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**Loose maps accompanying this document**

Map No. 1 - North Down Countryside  
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Map No. 4/001 - Holywood
The following comprises a list of all allocations, designations, policies, proposals and zonings as contained in North Down District.

### Metropolitan Area

<table>
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<th>Designation MND 01</th>
<th>Metropolitan Development Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bangor</td>
<td>Settlement Development Limit 12</td>
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<tr>
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<td>Zoning BR 05</td>
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<td>Zonings BR 06 – BR 11</td>
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<td>Local Centre 25</td>
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<tr>
<td>Designations BR 14 – BR 15</td>
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<td>Designation BR 16</td>
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<td>Designation BR 17</td>
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<td>Designations BR 18 – BR 31</td>
<td>Local Landscape Policy Areas 27</td>
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<td>Designation BR 37</td>
<td>Primary Retail Core 36</td>
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<td>Designation BR 42</td>
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</tr>
</tbody>
</table>

### Holywood

<p>| Designation HD 01       | Settlement Development Limit 40 |
| Zonings HD 02 – HD 04   | Housing 41                      |
| Designations HD 05 – HD 09 | Areas of Townscape Character 43 |
| Designation HD 10       | Site of Local Nature Conservation Importance 44 |
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<thead>
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<th>Category</th>
<th>Description</th>
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<tbody>
<tr>
<td>HD 22</td>
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<td>CFN 01</td>
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<td>CFN 03</td>
<td>Historic Park, Garden &amp; Demesne</td>
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<td>HY 02</td>
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<td>HY 04</td>
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<td>Settlement Development Limit</td>
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<td></td>
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<tr>
<td>SL 02 – 04</td>
<td>Housing Land Use Policy Areas</td>
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<td>SL 05</td>
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<td>SL 06 - 07</td>
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<td>CT 01</td>
<td>Settlement Development Limit</td>
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<td>CT 02 - 03</td>
<td>Local Landscape Policy Areas</td>
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<td>OK 01</td>
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Preamble
Preamble

The North Down District Proposals form an integral part of the Belfast Metropolitan Area Plan 2015 which is a development plan prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the Department of the Environment (DOE). The Plan covers the City Council Areas of Belfast and Lisburn and the Borough Council Areas of Carrickfergus, Castlereagh, Newtownabbey and North Down.

The Department is now publishing the Belfast Metropolitan Area Plan 2015 consisting of a Written Statement and accompanying maps. The Written Statement is divided into four parts:

• Part 1 sets out the background to the preparation of the Plan;
• Part 2 sets out the Plan’s Guiding Principles and the Plan Strategy proposed to meet these;
• Part 3 sets out the Plan framework comprising allocations, designations, policies and proposals relating to the Plan Area as a whole, intended to complement, and with reference to, the Regional Policy Context; and
• Part 4 translates the broad allocations, designations, policies and proposals in Part 3 into site specific designations, policies, proposals and zonings for the individual Council Areas included in the Plan Area.

The Plan Strategy, allocations, designations, policies, proposals and zonings in Parts 3 and 4 of the Plan comprise, and are hereafter also referred to collectively as the Plan Proposals.

The Plan is being published in 7 Volumes:

• Volume 1 consists of Parts 1, 2, and 3 which deal with the Plan Area as a whole;
• Volumes 2 to 7 comprise Part 4 - the District Proposals - which set out the site-specific Plan Proposals for individual Council areas as follows:
  - Volume 2 - Belfast District Proposals
  - Volume 3 - Lisburn District Proposals
  - Volume 4 - Carrickfergus District Proposals
  - Volume 5 - Castlereagh District Proposals
  - Volume 6 - Newtownabbey District Proposals
  - Volume 7 - North Down District Proposals

The North Down District Proposals consist of designations, policies, proposals and zonings specific to the administrative area of North Down Borough Council. They relate in general to specific locations identified by defined boundaries on relevant maps. The designations, policies, proposals and zonings flow from the Plan Strategy and Plan Proposals for individual land uses contained in Parts 2 and 3, Volume 1 of the Plan. As such they reflect the Spatial Framework Guidance and Regional Guidance contained in the Regional Development Strategy (RDS) and regional planning policies contained in Planning Policy Statements (PPSs) and A Planning Strategy for Rural Northern Ireland.

To understand the full range of the Plan Proposals which apply to North Down Borough, it is therefore necessary to read the District Proposals in this Volume in conjunction with the Plan Strategy and the Plan Proposals contained in Volume 1 of the Plan which relate to entire Plan Area.

The District Proposals are presented in this Volume as follows:

• designations, policies, proposals and zonings for individual locations categorised by:-
1. Bangor (large town)
2. Holywood (small town)
3. Villages
4. Small settlements
   - designations, policies, proposals and zonings for the Countryside and Coast.

Background

The Borough of North Down is situated to the north east of the BMA on the southern shores of Belfast Lough. The towns of Bangor and Holywood provide a focus for the Borough together with the villages of Crawfordsburn, Groomsport, Helen’s Bay and Seapool, and the small settlements of Craignaclet, Gray’s Park, Orlock and Six Road Ends. The administrative Borough of North Down also incorporates part of the Contiguous Development Zone1 (CDZ) hereafter known as Metropolitan North Down. North Down Borough abuts the administrative districts of Belfast City Council to the west, Castlereagh Borough to the south west and Ards Borough to the south. The Lough Shore location and proximity to Belfast make North Down an attractive and popular place to live. However consequently there is severe pressure for development, particularly along the coastline.

The Borough is characterised by a number of landscape types including the rocky coastline along the southern edge of Belfast Lough, an inland belt of gently rolling farmland and the wooded slopes of the Holywood Hills in the southern portion of the Borough and the Craignaclet Escarpment, a steep escarpment to the south of Holywood, which forms a backdrop to east Belfast. The Borough also includes undulating farmland to the east which continues southwards to the Ards Peninsula and the outer Ards coast characterised by colourful rural coastal settlements and rocky coastal features.

The population of North Down increased by 2,614 between 2001 and 2011 to 78,937 (2011).

There are a number of important areas of nature conservation within the Borough including Belfast Lough which is recognised internationally as a Special Protection Area (SPA), a Ramsar Site and an Area of Special Scientific Interest (ASSI). Other important sites in the Borough are Outer Ards (Helen’s Bay to Bangor Marina and East of Bangor Marina) which are designated as Ramsar and SPAs and ASSIs. Ballymacormick Point is also an ASSI. There is also an Area of Scientific Interest (ASI) at Cultra.

North Down is an important tourist magnet within BMA boasting a number of important beaches and maritime assets including Ballyholme Beach, Bangor Marina including Sunken Gardens and North Pier, Groomsport. Other tourist attractions include Crawfordsburn Country Park, Redburn Country Park and the Ulster Folk and Transport Museum, Cultra. In recent years investment by North Down Borough Council and other bodies has resulted in an upsurge in the provision of tourist facilities within the Borough reflecting North Down’s popularity as a holiday spot. It is important that this role is further strengthened in order to enhance the status of North Down as an important tourist destination.

The main transportation corridor within the Borough comprises the A2 and Belfast-Bangor rail line, which links Belfast with Holywood, Helen’s Bay, Crawfordsburn and Bangor and runs in part along the southern shores of Belfast Lough. At present there is considerable strain on the road and rail links from Belfast to North Down due to the significant number of commuters travelling on a daily basis into Belfast for employment purposes.

In recent years there has been suburban expansion and rapid growth within North Down, particularly in Bangor, reflecting its popular and advantageous location in close proximity to Belfast. Sustained population growth in recent years has continued to put a strain on the transportation infrastructure and environmental assets within the Borough.

Bangor is the main town in North Down and is an important seaside town with a sensitive Lough

---

1 See Glossary Appendix 3 for definition of Contiguous Development Zone.
Shore setting. Bangor has its own distinctive character based on maritime and historic themes and fulfils an important residential, recreational and leisure role with the Plan Area.

Retail development within the Borough is focused on Bangor and Holywood Town Centres and within Bloomfield and Springhill District Centres. Bangor Town Centre performs a dual role as the commercial heart of the town and as a focus for recreational/ tourist related activities. The Town Centre has potential to strengthen its role by capitalising further on its proximity to the seafront. Holywood Town Centre has the potential to build on its already unique niche fashion, art/craft and food and drink market. Further retail development within the Borough will be directed towards the town centres in order to maintain and enhance their vitality and viability.

North Down is an important coastal district within BMA and has close economic, social and community links with Belfast and other parts of BMA and its hinterland. The Plan will facilitate appropriate levels of growth within North Down in accordance with the RDS and the Plan Strategy.

Regional Policy Context

The District Proposals have been developed in the context of the Plan Strategy and Plan Proposals contained in Volume 1 of the Plan. They therefore reflect the Spatial Framework Guidance and Regional Guidance in the Regional Development Strategy, Planning Policy Statements and A Planning Strategy for Rural Northern Ireland.

Summary of North Down District Proposals

The settlement hierarchy in North Down consists of the towns of Bangor and Holywood, the villages of Crawfordsburn, Groomsport, Helen’s Bay and Seahill and the small settlements of Craigantlet, Gray’s Park, Orlock and Six Road Ends, as identified in Designation SETT 1 in Part 3, Volume 1 of the Plan.

- The District Proposals designate a Metropolitan and Settlement Development Limits, zone land and designate Land Use Policy Areas in the settlements in accordance with the BMA Settlement Strategy in Part 3, Volume 1 of the Plan. There is limited expansion of the previous development limit of Bangor and a Settlement Development Limit is designated for Holywood. There are no significant changes to the previous development limits of the villages and small settlements. A new small settlement has been designated at Gray’s Park. Bangor is promoted as the main location for housing, employment, services and a range of cultural and leisure amenities within the District, with complementary roles for Holywood and the villages and small settlements.

- The distribution of housing growth potential in the settlements is in accordance with the approach set out in the Housing Strategy and accompanying Plan Proposals in the Housing section in Part 3, Volume 1 of the Plan. Approximately 184 hectares of land are zoned and designated for housing, including land for the provision of social housing. Key Site Requirements are stipulated, as appropriate, against which particular site development proposals will be assessed.

- The District Proposals facilitate expansion of economic growth in line with the BMA Employment Strategy in Part 3, Volume 1 of the Plan and provide 23 hectares of additional employment land in Bangor located along a main transportation route.

