

ARDS AND DOWN AREA PLAN 2015



DRAFT PLAN

Portaferry

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

Objection Reference Numbers

1903/01/1127	1903/01/1687
1903/01/1179	1903/01/1994
1903/01/1188	1903/01/2037
1903/01/1247	1903/01/3322
1903/01/1270	

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

PORTAFERRY 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 Portaferry 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. (Draft Plan Site Ref.)	Area	Urban Capacity Site*	Existing Greenfield Site*	Estimated Windfall***	Additional Greenfield Site	Units Built 98-00.	Total Units
PY 01 Anne street	0.68	14 (14)					14 (14)
PY 02 (HPA 1) 156-158 Shore Road	0.91	12 (12)					12 (12)
PY 03 (HPA 3) Land to the rear of Rockfield Park	0.9		18 (1)				18 (1)
PY 04 (HPA 2) Land to the rear of Ballyphillip Road	6.2		50 (33)				50 (33)
PY 05 (HPA 4) Land to the west of Cloughey Road	7.4				122		122
PY 06** Site B Demesne View	0.74	11					11
PY 07** Land to rear of 18-28 Ferry Street	0.32	23					23
PY 08**** Saltpans Shore Road	0.67	23 (23)					23 (23)
Built on Small Sites Jan 00-Aug 01	1.77	13 (10)					13
Windfall				50 (21)			50 (21)
UNITS BUILT 98 - 00.						10	10
TOTAL		96 (59)	68 (34)	50 (21)	122	10	346 (114)

