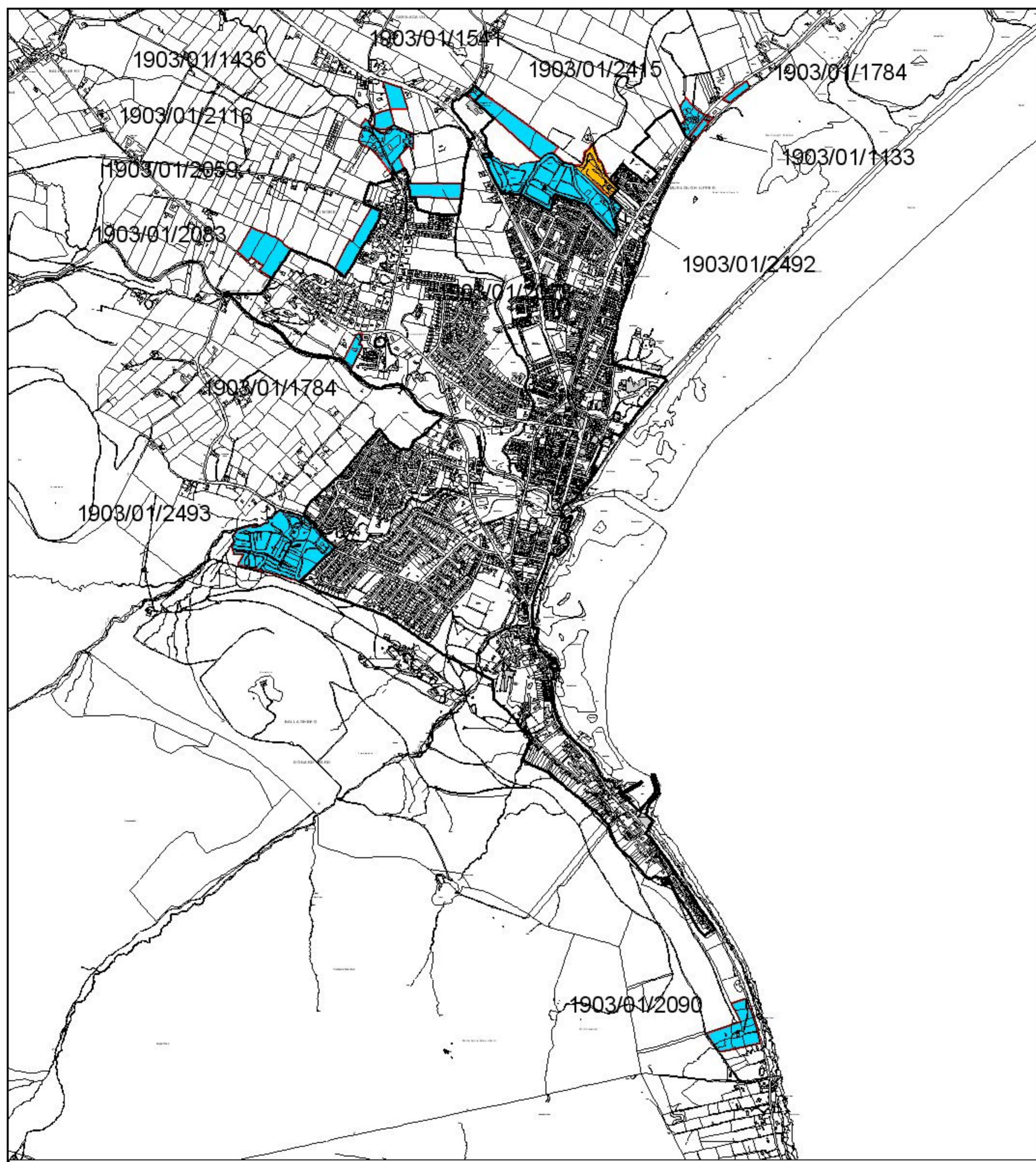
**Notes:**

**There is insufficient “acceptable in principle” objection land to cater for the Department’s provisional assessment of the housing requirement. There may be other suitable lands not subject to objection to the north of Newcastle**



**Provisional Key Design Considerations for Acceptable in Principle Objection  
Site 1903/01/2492:**




- Housing development to be a maximum of 51 dwellings on the site;
- No development to take place until the Burren River Flood Alleviation scheme has commenced. No dwellings to be occupied until the Burren River Flood Alleviation scheme has been completed;
- Suitable access arrangements through the housing estate road in NE 05 and provision of a right turn facility at the A50 Dundrum Road;
- Access arrangements and dwelling layout to be designed to ensure that houses front onto proposed internal access roads; and
- A belt of planting of appropriate native species to be provided along the site boundaries to provide screening for the development and help integrate it into the surrounding countryside.