- Transportation proposals are identified which are intended to facilitate improved flow of vehicular traffic whilst promoting reduction of car travel and the use of alternative modes of transport. The widening of the A2 at Sydenham between Tillysburn and the M3 Lagan Crossing will facilitate easier access between North Down and the Greater Belfast Area. An Area of Parking Restraint in Bangor Town Centre together with traffic management measures will assist in
maintaining and enhancing the vitality of Bangor Town Centre by making better use of parking spaces.

- The BMA Retail and Office Strategies in Part 3, Volume 1 of the Plan promote town centres and accordingly the Town Centres of Bangor and Holywood are promoted as the main foci for retailing and offices through the identification of Town Centre boundaries and Primary Retail Cores in Bangor and Holywood Town Centres, and a Primary Retail Frontage in Bangor Town Centre. In addition 13 Protected Town Centre Housing Areas are identified. District Centres are identified at Bloomfield and Springhill to complement the shopping offer in Bangor Town Centre and a Local Centre is designated at Ashbury Avenue.

- The District Proposals identify, define and designate as appropriate, a Conservation Area in Holywood, eight Areas of Townscape Character, three Areas of Village Character, six Historic Parks, Gardens and Demesnes and urban design criteria for town centres to protect areas of architectural and townscape and landscape importance in accordance with the BMA Urban Environment Strategy in Part 3, Volume 1 of the Plan.

- Areas of conservation, archaeological, scientific, landscape or amenity importance or interest within the natural environment are protected through the designation of 25 Sites of Local Nature Conservation Importance and 37 Local Landscape Policy Areas in line with the BMA Natural Environment Strategy in Part 3, Volume 1 of the Plan.

- An Area of High Scenic Value is identified in the Countryside and Coast section in Part 3, Volume 1 of the Plan and the District Proposals designate six Rural Landscape Wedges to protect important landscapes. The designation of a BMA Coastal Area in Part 3, Volume 1 of the Plan, to protect the coastline is complemented by the designation of an Urban Waterfront in Bangor to promote the marina complex and its surroundings and encourage a vibrant and attractive waterfront.

- The District Proposals identify, define and safeguard, as appropriate, specific areas where the retention or provision of additional recreational, tourism and other community facilities are required to serve the needs of the District.

### Metropolitan North Down

<table>
<thead>
<tr>
<th>Designation MND 01</th>
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</thead>
<tbody>
<tr>
<td>Metropolitan Development Limit North Down</td>
</tr>
<tr>
<td>A portion of the Metropolitan Development Limit is designated in North Down District as identified on Map No. 2 – Metropolitan North Down.</td>
</tr>
</tbody>
</table>

The portion of the Metropolitan Development Limit within North Down District is designated to prevent suburban sprawl and urban impingement into the open countryside and maintain a separation between Metropolitan North Down and Holywood. The opportunity for outward expansion is constrained by high quality landscape to the east of the Metropolitan Development Limit.

The Metropolitan Development Limit relates to the entire Contiguous Development Zone (CDZ) and, in addition to the portion within North Down district, extends into the neighbouring council areas of Newtownabbey, Belfast, Castlereagh and Lisburn.
**BANGOR**

Bangor is located on the southern shore of Belfast Lough at the entrance to the Irish Sea, 19 kilometres from Belfast and 6 kilometres to the north of Newtownards, in the adjoining Ards Borough Council Area.

The settlement has monastic origins but its present form and character largely reflect its growth as a seaside resort in the late 19th and early 20th centuries following the arrival of the railway in 1865. It was during this period that many of the hotels, guesthouses and other forms of holiday accommodation were built in terraces around Bangor Bay. Various projects and facilities were developed to serve both the summer visitors and the growing population including the Esplanade at the bottom of Main Street, the seafront around to Strickland’s Glen, public parks at Ballyholme Park and Ward Park, a hospital, technical school, library and gasworks.

In the last 30 years the holiday trade has decreased, however significant recent investment has sought to arrest the decline and tourism-generated business still remains an important source of local economic growth. The town has become a dormitory settlement for Greater Belfast due to its proximity to the City and its attractive coastal location. Large amounts of new private housing have been built to the south of the Town Centre along the Ring Road and with these have come new shopping centres at Bloomfield and Springhill. Despite these changes, the Town still retains its seaside character and possesses a rich and extensive architectural inheritance.

Today Bangor comprises five distinct character areas which include the Town Centre and principal streets (Main Street and High Street); the Victorian urban waterfront promenade; institutional areas on the periphery of the Town Centre, including civic offices and parks; seaside villas flanking the urban waterfront and surrounding suburban development.

Conlig within Bangor comprises residential development centred on a group of local facilities which provides a sense of place and local identity and is an important focus for the local community.

**Regional Policy Context**

The RDS recognises Bangor, with a population of around 60,000, many of whom commute to Belfast to work, as an important retail and commercial centre. The potential for Bangor’s development centres on its modern marina and creating activities around the promenade area.

The RDS highlights the need to promote regeneration of the town centre. As the town has significant housing catchment areas it will be important for it to extend its employment and retail base to serve those catchment areas. Bangor has a complementary role to play within the BMUA. The RDS recognises Bangor’s status as an important commuter settlement while accepting the need to widen the economic base as a means of reducing its role as a dormitory town.

<table>
<thead>
<tr>
<th>Designation BR 01</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Settlement Development Limit</strong></td>
</tr>
<tr>
<td><strong>Bangor</strong></td>
</tr>
</tbody>
</table>

A Settlement Development Limit is designated for Bangor as identified on Map No. 3/001 - Bangor.

Bangor Settlement Development Limit is designated to protect the natural setting of the Town whilst at the same time provide sufficient development opportunities in line with its role as the main service and administration centre in North Down. The designated Settlement Development Limit will prevent suburban sprawl and urban impingement on the open countryside between Bangor and the surrounding settlements of Groomsport, Newtownards and Crawfordsburn.
The opportunity for outward expansion is constrained by the need to protect the coastal zone to the north of the settlement, protect the identity of Bangor and prevent merging with neighbouring settlements including Groomsport, Crawfordsburn and Newtownards to the south.

**Housing**

The Plan zones approximately 163 hectares of land for housing in Bangor within the Plan period.

Sites have been selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments. Other factors influencing site selection include accessibility to the Town Centre, access to public transport and the aim to minimise detrimental impact on the environment.

Land zoned for housing shall be developed in accordance with prevailing regional planning policy and the Plan Proposals including Key Site Requirements which may include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests, landscaping, provision for walking/cycling, local neighbourhood facilities and other site specific requirements.

**Housing Zonings**

The following sites are zoned for housing and complete at 31 July 2011.