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. (PY 04 AND PY 08

Site Evaluation Matrix for Housing Objection Sites in Portaferry

Site Reference	Sequential Test	Topography	Built/ Natural Heritage	Setting	Urban Form	Service. Facilities	Land Quality **	Water & Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE power lines	Provisional Assessment	Potential Yield at 20dph
1127	Additional Greenfield	Undulating agricultural field rises up steeply from the main road to the north boundary.	*	Hedge & unsurfaced lane border western side of site, bungalow, domestic hedge & agricultural shed to north, sparse trees & hedge form the north east boundary. Eastern boundary hedge & domestic wall separating single storey dwelling from site.	Divorced from the Development Limit to the north east of Portaferry	Convenient	BMV	Water available. Part of site within 'cordon sanitaire' of a potential site for Portaferry WWWTW. No foul sewer immediately available. Nearest available sewer SW of site.	No record of flooding at this location & significant flooding from any known watercourse is considered unlikely.	Unsuitable for development as required sight lines to construct a safe & well designed access cannot be achieved within the site outlined in red.	Unsuitable for development as proper roads infrastructure not available to sustain additional pedestrian & vehicular traffic generated by proposal. Cloughey Road needs widened to 5.5m from proposed site & a footway will required to link to existing footway network.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1179 Part A	Additional Greenfield	Undulating agricultural land that rises and dips with the main road. Portaferry Police Station and Telephone Exchange are on part of the site. A treed area covers the most northerly part of the site.	A portion of these lands falls within the area included on the Register of Historic Parks, Gardens and Demesnes at Portaferry House and within LLPA 1. It comprises part of the demesne with clumps of tree planting and open parkland. Forms part of the setting of the village which is focused in the valley towards the sea front and bounded by the rising land of the Estate to the north west and windmill Hill to the south east.	The land is surrounded by agricultural land to the north, east and west. Low density housing development and proposed housing zoning HPA4 is to the south. Coach Road runs through part of the site. Land to the west and part of the land to the east of Coach Road is within the Strangford Lough AONB.	Contiguous with Development Limit to the north of Portaferry	Convenient	Part BMV	Water available. Part of this site may be within the 'Cordon Sanitaire' of a potential site for the new Portaferry WWWTW. Upgrading of sewers and Pumping stations will be required.	Part of this site, along its southern boundary, are poorly drained at present, and marginal flooding may occur adjacent to the open watercourse in adverse weather conditions.	Unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	A footway link will be required from the proposed site to the primary school and high school.	Accessible	No	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	Built/ Natural Heritage	Setting	Urban Form	Service Facilities	Land Quality **	Water & Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE power lines	Provisional Assessment	Potential Yield at 20dph
1179 Part B & 1687 (small part of site)	Additional Greenfield	Large site formed by several fields of undulating land that falls away from Ballyphillip Rd. North west of the site is more circular in shape, a former refuge tip, not level, rising to an elevated point.	Lands provide an attractive setting & southern entrance. Diversity of wildlife habitats & landscape features. Badger activity.	Adjoins cottages and bungalow development to south west, Parson's Hall to south east and playing fields to north west and is within the Strangford Lough AONB.	Contiguous with Development Limit and stretches along the Ballyphillip Road	Convenient	Part BMV	Available	Marginal flooding to low lying areas.	Access to Ballyphillip Road as before. HPA2 and HPA3 could be extended to include modest additional development land. ***	*	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1179 Part C	Additional Greenfield	Land is heavily wooded and its trees tower behind properties fronting Church Street.	The area of mature mixed deciduous woodland adds to and forms part of the plantings associated with Portaferry House and is included in LLPA1. Development of the area would change the landscape and visual character	Land adjoins the car parking for Portaferry Aquarium. It provides a distinctive backdrop to Portaferry and is within LLPA1 and is within the Strangford Lough AONB. Development would impact on the setting of the Templecranney Church and graveyard.	Contiguous with Development Limit to north west of Portaferry	Convenient	Non BMV	Water available. Part of site may be within the 'cordon sanitaire' of potential site for new WWTW. Pumping station will be required to discharge sewers.	Parts subject to flooding during adverse weather conditions.	Unsuitable for development As proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	Footway to link required to primary & high school.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1247/2037/3322	Existing Greenfield & Additional Greenfield	Prominent section of field rising from Shore Road. Higher level than Loughview Heights. Large in scale & not level, rising slightly from west to east.	*	Land is adjacent to bungalow development Loughview Heights and beyond ribbon development on Shore Road. Also within the Strangford Lough AONB.	Contiguous with Development Limit	Convenient	Non BMV	Water available. Foul trunk sewer crosses centre of site. Foul sewage pumping station.	Unlikely to be subject to significant flooding.	Suitable for development Access to land could be gained from Loughview Heights.	Limit of 50 units from Cook Street otherwise right turn facility required.	Accessible to main bus route	No	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	Built/ Natural Heritage	Setting	Urban Form	Service. Facilities	Land Quality **	Wate& Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE power lines	Provisional Assessment	Potential Yield at 20dph
1270 Part (i)	Existing Greenfield	Rectangular area of rough pasture mainly level & low lying.	*	Playing field south of Cloughey Road adjoins land to the north, surrounded by agricultural grassland to the north east, east and south. Adjoined by a housing development to the south west. Within the Strangford Lough AONB.	Contiguous with Development Limit to the east of Portaferry	Convenient	Non BMV	Water available.	When combined with benefit from lands covered by HPA 2 & HPA 3 would be viable.	Suitable for development. Access to site can only be gained through committed development on Ballyphilip Road & not Rockfield Park.	No comment	Accessible to main bus route	No	Acceptable in principle	28 units
1270 Part (ii)	Existing Greenfield	Former refuge tip, not level & rises from all sides to elevated point in middle forming a circular mound.	*	Playing field south of Cloughey Road adjoins land to the north, surrounded by agricultural land to the north east, east and south. Housing development to the south west. Within the Strangford Lough AONB.	Contiguous with Development Limit to the north east of Portaferry	Convenient	Non BMV	No available storm outlet or foul sewer.	Marginal flooding to low lying areas.	Suitable for development. Access to site can only be gained through committed development on Ballyphilip Road & not Rockfield Park.	No comment	Accessible to main bus route	No	Unacceptable in principle	N/A
1188 Part (i)	Additional Greenfield	Large agricultural field, not level, sloping away from the main road. Site slopes down from the south west, rising again in a north westerly direction.	*	Stone wall bounds site from main road, all other boundaries formed by hedgerows. East boundary adjoins proposed zoning HPA 4. Within the Strangford Lough AONB.	Contiguous with Development Limit and stretches along the Cloughey Road to the north east of Portaferry	Convenient	BMV	Water available. Upgrading of sewers & pumping station.	Necessary improvement works would be viable if combined with HPA 4.	Unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	Cloughey Road requires widening to 5.5m from proposed site to Portaferry Road & a footway link cannot be.	Accessible to main bus route	Yes	Unacceptable in principle	N/A