# Ards and Down Area Plan 2015 - Public Inquiry

## Provisional Assessment

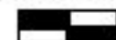
### Objections requesting inclusion of additional housing / development lands in Newcastle

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

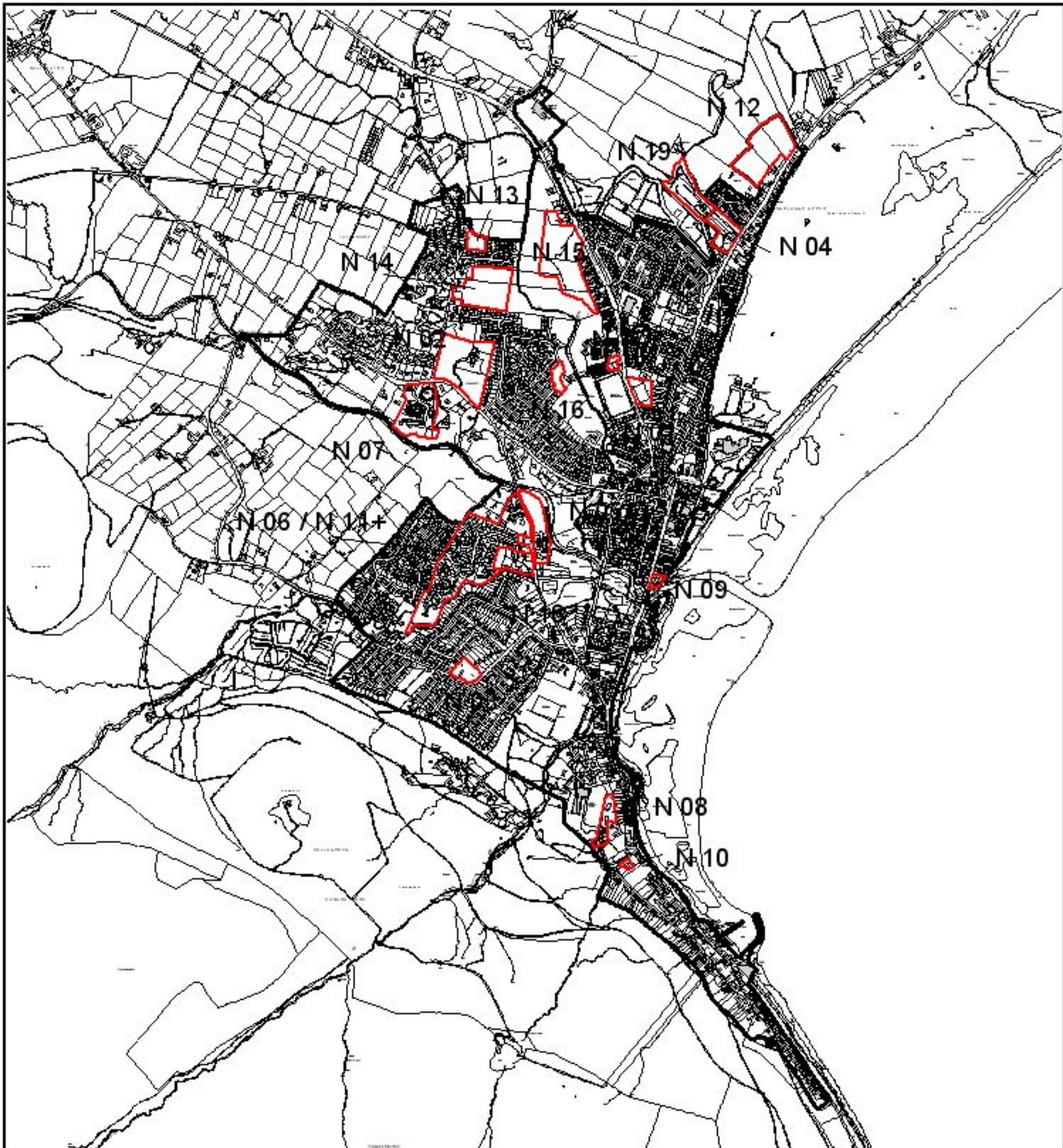
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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


0 90180 Metres






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

 Site Ref  
 DADAP Sett. Limit

0 300 Metres 

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