### Zoning BR 02

**Housing**

**Committed Housing Sites**

**Built**

The following sites are zoned for housing as identified on Map No. 2/001 – Bangor:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BR 02/01</td>
<td>Church View Cottages at junction of Newtownards Road and Church Drive</td>
<td>0.12</td>
</tr>
<tr>
<td>BR 02/02</td>
<td>1a-c Tower Road and Tower Close</td>
<td>0.12</td>
</tr>
<tr>
<td>BR 02/03</td>
<td>Victoria Mill, off Victoria Drive</td>
<td>0.15</td>
</tr>
<tr>
<td>BR 02/04</td>
<td>262 Seacliff Road</td>
<td>0.16</td>
</tr>
<tr>
<td>BR 02/05</td>
<td>Holborn Court, off Holborn Avenue</td>
<td>0.14</td>
</tr>
<tr>
<td>BR 02/06</td>
<td>Lorelei, off Princetown Road</td>
<td>0.21</td>
</tr>
<tr>
<td>BR 02/07</td>
<td>Castle Lodge at junction of Castle Street and Castle Park Road</td>
<td>0.24</td>
</tr>
<tr>
<td>BR 02/08</td>
<td>Baylands Court, off Fourth Avenue</td>
<td>0.28</td>
</tr>
<tr>
<td>BR 02/09</td>
<td>Ballykillaire Terrace, off Old Belfast Road</td>
<td>0.35</td>
</tr>
<tr>
<td>BR 02/10</td>
<td>Towerview Gardens, off Towerview Crescent</td>
<td>0.38</td>
</tr>
<tr>
<td>Reference</td>
<td>Address</td>
<td>Hectares</td>
</tr>
<tr>
<td>-----------</td>
<td>-------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>BR 02/11</td>
<td>The Knowes, off Bangor Road</td>
<td>0.39</td>
</tr>
<tr>
<td>BR 02/12</td>
<td>Gibsons Green, off Willowbrook Rise</td>
<td>0.4</td>
</tr>
<tr>
<td>BR 02/13</td>
<td>Hanover Square, off Hanover Crescent</td>
<td>0.47</td>
</tr>
<tr>
<td>BR 02/14</td>
<td>Killaire Close, off Killaire Avenue</td>
<td>0.48</td>
</tr>
<tr>
<td>BR 02/15</td>
<td>16-18 and 17-35 Brook Lane, off Rathgael Road</td>
<td>0.42</td>
</tr>
<tr>
<td>BR 02/16</td>
<td>23-59 Lord Warden’s Court, off Rathgael Road</td>
<td>0.62</td>
</tr>
<tr>
<td>BR 02/17</td>
<td>Marquis Manor, off Clandeboye Road</td>
<td>0.77</td>
</tr>
<tr>
<td>BR 02/18</td>
<td>1-3, 2-4 Hanover Hill, 24, 29-37, 55 Hanover Chase</td>
<td>0.72</td>
</tr>
<tr>
<td>BR 02/19</td>
<td>1-9, 2-14 Downshire Lane, 2-8 Downshire Court and 32b Downshire Road</td>
<td>0.78</td>
</tr>
<tr>
<td>BR 02/20</td>
<td>6-30, 15-31 Kinwood Grange and 26-30, 49-53 Dunkeld Park</td>
<td>0.82</td>
</tr>
<tr>
<td>BR 02/21</td>
<td>Kestrel Park, off Bangor Road</td>
<td>0.71</td>
</tr>
<tr>
<td>BR 02/22</td>
<td>Upritchard Development, off Bloomfield Road South</td>
<td>2.81</td>
</tr>
<tr>
<td>BR 02/23</td>
<td>26-72, 69-101 Meadowvale Crescent</td>
<td>0.92</td>
</tr>
<tr>
<td>BR 02/24</td>
<td>39-53, 44-104 Willowbrook Park and 9-11 Gibson’s Lane</td>
<td>0.97</td>
</tr>
<tr>
<td>BR 02/25</td>
<td>Shaftesbury Drive, off Belfast Road</td>
<td>0.2</td>
</tr>
<tr>
<td>BR 02/26</td>
<td>Shaftesbury Road/Avenue, off Belfast Road</td>
<td>1.28</td>
</tr>
<tr>
<td>BR 02/27</td>
<td>1-10, 11-38, 41-46 Viceroy’s Wood, off Old Belfast Road</td>
<td>1.19</td>
</tr>
<tr>
<td>BR 02/28</td>
<td>Regency Square, off Old Gransha Road</td>
<td>1.21</td>
</tr>
<tr>
<td>BR 02/29</td>
<td>1-7 Glen Road, Glen Manor; Glen Park and Glen Gate/Court, off Bryansburn Road</td>
<td>1.22</td>
</tr>
<tr>
<td>BR 02/30</td>
<td>Summerfield Development and 20 Bangor Road</td>
<td>1.27</td>
</tr>
<tr>
<td>BR 02/31</td>
<td>Walmer Grove, off Old Belfast Road</td>
<td>2.18</td>
</tr>
<tr>
<td>BR 02/32</td>
<td>15-55, 16-46 Ardvanagh Drive and 1-17, 2-46 Ardvanagh Drive</td>
<td>2.22</td>
</tr>
<tr>
<td>BR 02/33</td>
<td>Rathgill Link, off Rathgill Parade</td>
<td>1.82</td>
</tr>
<tr>
<td>BR 02/34</td>
<td>18-92 and 61-75 Beechfield Crescent</td>
<td>2.72</td>
</tr>
<tr>
<td>BR 02/35</td>
<td>4-24, 11-47 Dunkeld Park and 1-9, 2-30 Dunkeld Chase</td>
<td>2.78</td>
</tr>
<tr>
<td>BR 02/36</td>
<td>2-48, 9-31 Ardvanagh Avenue and 1-25, 2-10 Ardvanagh Manor</td>
<td>2.81</td>
</tr>
<tr>
<td>Reference</td>
<td>Details</td>
<td>Distance</td>
</tr>
<tr>
<td>-----------</td>
<td>---------</td>
<td>----------</td>
</tr>
<tr>
<td>BR 02/37</td>
<td>48-56, 60-102, 57-117 Ardvanagh Road, 1-15, 2a-6 Ardvanagh Grange and 1-21, 2-28, 61-61 Ardvanagh Meadows</td>
<td>3.33</td>
</tr>
<tr>
<td>BR 02/38</td>
<td>33-53, 46-74 Marlo Park, 1-41, 2-48 Marlo Heights and 1a-1c Robinson Road</td>
<td>3.37</td>
</tr>
<tr>
<td>BR 02/39</td>
<td>Lord Warden’s Hollow, Glade, 19-21 Court and 24-32, 25-33 Lord Warden’s Parade</td>
<td>6.33</td>
</tr>
<tr>
<td>BR 02/40</td>
<td>1-15, 2-32 Ballycrochan Avenue, 138-148 Ballycrochan Road and Ballycrochan Drive</td>
<td>2.94</td>
</tr>
<tr>
<td>BR 02/41</td>
<td>1-3 Pickie Terrace and adjacent to 76 Princetown Road</td>
<td>0.1</td>
</tr>
<tr>
<td>BR 02/42</td>
<td>Ava House, 244 Clandeboye Road</td>
<td>0.15</td>
</tr>
<tr>
<td>BR 02/43</td>
<td>Loy Court, 265 Old Belfast Road</td>
<td>0.23</td>
</tr>
<tr>
<td>BR 02/44</td>
<td>Castle Street, opposite Bangor Community Hospital</td>
<td>0.32</td>
</tr>
<tr>
<td>BR 02/45</td>
<td>Glenview Court, off Crawfordsburn Road</td>
<td>0.21</td>
</tr>
<tr>
<td>BR 02/46</td>
<td>2-16, 11-23 Woodvale Gardens</td>
<td>0.4</td>
</tr>
<tr>
<td>BR 02/47</td>
<td>1-23 Riverwood Vale and Riverwood Court, off Donaghadee Road</td>
<td>0.59</td>
</tr>
<tr>
<td>BR 02/48</td>
<td>Balmoral Square, off Willowbrook Road</td>
<td>1.8</td>
</tr>
<tr>
<td>BR 02/49</td>
<td>Lineybrook Development, off South Circular Road</td>
<td>2.26</td>
</tr>
<tr>
<td>BR 02/50</td>
<td>19-41, 48-58, 60-68 Ardvanagh Drive, 8 &amp; 17 Ardvanagh Grange, 28 &amp; 63 Ardvanagh Meadows, 1-57, 2-14 Ardvanagh Brae and 1-41, 2-30 Ardvanagh Court</td>
<td>2.37</td>
</tr>
<tr>
<td>BR 02/51</td>
<td>Silverstream Close and 10-16 Silverstream Road</td>
<td>0.24</td>
</tr>
<tr>
<td>BR 02/52</td>
<td>Stonebridge Development, off Green Road</td>
<td>10.48</td>
</tr>
<tr>
<td>BR 02/53</td>
<td>28 Belfast Road</td>
<td>0.12</td>
</tr>
<tr>
<td>BR 02/54</td>
<td>4-8 Princetown Road and 4 Princetown Avenue</td>
<td>0.15</td>
</tr>
</tbody>
</table>
The following sites have extant approval on which development is not started or development is ongoing at 31 July 2011.

### Zoning BR 03

#### Housing Committed Housing Sites-Development Ongoing/Not Started

The following sites are zoned for housing as identified on Map No. 3/001 – Bangor:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BR 03/01</td>
<td>39-53 Hanover Close and 11-17 Hanover Hill and further land at Hanover Hill</td>
<td>2.17</td>
</tr>
<tr>
<td>BR 03/02</td>
<td>77-95, 94-108 Beechfield Crescent, 101-108 Beechfield Avenue and further land at Beechfield</td>
<td>4.1</td>
</tr>
<tr>
<td>BR 03/03</td>
<td>17-53, 34-84 Ballycrochan Avenue, Ballycrochan Gardens and Grove</td>
<td>3.43</td>
</tr>
<tr>
<td>BR 03/04</td>
<td>Worcester Lane, off Worcester Avenue</td>
<td>0.44</td>
</tr>
<tr>
<td>BR 03/05</td>
<td>104-116, 119-129 Ardvaneagh Road and further land</td>
<td>0.59</td>
</tr>
<tr>
<td>BR 03/06</td>
<td>4-16 Riverwood Vale, off Donaghadee Road</td>
<td>0.15</td>
</tr>
<tr>
<td>BR 03/07</td>
<td>Shaftesbury Development, off Belfast Road</td>
<td>2.75</td>
</tr>
<tr>
<td>BR 03/08</td>
<td>Land at Ballycrochan Road, incorporating Ballycrochan Park and Crescent</td>
<td>4.78</td>
</tr>
<tr>
<td>BR 03/09</td>
<td>Downshire Lane, off Downshire Road</td>
<td>0.75</td>
</tr>
<tr>
<td>BR 03/10</td>
<td>Land at 49 Green Road</td>
<td>1.67</td>
</tr>
<tr>
<td>BR 03/11</td>
<td>Land at Rathgael Juvenile Justice Services, off Rathgael Road</td>
<td>12.71</td>
</tr>
<tr>
<td>BR 03/12</td>
<td>Land at Fairfield Road</td>
<td>0.68</td>
</tr>
<tr>
<td>BR 03/13</td>
<td>Woodgate, off Rathgael Road</td>
<td>0.89</td>
</tr>
<tr>
<td>BR 03/14</td>
<td>Land adjacent to Cladeboye Cemetery, Clifton Special School and Bangor Sportsplex, off Old Belfast Road</td>
<td>5.38</td>
</tr>
<tr>
<td>BR 03/15</td>
<td>Site opposite 135-139 Gransha Road</td>
<td>0.18</td>
</tr>
<tr>
<td>BR 03/16</td>
<td>Rossdowan Development, off Gransha Road</td>
<td>1.13</td>
</tr>
<tr>
<td>BR 03/17</td>
<td>Land North of Green Road and west of Gibsons Lane</td>
<td>19.69</td>
</tr>
</tbody>
</table>
The following sites are uncommitted at 31 July 2011.

### Zoning BR 04

#### Housing Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map No. 3/001 – Bangor:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>BR 04/01</td>
<td>Land adjacent to Rathgill Link and Rathgill Parade</td>
<td>0.52</td>
</tr>
<tr>
<td>BR 04/02</td>
<td>Site at the junction of Bloomfield Road and Lismore Avenue</td>
<td>0.33</td>
</tr>
<tr>
<td>BR 04/03</td>
<td>Millbank Avenue</td>
<td>1.38</td>
</tr>
<tr>
<td>BR 04/04</td>
<td>56 and 64-66 Clifton Road</td>
<td>0.73</td>
</tr>
<tr>
<td>BR 04/05</td>
<td>Site adjacent to Conlig Primary School, off Coronation Avenue</td>
<td>0.28</td>
</tr>
<tr>
<td>BR 04/06</td>
<td>Site between 433 and 451 Old Belfast Road</td>
<td>0.35</td>
</tr>
<tr>
<td>BR 04/07</td>
<td>Land between South Circular Road and the rear of 6-30 Skipperstone Road</td>
<td>1.14</td>
</tr>
<tr>
<td>BR 04/08</td>
<td>Land between Uritchard Park and Balloo Road</td>
<td>3.75</td>
</tr>
<tr>
<td>BR 04/09</td>
<td>Land adjacent to South Circular Road, Gransha Road and Bloomfield Shopping Centre</td>
<td>7.69</td>
</tr>
<tr>
<td>BR 04/10</td>
<td>Land west of Linen Road between Rathgill Meadow and Ardvanaagh Road</td>
<td>2.66</td>
</tr>
<tr>
<td>BR 04/11</td>
<td>Land east of Linen Road between Linen Crescent and Rathgill Link</td>
<td>2.13</td>
</tr>
<tr>
<td>BR 04/12</td>
<td>Land to the rear of St. Gall’s Church, Crawfordsburn Road and east of Ballywooley Lane</td>
<td>2.70</td>
</tr>
<tr>
<td>BR 04/13</td>
<td>Land south of Balmoral Square and west of Balmoral Dale</td>
<td>1.89</td>
</tr>
<tr>
<td>BR 04/14</td>
<td>Land between Clifton Road and College Avenue (Former Bangor Grammar School site)</td>
<td>2.18</td>
</tr>
<tr>
<td>BR 04/15</td>
<td>Land at junction of Clandeboye Road and Rathgael Road, surrounding WP Nicholson Memorial Free Presbyterian Church</td>
<td>1.45</td>
</tr>
<tr>
<td>BR 04/16</td>
<td>Land at Dellmount Avenue</td>
<td>0.97</td>
</tr>
</tbody>
</table>
Key site requirements are specified for the following sites:

**Zoning BR 04/03**

**Housing**

**Millbank Avenue**

1.38 hectares of land are zoned for housing at Millbank Avenue as identified on Map No. 3/001 – Bangor.