Site Reference	Sequential Test	Topography	Built/ Natural Heritage	Setting	Urban Form	Service. Facilities	Land Quality **	Water & Sewerage	Drainage	Road Access	Road Network	Public Transport	NIE power lines	Provisional Assessment	Potential Yield at 20qph
1188 Part (ii)	Additional Greenfield	Number of fields, mainly flat & low lying.	*	Low hedges form most of field boundaries. A small bungalow adjoins north east boundary, playing fields to south west & undulating agricultural land to the south east boundary. Within the Strangford Lough AONB.	Contiguous with Development Limit and stretches along the Cloughey Road to the north east of Portaferry.	Convenient	BMV	Water available. Upgrading of sewers & pumping station required if site developed.	Unlikely to be affected by significant flooding.	Unsuitable for development as the proper roads infrastructure is not available to sustain additional pedestrian traffic generated by the proposal.	Cloughey Road requires widening to 5.5m from proposed site to Portaferry Road and a footway link cannot be achieved.	Accessible to main bus route	Yes	Unacceptable in principle	N/A
1994	Additional Greenfield	Site large in scale & not level, rises slightly from west to east. Higher level than Loughview Heights.	*	Bungalow development adjoins land to the west and north. Surrounded by agricultural land to the north east, east and Within the Strangford Lough AONB.south.	Contiguous with Development Limit	Convenient	Non BMV	Water available. Foul trunk sewer crosses centre of site. Foul sewage pumping station may be required.	Unlikely to be subject to significant flooding.	Suitable for development Access to land could be obtained from Cook Street. However should there be a proposal to significantly increase the area to be developed then a traffic assessment would be required to determine the extent of any further development.	An adequate junction stagger will be required with adjacent Loughview Heights & a frontage set back to improve the forward sightline through the bend.	Accessible to main bus route	No	Unacceptable in principle	N/A

Note:

* = No comment from relevant agency

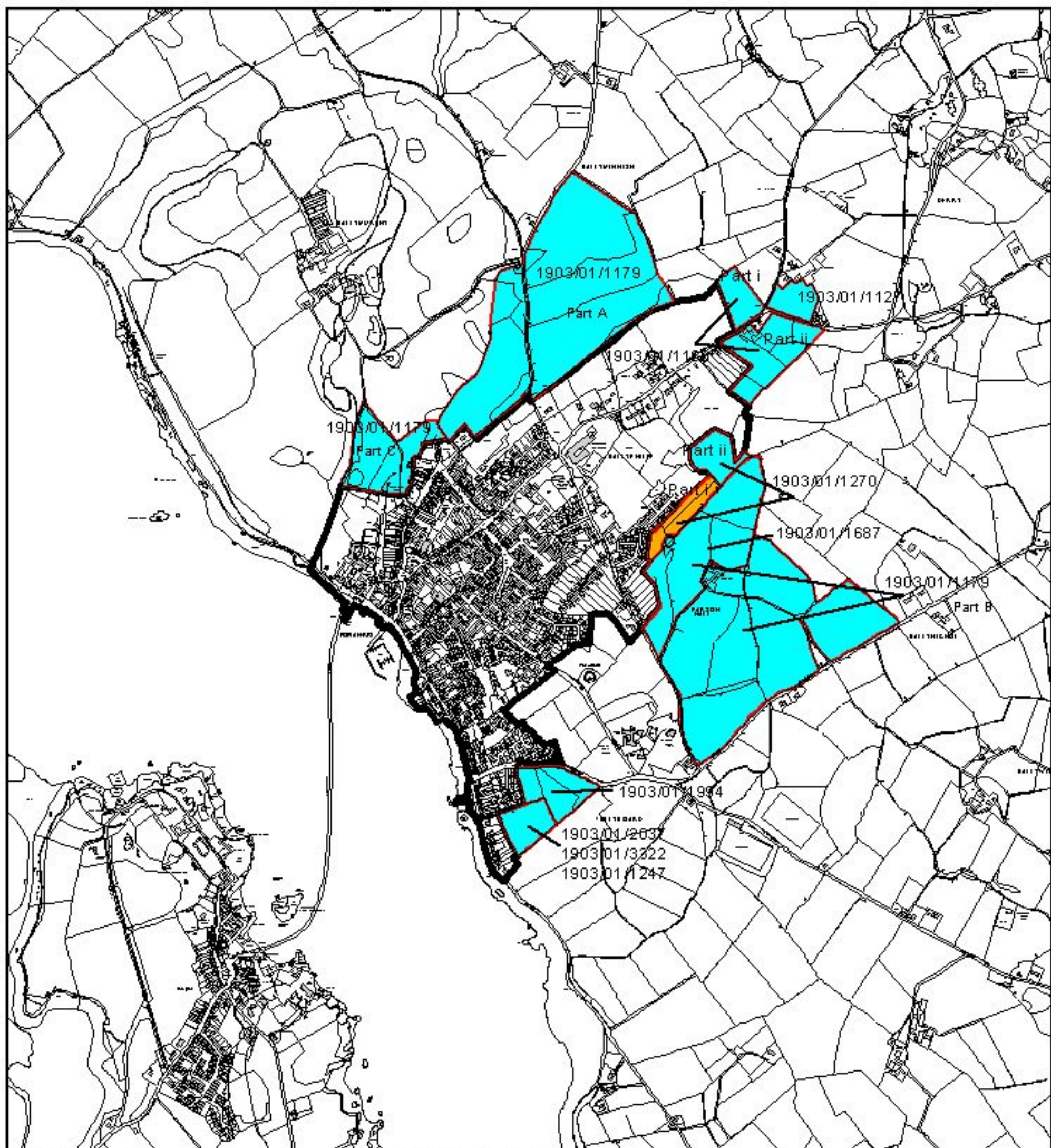
** = Land quality based on initial survey work undertaken by DARD in 2001
BMV = Best and Most Versatile Land

*** = Revised Roads Service Comments

**Provisional Key Design Considerations for Acceptable in Principle Objection
Site 1903/01/1270 Part (i)**

Objection site 1270(i) would form an extension to HPA 3 and would be subject to the same Key Design Considerations found on page 178 of the draft plan the following also apply,




- housing development to be a minimum gross site density of 20 dwellings per hectare;
- the provision of a satisfactory standard of access through Bally Phillip Road, and not through Rockfield Park; and
- existing vegetation along the southern and eastern boundaries with the open countryside shall be retained and enhanced with a 3-5m planted buffer of indigenous trees.



Ards and Down Area Plan 2015 - Public Inquiry

Provisional Assessment

Objections requesting inclusion of additional housing / development lands in Portaferry