Key Site Requirements:
- Housing development shall be a minimum gross density of 10 dwellings per hectare and a maximum gross density of 20 dwellings per hectare; and
- Access shall be from Millbank.

Detailed consultation with Rivers Agency, DARD, will be required as there is a watercourse adjacent to the western and southern boundaries of the site.

**Zoning BR 04/04**

**Housing**

**56 and 64-66 Clifton Road**

0.73 hectares of land are zoned for housing at 56 and 64-66 Clifton Road as identified on Map No. 3/001 – Bangor.

Key Site Requirements:
- Housing development shall be a minimum gross density of 10 dwellings per hectare; and
- A new storm sewer will be required to serve this site.

This site is located within the Bangor East Area of Townscape Character (ATC) Designation BR 14.

Detailed consultation with Northern Ireland Water will be required.

**Zoning BR 04/07**

**Housing**

**Land between South Circular Road and the rear of 6-30 Skipperstone Road**

1.14 hectares of land are zoned for housing between South Circular Road and the rear of 6-30 Skipperstone Road as identified on Map No. 3/001 – Bangor.

Key Site Requirements:
- Housing development shall be a minimum gross density of 30 dwellings per hectare; and
- Access shall be from Clanmorris Avenue;
- The design and layout of the development shall include measures to mitigate possible noise nuisance from the adjacent South Circular Road and electricity sub-station;
- A 3 metre wide landscape buffer of trees and hedges of native species shall be provided along the southern boundary of the site to provide screening for the development and help improve the environmental quality of the area; and
- An electricity sub-station is located adjacent to the north-east boundary of this site. Development shall be designed, landscaped and implemented to accommodate the overhead power lines and adhere to standard safety clearances.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to the site.

Detailed consultation with Northern Ireland Electricity will be required.
Zoning BR 04/08

Housing
Land between Upritchard Park and Balloo Road

3.75 hectares of land are zoned for housing between Upritchard Park and Balloo Road as identified on Map No. 3/001 – Bangor.

Key Site Requirements:
- Housing development shall be a minimum gross density of 25 dwellings per hectare and a maximum gross density of 35 dwellings per hectare; and
- Access shall be from Balloo Road.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to the site.

Detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with NIEA (Landscape Architects and Natural Heritage), DOE, will be required.

Zoning BR 04/09

Housing
Land adjacent to South Circular Road, Gransha Road and Bloomfield Shopping Centre

7.69 hectares of land are zoned for housing adjacent to South Circular Road, Gransha Road and Bloomfield Shopping Centre as identified on Map No. 3/001 – Bangor.

Key Site Requirements:
- Housing development shall be a minimum gross density of 25 dwellings per hectare and a maximum gross density of 35 dwellings per hectare; and

A foul sewage and a storm sewage pumping station may be required to serve this site. Upgrading of the existing foul infrastructure will be required to serve this site.

Detailed consultation with Northern Ireland Water will be required as its infrastructure is located within and adjacent to the site.

Detailed consultation with Rivers Agency, DARD, will be required as there are watercourses within and adjacent to the site.

Zoning BR 04/10

Housing
Land west of Linen Road between Rathgill Meadow and Ardvanagh Road

2.66 hectares of land are zoned for housing on land west of Linen Road, between Rathgill Meadow and Ardvanagh as identified on Map No. 3/001 – Bangor.

Key Site Requirement:
- Housing development shall be a minimum gross density of 25 dwellings per hectare and a maximum gross density of 35 per hectare.
### Zoning BR 04/11

**Housing**  
**Land east of Linen Road between Linen Crescent and Rathgill Link**

2.13 hectares of land are zoned for housing on land east of Linen Road, between Linen Crescent and Rathgill Link as identified on Map No. 3/001 – Bangor.

**Key Site Requirements:**
- Housing development shall be a minimum gross density of 25 dwellings per hectare and a maximum gross density of 35 per hectare; and
- Development on higher ground at the south south eastern area of the site, above the 50 metre contour line, shall be single storey.

Consultation with Rivers Agency, DARD, will be required as there is a watercourse adjacent to the eastern boundary of the site. There may be constraints regarding discharge of storm water to this watercourse.

### Zoning BR 04/12

**Housing**  
**Land to the rear of St. Gall’s Church, Crawfordsburn Road and east of Ballywooley Lane**

2.70 hectares of land are zoned for housing on land to the rear of St. Gall’s Church and east of Ballywooley Lane as identified on Map No. 3/001 – Bangor.

**Key Site Requirements:**
- Housing development shall be a maximum gross density of 25 dwellings per hectare;
- A minimum of 10 units shall be provided for social housing; and
- The mature vegetation along the western boundary of the site shall be retained and augmented to provide an appropriate landscaping buffer.

### Zoning BR 04/13

**Housing**  
**Land south of Balmoral Square and west of Balmoral Dale**

1.89 hectares of land are zoned for housing on land south of Balmoral Square and west of Balmoral Dale as identified on Map No. 3/001 – Bangor.

**Key Site Requirement:**
- Housing development shall be a maximum gross density of 25 dwellings per hectare; and
- A minimum of 17 units shall be provided for social housing.

### Zoning BR 04/14

**Housing**  
**Land between Clifton Road and College Avenue (former Bangor Grammar School site)**

2.18 hectares of land are zoned for housing on land between Clifton Road and College Avenue as identified on Map No. 3/001 – Bangor.

**Key Site Requirements:**
- Housing development shall be a minimum gross density of 25 dwellings per hectare; and
- Access shall be from the Clifton Road and/or College Avenue.

A new storm sewer is required to serve this site.

This site is located within the Bangor East Area of Townscape Character (ATC) Designation BR 14.
### Zoning BR 04/15

**Housing**

**Land at junction of Clandeboye Road and Rathgael Road**

1.45 hectares of land are zoned for housing on land at junction of Clandeboye Road and Rathgael Road as identified on Map No. 3/001 – Bangor.

**Key Site Requirements:**

- Housing development shall be a minimum gross density of 25 per hectare and a maximum gross density of 35 dwellings per hectare;
- Access shall be from Clandeboye Road; and
- Dwelling layout shall be designed to ensure houses front onto Clandeboye Road.

### Social Housing

The following site is zoned for Social housing.

### Zoning BR 04/17

**Social Housing**

**Land at South Circular Road, adjacent to Skipperstone Drive**

2.09 hectares of land are zoned for Social housing on land at South Circular Road, adjacent to Skipperstone Drive as identified on Map No. 3/001 – Bangor.

**Key Site Requirement:**

- Housing development shall be a minimum gross density of 25 per hectare.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>BR 04/12</td>
<td>Land to the rear of St. Gall's Church, Crawfordsburn Road and east of Ballywooley Lane</td>
<td>Minimum 10</td>
</tr>
<tr>
<td>BR 04/13</td>
<td>Land south of Balmoral Square and west of Balmoral Dale</td>
<td>Minimum 17</td>
</tr>
</tbody>
</table>

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

Key site requirements have been attached to the following sites to contribute toward meeting social housing need in Bangor:
**Employment**

Bangor is an industrial and service centre providing employment for its residents and a wider hinterland. The Plan makes provision for Bangor to further develop its role as a location for employment by zoning a total of 115 hectares of land for employment of which 23 hectares is additional land zoned.

Zoned Employment lands are in a variety of locations to allow for a range of employment types and site choice. All existing Employment zonings are identified on Map No. 3/001 - Bangor. Applications for planning permission within these sites will be determined in accordance with prevailing regional planning policy and the Key Site Requirements in the Plan where stipulated.

Acceptable Uses on employment zonings (except where otherwise specified in individual zonings) (based on the Planning (Use Classes) Order (Northern Ireland) 2004):

- Class B1: Business (b) as a call centre
- Class B1: Business (c) for research and development
- Class B2: Light Industrial
- Class B3: General Industrial
- Class B4: Storage or Distribution

### Employment Zoning

#### Zoning BR 05

**Employment Land at Newtownards Road**

23.1 hectares of land are zoned for Employment at Newtownards Road as identified on Map No. 3/001 – Bangor.

**Key Site Requirements:**

- The following uses will be acceptable on the site: Industrial and Business, Use Classes B1 (b) and B1 (c), B2, B3 and B4 as currently specified in the Planning (Use Classes) Order (Northern Ireland) 2004.

- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This will outline the design concept, objectives and priorities for the site;

- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. This assessment process shall review all potential alternative means of access to the site including Green Road. Any potential access from the A21 Newtownards Road shall require a major junction, such as a roundabout and significant realignment of the A21 dual carriageway, all to meet the requirements of the Design Manual for Roads & Bridges and road safety;

- Buildings shall exhibit variety in their elevational treatment and heights;
A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall indicate all of the following:-

- The existing vegetation on the northern boundary separating the site from the adjacent housing area shall be retained unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site. Where existing vegetation is retained as agreed by the Department it shall be supplemented with a 8-10 metre belt of trees and planting of appropriate native species in order to protect adjoining residential amenity, to provide screening for the development and facilitate its integration into the landscape setting;

- The southern and eastern boundaries of the site shall be landscaped with an 8-10 metre belt of trees and planting of appropriate native species to help integrate it into the surrounding countryside and to give definition to the edge of the Settlement Development Limit;

- A detailed planting plan and programme of works for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site; and

- Positive long-term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department’s requirements.

Detailed consultation with Roads Service, DRD, will be required.

Detailed consultation with Rivers Agency, DARD, will be required as a section of the site may be within the floodplain of the existing watercourse.

Detailed consultation with NIEA (Built Heritage), DOE, will be required in relation to the site’s buried archaeological potential.

Detailed consultation with Northern Ireland Water will be required.

A foul sewage pumping station and upgrading of the existing foul sewerage system may be required to serve the site.

**Existing Employment Zonings**

**Zoning BR 06 – BR 11**

<table>
<thead>
<tr>
<th>Existing Employment Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following lands are zoned as Existing Employment as identified on Map No. 3/001 – Bangor:</td>
</tr>
<tr>
<td>BR 06 Balloo Road/Newtownards Road/ South Circular Road</td>
</tr>
<tr>
<td>BR 07 Balloo Road/Newtownards Road</td>
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<tr>
<td>BR 08 Greenways Industrial Estate, Green Road</td>
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<td>BR 09 Newtownards Road</td>
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<tr>
<td>BR 10 Clandeboye Road</td>
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<td>BR 11 Clandeboye Road</td>
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</table>

**Transportation**

The road network in Bangor Town Centre comprises a one-way system and stemming from this is a series of radial routes that link Bangor to Crawfordsburn, Belfast / Holywood, Newtownards and Donaghadee. The main strategic routes are the A2 to Belfast and...
the A21 to Newtownards. The A2 forms a southern ring road, dual carriageway for most of its length, consisting of Springhill Road and the West, South and East Circular Roads. This route is a town bypass for strategic traffic but experiences congestion during peak periods. An alternative to the ring road is Rathgael Road, which links Belfast Road and Newtownards Road south of the ring road. This road is single carriageway and in recent years has been a cause for safety and environmental concerns.

The key components of the transport strategy for Bangor as identified in BMTP are:

- **Measures which will improve accessibility to Belfast and the rest of the BMA.** These include:-
  - the improvement of the rail service between Bangor and Belfast with new trains and enhanced service frequencies up to 50%;
  - the development of a Quality Bus Corridor to/from Belfast City Centre;
  - increasing in the long-term the capacity of the Park and Ride facility at the transport interchange in Bangor with possible conversion to a multi-storey facility if demand increases;
  - the roll-out of a Route Management Strategy along the A2 aimed at improving the safety and efficiency of the route;
  - improvements to the A55 Outer Ring Road around south and east Belfast;
  - improvements to junction capacity on the Bangor ring road; and
  - the introduction of Intelligent Transport Systems (ITS) solutions including Variable Message Signs (VMS) in conjunction with parking provision.

- **Measures which will reduce car usage and encourage the use of other modes of travel.** These include:-
  - the development of an integrated network of Quality Walking Routes and cycle routes including improved links to the transport interchange;
  - improvements to local bus services with improved frequencies on core local routes and bus priority measures at key junctions and in the town centre;
  - the promotion of improved public transport services to link retail outlets on the ring road with the town centre; and
  - the expansion of Park and Ride facilities at the bus/rail station.

**Retailing**

**Designation BR 12**

<table>
<thead>
<tr>
<th>District Centres</th>
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<tr>
<td>BR 12/01 Bloomfield</td>
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<tr>
<td>BR 12/02 Springhill</td>
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</tbody>
</table>

The District Centres play an important role in providing shoppers in North Down with convenience and choice. These centres co-exist with the town centres and fulfil a complementary role. It is recognised many of district centres in the BMA are over-trading and are attracting trade away from the town centres. To help redress this imbalance in performance boundaries are delineated for Bloomfield and Springhill District Centres.

Policy for the control of development within the designated District Centres is contained in prevailing regional planning policy.
Designation BR 13

Local Centre

The following Local Centre is designated as identified on Map No. 3/001 – Bangor:

BR 13 15 - 27 Ashbury Avenue

Policy for the control of development within the designated Local Centre is contained in Policy R 4 in Part 3, Volume 1 of the Plan.

Urban Environment

Areas of Townscape Character

Development Proposals within Areas of Townscape Character (ATCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designations BR 14 – BR 15

Areas of Townscape Character

Areas of Townscape Character are designated in the following locations as identified on Map No. 3/001 – Bangor:

BR 14 Bangor East
BR 15 Bangor West

Clarification maps are available from the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Parts of Bangor East and Bangor West Areas of Townscape Character lie within Bangor Town Centre boundary and are identified on Map No. 3/002 – Bangor Town Centre.

Bangor Central Area of Townscape Character

Part of Bangor Central Area of Townscape Character (Designation BR 42) lies outside the Town Centre boundary and is identified on Map No. 3/001 – Bangor.

Historic Park, Garden and Demesne

Designation BR 16

Historic Park, Garden and Demesne
Bangor Castle

Bangor Castle is designated as an Historic Park, Garden and Demesne of Special Historic Interest as identified on Map No. 3/001 – Bangor.

Bangor Castle, which dates from the early 17th century, is detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland published by the Northern Ireland Environment Agency, DOE. The Register summarises the historical significance of the site and the contribution its planned features make to the local landscape. It also seeks to encourage the public and owners to value and support the protection and maintenance of such sites.

Part of Bangor Castle Historic Park, Garden and Demesne falls with Bangor Town Centre (See Map No. 3/002 – Bangor Town Centre).

Prevailing regional planning policy for the protection of historic parks, gardens and demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

A clarification map is available from the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Natural Environment

Areas of International/National Nature Conservation Designations

A number of Areas of International and National Nature Conservation Importance adjoin the Settlement Development Limit of Bangor and comprise the following:

- Outer Ards Ramsar, Special Protection Area (SPA)
- Outer Ards (Helen’s Bay to Bangor Marina) Area of Special Scientific Interest (ASSI)
- Outer Ards (East of Bangor Marina) Area of Special Scientific Interest (ASSI)

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated for Bangor Town in accordance with PPS 2: Natural Heritage. The sites lie within or adjoining the Settlement Development Limit of Bangor.

Sites have been identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development within SLNCIs is contained in PPS 2.

Designation BR 17

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 3/001 – Bangor and Map No.1 – North Down Countryside.

BR 17/01  Carnalea Glen and Slopes
BR 17/02  Clandeboye Estate
BR 17/03  Glenganagh Estate
BR 17/04  Rathgael
BR 17/05  Strickland’s Glen

Clarification maps are available from the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

These Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Bangor and are considered to be of greatest amenity value, landscape quality or local significance and should therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.
Designation BR 18
Local Landscape Policy Area
Balloo

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Mausoleum in northeastern portion; and
- Area of local nature conservation interest – a “Pocket” park comprising mature trees (including oak) and a pond with associated managed public access via a pathway.

Designation BR 19
Local Landscape Policy Area
Ballycrochan

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local amenity importance – A river corridor and associated public pathways developed as a contemporary urban park, Ballycrochan Linear Park; and
- Area of local nature conservation interest – Structured planting, managed by the Woodland Trust and providing linkage and a wildlife corridor within an urban environment.

Designation BR 20
Local Landscape Policy Area
Bangor Central

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Malachy’s Wall at Bangor Abbey, Cross Hill, thought to be the Home Farm of Bangor Castle, located between Castle Park and Valentine Playing Fields;
- Listed buildings and their surroundings – The Castle (Town Hall) within Castle Park, Bangor Abbey Parish Church, Bangor War Memorial within Ward Park and the Gate Lodge at No. 3 Abbey Street;
- Areas of local amenity importance – Ward Park and Bangor Golf Course, to the east of Castle Street. Ward Park is intensively used as a municipal park comprising a canalised watercourse, pond features, playing fields, tennis courts; North Down Institute, Castle Park, Valentine Playing Fields and the Bloomfield Road Playing Fields, to the west of Castle Street. A natural landscape link is provided between Ward Park and the wooded grounds of the South Eastern Regional College campus; and
- Area of local nature conservation interest – The informal parkland of Castle Park which consists of well-wooded grounds and provides a wildlife haven within an expanding urban area.
Part of Bangor Central LLPA falls within Bangor Town Centre and is identified on Map No. 3/002.

### Designation BR 21

**Local Landscape Policy Area**  
**Bangor Cemetery**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- **Area of local amenity importance** – Formal cemetery on raised ground with landscape linkage across to the playing fields, to the north. There are good views from the cemetery to the west, towards the Clandeboye Road and beyond; and

- **Area of local nature conservation interest** – Mature trees located within the cemetery.

### Designation BR 22

**Local Landscape Policy Area**  
**Brice Park**

A Local Landscape Policy Area is designated as identified on Map No. 3/001.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- **Area of local amenity importance** – Brice Park and open sloping green, fronting houses to the south of Donaghadee Road. The municipal park is located on an embankment, which slopes in a westerly direction and from which there are attractive sea views.

### Designation BR 23

**Local Landscape Policy Area**  
**Carnalea**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- **Areas of local amenity importance** – Carnalea Golf Course and the North Down Coastal Path; and

- **Area of local nature conservation interest** – Tree-lined walkway, adjacent to an unnamed stream, extending from the Crawfordsburn Road/Station Road junction, northwards towards the coastal pathway and railway wildlife corridor.

### Designation BR 24

**Local Landscape Policy Area**  
**Clandeboye**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Bangor and Map No. 1 – North Down Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- **Archaeological sites and monuments and their surroundings** – An enclosure – Ursula’s Fort in the townland of Ballyleidy, an enclosure in the townland of Ballyvarnet, a cross, originally from Bangor Abbey, built into a private chapel in Clandeboye Demesne, Thora’s Fort Rath on the summit of a drumlin, Burma Clump Tree Ring, Campo Santo Enclosure and the Spurs and Roses Tree Ring, a wide circular stand of mature deciduous trees on a low rise, and
two scheduled monuments — a standing stone and the Lead Mines at Conlig;

- Listed buildings and their surroundings — Clandeboye House, Gas Works and Private Chapel, Helen’s Tower; The Gate Lodge at No. 70 Main Street, Conlig and the Presbyterian Church, Main Street, Conlig;

- Locally significant building and its surroundings — Clandeboye Lodge Hotel, formerly Ballysallagh CP School;

- Areas of local amenity importance — Clandeboye Golf Course which includes a number of wooded areas and Maureen’s River south of Clandeboye House; and


Designation BR 25

Local Landscape Policy Area
Clandeboye Cemetery

A Local Landscape Policy Area is designated as identified Map No. 3/001 – Bangor and Map No.1 – North Down Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed buildings and their surroundings — Nos. 1-13 Clandeboye Cottages, known as “Red Row” and The Reading Room, 2A Clandeboye Cottages;

- Area of local amenity importance — An informally arranged cemetery on sloping ground with individual specimen trees; and

- Areas of local nature conservation interest — Deciduous woodland adjacent to the cemetery. This is visible from a major approach road into the town, from the west and Killare Wood.