-  Settlement Limit
-  Acceptable in Principle
-  Unacceptable in Principle

Refer to accompanying matrix for details

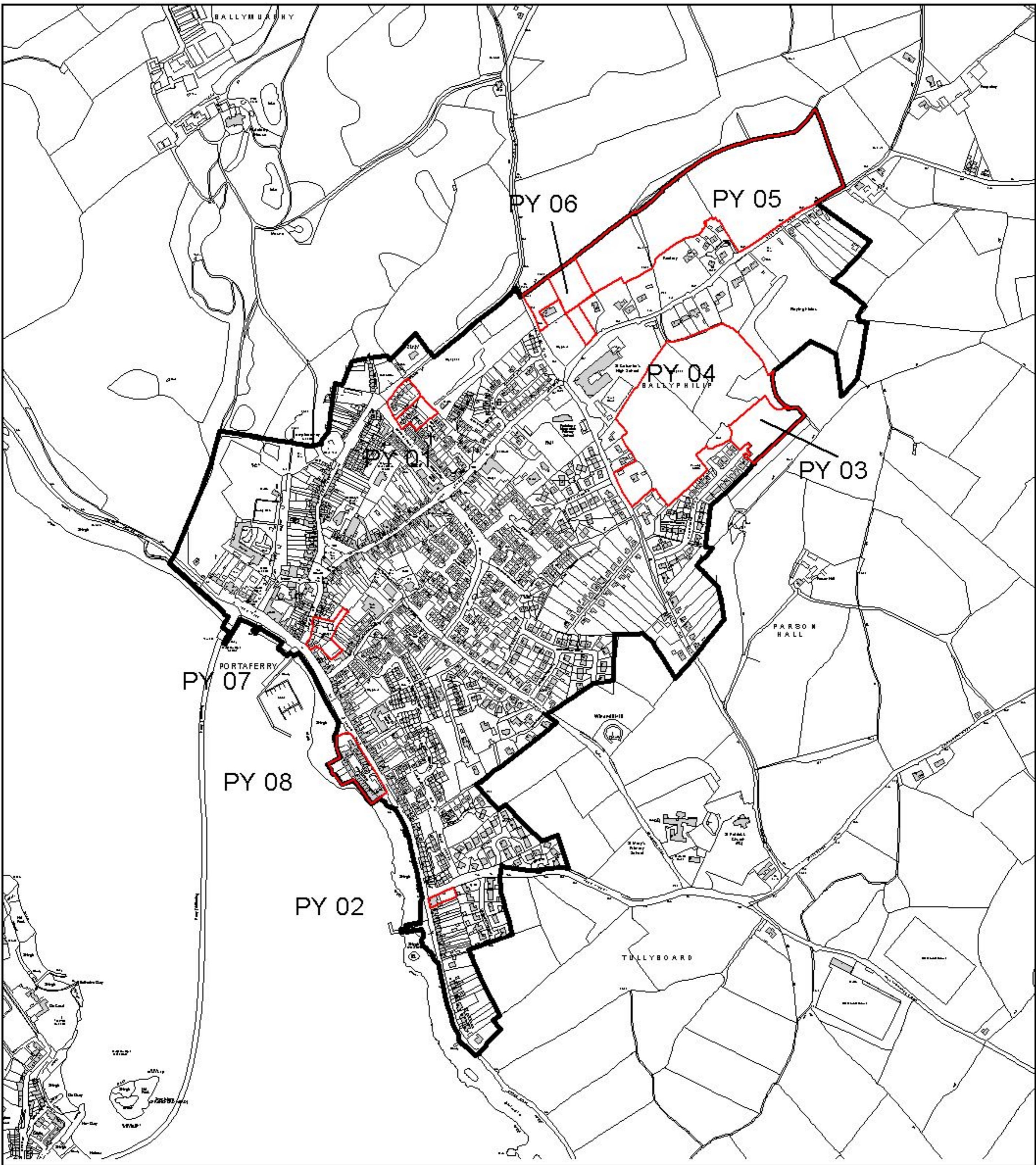
The above assessment represents the Department's provisional view on the acceptability or otherwise of the objection sites. Whilst it is indicative of the Department's present thinking, the assessment has been made without adopting the formal statutory procedure required of the Department and is provided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

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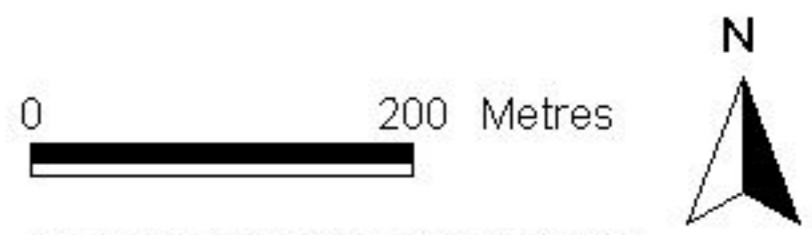
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Draft Ards Down Plan 2015
 Housing Land Supply
 2000 - 2015

Portaferry

-  Site Ref
-  DADAP Sett. Limit



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