Designation BR 26

Local Landscape Policy Area
Kilcooley Wood

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor:

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local amenity importance — Extensive area of open space, designed as part of Kilcooley public housing estate, and St Columba’s Church of Ireland; and

- Area of local nature conservation interest — Large-scale woodland planting along the southern boundary, planted in 1998 as part of the Millennium Wood project, enhances linkage and biodiversity value.
### Designation BR 27

**Local Landscape Policy Area**

**Luke’s Point**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Areas of local amenity importance – Luke’s Point, a coastal headland, includes Kingsland Recreational Ground, which comprises tennis courts, a miniature golf course and putting green. Also includes a playground area and Ballyholme Yacht Club located on the eastern side of Sead cliff Road.

### Designation BR 28

**Local Landscape Policy Area**

**Rathgael**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Unnamed Earthwork (site of) in the townland of Rathgill, at Newtownards Road/Rathgael Road/Balloo Road junction;
- Area of local amenity importance - a small lake and woodland areas; and
- Areas of local nature conservation interest – a small lake and a large woodland area, comprising deciduous and coniferous groups of trees and regenerating scrub.

### Designation BR 29

**Local Landscape Policy Area**

**Strickland’s Glen**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local amenity importance with local nature conservation interest – Strickland’s Glen, a deeply incised and heavily wooded natural glen with a number of water features. The glen extends along the Bryan’s Burn from Glen Road, northwards to the North Down Coastal Path and includes Connor Park Recreation Ground.

### Designation BR 30

**Local Landscape Policy Area**

**Whitehill**

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local amenity importance – A localised mound feature surrounded by the Whitehill housing estate, with good views of Belfast Lough to the north.
Designation BR 31

Local Landscape Policy Area
Wilson’s Point

A Local Landscape Policy Area is designated as identified on Map No. 3/001 - Bangor:

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

• Listed buildings and their surroundings – The McKee Clock Tower at the Esplanade Gardens and a section of the boundary wall at Seacourt; and

• Area of local amenity importance with nature conservation interest – the North Down Coastal Path as far as Strickland’s Glen to the west and the Marina car park and associated structure planting to the east, and includes the Marine Gardens, and Pickie Fun Park.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Part of Wilson’s Point LLPA falls within Bangor Town Centre boundary and is identified on Map No. 3/002 - Bangor Town Centre.

Crawfordsburn/Helen’s Bay LLPA adjoins the Settlement Development Limit of Bangor (see Designation CFN 06 and Map No. 5 - Crawfordsburn).

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Designation BR 32

Urban Waterfront
Bangor

An Urban Waterfront is designated in Bangor as identified on Map No. 3/001 – Bangor and Map No. 3/002 – Bangor Town Centre.

The Urban Waterfront in Bangor is focused on Bangor Marina and its surroundings extending to North Pier. This area offers potential for the development of a vibrant and attractive waterfront in association with tourism and recreational value of the coast.

Policy for the control of development within the Urban Waterfront in Bangor is contained in Policy COU 4 in Part 3, Volume 1 of the Plan.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

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Open Space, Sport and Outdoor Recreation

North Down Borough Council owns and manages a large variety of open space, sport and outdoor recreational areas throughout the town of Bangor. This includes football grounds at Bloomfield Road and Clandeboye, Astroturf pitches in Ballykillaire, a number of tennis courts located at Ward Park and Kingsland, a bowling green at Ward Park and Carnlea Golf Club.

It also includes the Aurora Aquatic and Leisure Complex, a £38m leisure facility at the site of the Valentine Playing Fields.

In addition, there are a number of private golf courses including Bangor Golf Club and Clandeboye.
Golf Club and there are private facilities at Bangor Football Club’s pitches at Clandeboye Road in Bangor.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Areas of open space above one hectare are listed below and identified for information only on Map No. 3/001 – Bangor and Map No. 3/002 – Bangor Town Centre.

- South of Bangor Castle Grounds and Valentine Playing Fields
- Ward Park (sports facilities, mature trees, water features, playground and pathways) between Hamilton Road, Gransha Road and Broadway
- Bloomfield Road playing fields
- Clandeboye Road playing fields
- Ballykillaire Sports Centre at Old Belfast Road
- Connor Park Recreation Ground at Glen Road contained within Stricklands Glen
- Kingsland Recreation Ground (miniature golf and tennis courts) at Seacliff Road
- Grassed area at Owenroe Drive, Kilcooley
- Grassed area between Balligan Gardens, West Circular Road, Owenroe Drive and Drumhirk Drive, Kilcooley
- Grassed area at Ballyquinton Gardens, Kilcooley
- Grassed area at Ballynoe Gardens, Kilcooley
- Bangor Golf Club at Broadway
- Carnalea Golf Club at Station Road
- Bangor FC, Clandeboye Park at Clandeboye Road
- Bangor Amateurs FC at Clandeboye Road
- Bangor Rugby Football Club and Bangor Cricket Club, Upritchard Park at Bloomfield Road South
- Rathmore Primary School sports grounds at Rathmore Road
- St Columbanus High School sports grounds at Ballymaconnell Road
- Ballyholme Park (grassed areas and pathways) at Ballyholme Road
- Brice Park (grassed areas, pathways and playground) at Donaghadee Road
- Kilcooley Wood (grassed area and mature vegetation) owned by The Woodland Trust at Rathgael Road
- Kerr Wood West (linear woodland) at Crawfordsburn Road
- Carnalea Coastal Path (seafront walkway and grassed areas with mature vegetation)
- Balloo Wetland Nature Reserve
- Stricklands Glen (mature trees, walkways, grassed area and Connor Park Recreation Ground) at Glen Road
- Balloo Woodland Nature Reserve at Balloo Avenue
- Bangor Harbour and Coastal Paths (seafront walkway and grassed areas with mature vegetation)
- Grassed area at Breezemount Park Breezemount Community Hall, Conlig
- Ballyholme Esplanade (grassed area and seafront walkway)
- Ballycrochan Linear Park (mature vegetation, grassed area and walkway)
- Bangor Castle and Grounds
Community Greenways

The Plan Proposals promote the concept of Community Greenways, which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. Community Greenways provide places for both recreation and exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly-owned open space and private lands are included.

Designation BR 33

<table>
<thead>
<tr>
<th>Community Greenways</th>
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<tbody>
<tr>
<td>BR 33/01 Ballycrochan Walkway</td>
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<tr>
<td>BR 33/02 Bangor Parks Walkway</td>
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Policy for the control of development within a designated Community Greenway is contained in Policy OS 1 as set out in Part 3, Volume 1 of the Plan.

Further details of the designated Community Greenways, including maps and route information, are available in the BMAP Community Greenway Clarification Booklet on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Tourism

North Down has been well known as a traditional holiday area within the BMA due to its coastal location and transport links, which have made it increasingly accessible over time. The laying of the railway from Belfast in 1865 provided the momentum for Bangor to develop into the seaside resort it has become today.

Bangor still retains much of its Victorian architectural character, with detached villas and stately terraces stretching around the bay. The Town continues to have a unique ambience resulting from its proximity to the coast. In the past the emphasis within Bangor was placed on leisure facilities and the existence of Ward Park, Marine Gardens and Ballyholme Park maintain this emphasis, which has been increased with the development of Bangor Marina and the Pickie Family Fun Park.

Bangor’s seaside location, its transport links and accessibility offer the potential to attract visitors from a wide catchment area. The potential also exists, due to the Town’s proximity to Belfast and the Council’s Tourism Strategy to create the opportunity for Bangor to expand as a popular day trip destination.

Complementing the attraction of Bangor, the coastline, which stretches from Holywood Esplanade to Orlock Point, offers opportunities for the enhancement of touring facilities and has the potential to expand on the day trip market, especially for angling and cruising. North Down already has numerous yacht and boat clubs located along the coastline, which regularly attract visitors for events and Bangor has hosted numerous water sports based events in recent years.

The North Down coast contains numerous beaches, the most notable of which is Ballyholme, which with improved standards have the potential to develop from underused natural assets to popular recreational resources. The coast also provides tourist attractions at Grey Point Fort, Helen's Bay, which was the site for a World War II coastal protection battery, Seapark and the attractive North Down coastal path.

Whilst the seaside resort of Bangor is a valuable asset, the natural environment surrounding the town and the Borough’s coastal paths, country parks and beaches provide a welcome and popular contrast to the urban environment, of not only Bangor but also Belfast, for visitors. The possibility exists for further promotion of these recreational resources.

North Down’s natural environment contains other key assets, such as the Holywood Hills and Crawfordsburn and Redburn Country Parks which
attract thousands of visitors a year. North Down is also the location of the popular Ulster Folk and Transport Museum, which hosts a number of events throughout the year and is a heritage attraction of regional significance receiving thousands of visitors per annum. The North Down Heritage Centre in Bangor also provides an attractive tourist destination.

Numerous golf courses throughout North Down Borough, including Carnalea, Clandeboye, Helen’s Bay and Royal Belfast, provide a popular recreational interest for visitors, while the Bangor Sportsplex hosts an annual International Track and Field Athletics Meeting which attracts top international athletes.

North Down also provides significant museum and heritage attractions to the whole of the BMA, which, with further investment, can be strengthened. The key challenge in North Down is to secure the economic benefits of tourism development and the night time economy while conserving the assets of the natural and built environment which provide the basis of the visitor attraction.

Tourism opportunities exist within North Down for the development of visitor infrastructure such as centres for activity breaks, cruising and water sports facilities and accommodation, including hotels, while the development of co-ordinated events venues to stage events would also aid the attraction of tourists.

The Plan will facilitate appropriate development for recreation and tourism in the designated Urban Waterfront at Bangor and continued regeneration of the seafront and in particular leisure, retail and tourism-based uses at Queen’s Parade. This will link in turn to the retail centre and the redeveloped transport hub at Bangor Train Station. The link between the Marina and the train station at Abbey Street has potential to become a focus for new tourist-related development and create a central tourism/retail/cultural/leisure cluster.

### Health

**Proposal BR 34**

**Health Use Ballyholme Road**

0.45 hectares of land at Ballyholme Road are identified for health use as indicated on Map No. 3/001 – Bangor.

This site was previously occupied by Clifton Special School before it moved to a new purpose built facility at Ballykillaire, Old Belfast Road in 2006.

Policy for the control of development on the above site is contained in Policy CF 1 in Part 3, Volume 1 of the Plan.

**Proposal BR 35**

**Health Use Newtownards Road**

4.5 hectares of land at Newtownards Road are identified for health use as indicated on Map No. 3/001 – Bangor.

Land adjacent to Rathgael, Newtownards Road is identified for health uses to accommodate future development.

Policy for the control of development on the above site is contained in Policy CF 1 in Part 3, Volume 1 of the Plan.

### Bangor Town Centre

Bangor Town Centre is the main shopping and retail services location in North Down Borough and the third largest in the BMA after Belfast and Lisburn. In addition to its range of convenience and comparison goods shops the Town Centre also has a variety of retail, professional and cultural services, offices, restaurants and residential areas.
The primary frontage for comparison goods retailing is along Main Street and within the Flagship Shopping Centre, with secondary frontages along High Street and Dufferin Avenue.

The Department, as part of the Plan process, carried out a town centre health check to provide a benchmark against which to measure the effects of future change in economic activity in the Town Centre. The Town Centre health check indicated an under-representation of convenience goods shops and a general problem of poorly proportioned retail property, which is limiting expansion opportunities. There is a particular need to provide the size and quality of units to meet the requirements of multiple retailers which are seeking representation in Bangor Town Centre which would increase the variety. Bangor would benefit from a wider range of shops including larger stores.

Bangor Town Centre faces a number of design issues. These include the domination of the roads infrastructure which has created physical and visual severance, for example, between Main Street and the marina area, the existence of gap sites on principal streets and in backland areas such as Queen’s Parade and the dominance of car parking in the Town Centre.

The Plan Proposals will seek to strengthen the Town Centre, facilitate regeneration, protect existing residential areas and address design issues. 12 Protected Town Centre Housing Areas are designated in Bangor Town Centre. The Plan Proposals include the introduction of an Area of Parking Restraint within Bangor Town Centre. In addition, the Belfast Metropolitan Transport Plan (BMTP) also proposes traffic management measures that aim to reduce the overall impact of traffic, including the severing effect of traffic in the town centre and harbour area.

**Town Centre Regeneration**

The Department for Social Development (DSD) is responsible for regeneration and proposes to forward its regeneration objectives for Bangor Town Centre through the initiation of necessary regeneration action at a pace which maximises the opportunity for physical, economic and social development and secures orderly regeneration across the BMA.

DSD is committed to promoting a vital and viable town centre for Bangor by helping it to adapt to changing circumstances and helping to maximise the contribution it makes to the prosperity of Northern Ireland. As part of this, DSD will promote administrative arrangements that help to achieve:

- better management and strategic planning for Bangor Town Centre;
- the development of a vision for the future; and
- a partnership approach involving all those in government, local authorities and the private sector who have an interest in the success of Bangor Town Centre.

To achieve these objectives, DSD will work with the Borough Council and private sector developers to facilitate sustainable regeneration.

DSD will consider the use of its statutory powers where appropriate to deliver the regeneration of Bangor through:

- the formulation of regeneration strategies and policies;
- the preparation of masterplans;
- the preparation of development schemes;
- the preparation of development briefs;
- the appraisal of development proposals.

Development schemes and/or briefs prepared by DSD and its regeneration strategies, policies and proposals will be taken into consideration where relevant at the planning application stage.
Designation BR 36

Town Centre Boundary
Bangor

A Town Centre boundary is designated for Bangor as identified on Map No. 3/002 - Bangor Town Centre.

Bangor Town Centre boundary is designated to encompass the existing concentration of all existing and planned uses which have a town centre function including retailing, professional services, restaurants, banking, and other office uses.

The Town Centre includes the main shopping area focused on Main Street and also High Street, Queen's Parade, Gray's Hill, Bridge Street, Quay Street, and Abbey Street and part of Bangor Marina.

Policy for the control of development in the Town Centre is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional planning policy.

Designation BR 37

Primary Retail Core
Bangor

A Primary Retail Core is designated within Bangor Town Centre as identified on Map No. 3/002 - Bangor Town Centre.

The purpose of identifying a primary retail core is to allow control to be exercised over development inside that area to ensure continuance of a compact, lively and attractive shopping environment. The Primary Retail Core in Bangor is based around Main Street and extends to include Dufferin Avenue, Southwell Road, Queen's Parade, Bridge Street, lower High Street, Bingham Street and Mill's Road.

Policy for the control of retail development in the Primary Retail Core is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional planning policy.

Designation BR 38

Primary Retail Frontage
Bangor

A Primary Retail Frontage is designated within Bangor Town Centre as identified on Map No. 3/002 - Bangor Town Centre.

The Primary Retail Frontage within Bangor Town Centre is located on Main Street, Bridge Street and the lower section of High Street between Bridge Street and Albert Street.

Policy for the control of retail development in the Primary Retail Frontage is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional planning policy currently contained in PPS 5: Retailing and Town Centres.

Housing

Protected Town Centre Housing Areas

Designation BR 39

Protected Town Centre Housing Areas

The following Protected Town Centre Housing Areas are designated in the locations below as identified on Map No. 3/002 - Bangor Town Centre.

BR 39/01 Victoria Road, Crosby Street and Albert Street
BR 39/02 Holborn Avenue
BR 39/03 Beatrice Road and Beatrice Avenue
BR 39/04 Beatrice Road, Springfield Road, Prospect Road and Alfred Street
There are a number of established communities at the above locations within Bangor Town Centre. The Department recognises the importance of maintaining the above existing residential areas within Bangor Town Centre.

Policy for the control of development in Protected Town Centre Housing Areas is contained in Policy HOU 4 in Part 3, Volume 1 of the Plan.

### Transportation

The road network in Bangor Town Centre is based on a clockwise one-way system that includes the main shopping streets: Lower Main Street, Bridge Street and the western section of High Street. The one-way system simplifies traffic movement but also makes vehicle routing rather inflexible and, to some degree, increases the severance effect of the town centre roads.

There are various types of car parking available in the town centre ranging from: free on-street and surface-level parking; paid parking at surface level; and private multi-storey car parks. On-street parking along Main Street, High Street and Central Avenue is free although mostly limited to one hour. This mixture of car parking is a source of traffic congestion. Motorists vie for free on-street parking, particularly along Main Street and High Street where the kerbside space is also required by loading / unloading delivery vehicles.

### Area of Parking Restraint

**Designation BR 40**

**Area of Parking Restraint**

**Bangor Town Centre**

An Area of Parking Restraint is designated in Bangor Town Centre as identified on Map No. 3/002 - Bangor Town Centre.

Car parking standards within the designated Area of Parking Restraint will be assessed in accordance with Policy TRAN 1 in Part 3, Volume 1 of the Plan. This applies a standard of 1.0 space per dwelling and for non-residential parking, 1 space per 50 square metres of non-operational and 1 space per 930 square metres for operational space.

### Belfast Metropolitan Transport Plan

The Belfast Metropolitan Transport Plan (BMTP) proposes a number of measures aimed at improving the quality of the urban environment in Bangor and support the renaissance of the town centre and the continued success of the tourism industry including:

- Retention of the one way system with further measures to support it with further traffic management measures that aim to reduce the overall impact of traffic, including the severing effect of traffic in the town centre and harbour area, while maintaining accessibility for all modes of transport. A range of measures will be required and will be developed in detail but are expected to include:
  - the improvement of Abbey Street/Dufferin...
Avenue/Castle Park Avenue/Main Street junction with improved facilities for pedestrians;
- increased priority for pedestrians on Main Street and other parts of the one way system;
- traffic calming of residential/access roads and local distributor roads as part of the one way system; and
- the more effective management of town centre car parking to reduce the amount of long stay parking to maximise the use of short stay spaces and if necessary increase the number of park and ride spaces. However, no significant expansion of the number of public and private car parking spaces available is proposed unless essential to support new development.

• The external façade of development sites shall reflect the fine pattern and traditional character of the Town Centre.

The Urban Design Criteria aim to achieve greater physical and visual connections in the Town Centre, particularly along the Main Street axis between the railway station and the waterfront. They will also help to strengthen the character of the Town Centre by promoting appropriate development of key sites, protecting the existing fine grain and structure and assisting in the improvement of waterfront amenity through the promotion of appropriate development along its edges. Policy for Urban Design Criteria is contained in Policy UE 1 in Part 3, Volume 1 of the Plan.

Areas of Townscape Character

Development Proposals within Area of Townscape Characters (ATCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designation BR 42

Area of Townscape Character
Bangor Central

An Area of Townscape Character is designated at Bangor Central as identified on Map No. 3/002 - Bangor Town Centre.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Bangor East Area of Townscape Character

Part of Bangor East Area of Townscape Character; Designation BR 14, lies within Bangor Town Centre boundary and is also identified on Map No. 3/002 – Bangor Town Centre.

Urban Environment

Urban Design

Designation BR 41

Urban Design Criteria
Bangor Town Centre

Urban Design Criteria to be applied to Bangor Town Centre:

• Development shall respect the established building line;

• Building heights shall generally be 3 storeys on principal streets (Main Street, Quay Street, Bridge Street and lower High Street between Bridge Street and Albert Street / Bingham Street) to reinforce scale and character; and between 2 and 3 storeys elsewhere. Taller buildings of up to 5 storeys will only be acceptable where it is demonstrated that they act as landmark buildings which aid legibility;

• Development along Queen’s Parade shall be consistent with the height of existing buildings; and
Bangor West Area of Townscape Character

Part of Bangor West Area of Townscape Character, Designation BR 15, lies within Bangor Town Centre boundary and is also identified on Map No. 3/002.

Historic Park, Garden and Demesne

Part of Bangor Castle Historic Park Garden and Demesne, Designation BR 16, falls within Bangor Town Centre (See Map No. 3/002).

Prevailing regional planning policy for the protection of historic parks, gardens and demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

Area of Archaeological Potential

Guidance on the implications of undertaking development in these areas is set out in the Urban Environment Section in Part 3 Volume 1 of the Plan.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, a map indicating the Area of Archaeological Potential in Bangor Town Centre is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

Local Landscape Policy Areas

Parts of Wilson’s Point Local Landscape Policy Area (LLPA), Designation BR 31, and Bangor Central LLPA, Designation BR 20, fall within Bangor Town Centre boundary (See Map No. 3/002 – Bangor Town Centre). Those features or combination of features that contribute to the environmental quality, integrity or character of these areas are set out in those designations.

Development proposals within or adjoining LLPAs will be considered in accordance with Policy ENV 1 in Part 3 Volume 1 of the Plan.

Coast

Bangor Urban Waterfront

Bangor Urban Waterfront is identified on Map No. 3/002 - Bangor Town Centre and is designated under Designation BR 32 in the Bangor section of the Plan.

Policy for the control of development within the Urban Waterfront in Bangor is contained in Policy COU 4 in Part 3 Volume 1 of the Plan.

Open Space, Sport and Outdoor Recreation

North Down Borough Council owns and manages a wide variety of open space including pitches at Valentine Playing fields as well as maintained walkways, grass areas and a children’s playground at the seafront. In addition Bangor Castle Leisure Centre provides facilities for sport and indoor recreation in the Town Centre.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS1 of PPS 8 shall apply to all areas of existing open space whether or not they are included in the Plan Proposals Map for information.

Rural Landscape Wedges

Rural Landscape Wedges are designated between Bangor and Crawfordsburn (Designation ND 04) and between Bangor and Groomsport (Designation ND 06) to distinguish and maintain the separate identities of Bangor and those villages. See the Countryside Proposals for details of these designations.
HOLYWOOD

Holywood nestles between the Holywood Hills and the southern shores of Belfast Lough. The settlement forms a gateway to North Down and consists of a coastal corridor of commuter development concentrated around an attractive commercial town centre. Holywood is situated along a good communication network comprising the main A2 dual carriageway and the Belfast railway line and is in close proximity to the George Best Belfast City Airport.

Following the introduction of the railway in 1865 Holywood experienced significant growth with high quality residential suburbs being developed on the lower slopes of the Holywood Hills to the east of the town. Extension of the railway to Bangor curtailed growth of Holywood. Today Holywood acts as a local commercial centre and dormitory town.

Holywood contains a number of land uses including residential, with retail, commercial and ecclesiastical uses located in the larger older properties in the Town Centre. Holywood possesses a rich built heritage with much variety in significant townscape characteristics. A mix of Medieval, Victorian and Edwardian architecture, a well preserved historic street pattern and a unique landscape setting all contribute to the unique character of Holywood.

In terms of urban form, the town as a whole has the following distinguishable areas:

- High Street/Shore Road which contains the original structure of the town, characterised by a fine grain of development, with buildings generally 2-3 storeys in height. Redburn Square seems detached from the main structure of the town;

- Priory/Victoria Road/Croft Road which comprises the oldest part of the town, characterised by 19th century dwellings, historic landmark buildings, meandering streets, distinct topography and views to the sea;

- Church Road/Demesne Road with much of the 19th century built form remaining, characterised by steep gradients of the streets and distinct landscape setting;

- Church View/Downshire Road characterised by the fine grain of the 19th century terrace housing blocks; and

- My Lady’s Road/Demesne which comprises fine examples of historical 19th century suburban dwellings in a strong landscape setting.

Designation HD 01

Settlement Development Limit

Holywood

A Settlement Development Limit is designated for Holywood as identified on Map No. 4/001 - Holywood.

Holywood Settlement Development Limit is designated to protect the natural setting of the town whilst providing sufficient opportunities for development such as housing. The designated Settlement Development Limit will prevent suburban sprawl and urban impingement on the open countryside and will maintain the identity of Holywood Town.

The opportunity for outward expansion is constrained by the need to protect the coastal zone and the high quality landscape including the Craigantlet Escarpment to the south and east of the settlement.

Housing

The Plan zones approximately 10 hectares of land for housing in Holywood within the Plan period including a site for social housing identified in the Housing Needs Assessment carried out by the Northern Ireland Housing Executive (NIHE).

Sites have been selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing
commitments. Other factors influencing site selection include accessibility to the Town Centre, access to public transport and the aim to minimise detrimental impact on the environment.

Lands zoned for housing shall be developed in accordance with prevailing regional planning policy and the Plan Proposals including Key Site Requirements which include access/infrastructure requirements, public open space provision, protection or enhancement of nature conservation interests landscaping, provision for walking/cycling, local neighbourhood facilities and other site specific requirements.

**Housing Zonings**

The following sites are zoned for housing and complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Zoning HD 02</th>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>HD 02/01</td>
<td>11-19 Kinnegar Drive and Kinnegar Close</td>
<td>0.15</td>
</tr>
<tr>
<td>Committed Housing Sites</td>
<td>HD 02/02</td>
<td>Altona Lodge and Manor, 69 Church Road</td>
<td>0.21</td>
</tr>
<tr>
<td>Built</td>
<td>HD 02/03</td>
<td>3-5 The Parks, off Belfast Road</td>
<td>0.22</td>
</tr>
<tr>
<td></td>
<td>HD 02/04</td>
<td>Priory Manor, off Priory Park</td>
<td>0.3</td>
</tr>
<tr>
<td></td>
<td>HD 02/05</td>
<td>Church Court, off Church Road</td>
<td>0.34</td>
</tr>
<tr>
<td></td>
<td>HD 02/06</td>
<td>Demesne Gate, Demesne Road</td>
<td>0.54</td>
</tr>
<tr>
<td></td>
<td>HD 02/07</td>
<td>2-10 and 3-9 Seapark Lane</td>
<td>0.55</td>
</tr>
<tr>
<td></td>
<td>HD 02/08</td>
<td>35 Shore Road</td>
<td>0.1</td>
</tr>
<tr>
<td></td>
<td>HD 02/09</td>
<td>2-10 East Link, Abbey Place and 96a, 102-124 Abbey Ring</td>
<td>0.82</td>
</tr>
<tr>
<td></td>
<td>HD 02/10</td>
<td>Woodcroft Lane and 31-35 Croft Road</td>
<td>1.02</td>
</tr>
</tbody>
</table>
The following sites have extant approval on which development is not started or development is ongoing at 31 July 2011.

**Zoning HD 03**

**Committed Housing Sites-Development Ongoing/Not Started**

The following sites are zoned for housing as identified on Map No. 4/001 and Map No. 4/002 – Holywood Town Centre.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>HD 03/01</td>
<td>Site adjacent to 58 Kinnegar Drive</td>
<td>0.4</td>
</tr>
<tr>
<td>HD 03/02</td>
<td>Land at Station Road</td>
<td>5.72</td>
</tr>
</tbody>
</table>

The following site is uncommitted at 31 July 2011.

**Zoning HD 04/01**

**Housing**

**Land at Demesne Road**

0.1 hectares of land are zoned for housing at Demesne Road as identified on Map No. 4/001 – Holywood.

**Social Housing**

The Plan has zoned the following site to contribute toward meeting social housing need in Holywood.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>HD 02/09</td>
<td>2-10 East Link, Abbey Place and 96a, 102-124 Abbey Ring</td>
<td>0.82</td>
</tr>
</tbody>
</table>

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.
Transportation

Proposals to improve accessibility to Belfast and the rest of the BMA as set out in the Bangor Transportation Section will also benefit Holywood and include improvement in the rail services, development of a Quality Bus Corridor to/from Belfast, the roll-out of a Route Management Strategy along the A2 aimed at improving the safety and efficiency of the route and the widening of the A2 Sydenham Bypass.

The BMTP also proposes measures, which will reduce car usage and encourage the use of other modes of travel including: the development of an integrated network of Quality Walking Routes and cycle routes including improved links to the bus rail station at Holywood and improvements to local bus services.

Urban Environment

Holywood Conservation Area

Holywood Conservation Area was designated in May 2004 and includes the Maypole and the neighbourhood known as ‘High Holywood’.

Design Guidance for Holywood Conservation Area was published by the Department in March 2009.

Development Proposals within Holywood Conservation Area will be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage and the Supplementary Planning Guidance.

Part of Holywood Conservation Area lies within Holywood Town Centre boundary and is identified on Map No. 4/002 – Holywood Town Centre.

Areas of Townscape Character

Development Proposals within Areas of Townscape Character (ATCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designations HD 05 - 09

Areas of Townscape Character

The following Areas of Townscape Character are designated in the locations identified on Map No. 4/001 – Holywood and Map No. 4/002 – Holywood Town Centre.

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>HD 05</td>
<td>Holywood North</td>
</tr>
<tr>
<td>HD 06</td>
<td>Holywood South</td>
</tr>
<tr>
<td>HD 07</td>
<td>Holywood/Bangor Road</td>
</tr>
<tr>
<td>HD 08</td>
<td>Kinnegar</td>
</tr>
<tr>
<td>HD 09</td>
<td>Marino, Cultra, Craigavad</td>
</tr>
</tbody>
</table>

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

Areas of International/National Nature Conservation Designations

A number of Areas of International and National Nature Conservation Importance adjoin/are within Holywood Settlement Development Limit and comprise the following:

- Belfast Lough Ramsar Site
- Belfast Lough Special Protection Area (SPA)
- Inner Belfast Lough Area of Special Scientific Interest (ASSI)
- Outer Belfast Lough Area of Special Scientific Interest (ASSI)
- Cultra Area of Scientific Interest (ASI)
These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated for Holywood in accordance with PPS 2: Natural Heritage. These lie within or adjoining the Settlement Development Limit of Holywood.

Sites have been identified on the basis of their flora, fauna or earth science interest.

Development proposals within or adjoining these areas will be considered in accordance with PPS 2.

### Designation HD 10

<table>
<thead>
<tr>
<th>Sites of Local Nature Conservation Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 4/001 – Holywood and Map No. 1 – North Down Countryside.</td>
</tr>
<tr>
<td>HD 10/01 Ballymenoch Park</td>
</tr>
<tr>
<td>HD 10/02 Belfast Harbour Estate (North Down)</td>
</tr>
<tr>
<td>HD 10/03 Croft Burn</td>
</tr>
<tr>
<td>HD 10/04 Glen Lyon</td>
</tr>
<tr>
<td>HD 10/05 Redburn</td>
</tr>
<tr>
<td>HD 10/06 Ulster Folk and Transport Museum and Cultra Glen</td>
</tr>
</tbody>
</table>

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) lie within and adjoining the Settlement Development Limit of Holywood and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

### Designation HD 11

<table>
<thead>
<tr>
<th>Local Landscape Policy Area Ballymenoch</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Holywood</td>
</tr>
</tbody>
</table>

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Locally significant building and its surroundings – Sir Samuel Kelly Memorial, Salvation Army Eventide Home at No. 39 Bangor Road;
- Area of local amenity importance – Ballymenoch Park and adjacent demesne with associated public access; and
- Areas of local nature conservation interest - Roadside median planting on A2 Bangor Road, a landscaped strip around the housing development at Invergarry Avenue / Rannoch Road, a significant belt of mature trees (mainly beech) at Whinney Hill and a steep embankment, which separates housing on Kintyre Avenue from the housing on Invergourie Road above.
Part 4 Volume 7

Designation HD 12

Local Landscape Policy Area
Folk Park / Creighton

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Holywood and Map No.1 – North Down Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings – Unnamed site: Souterrain located within the grounds of the Ulster Folk and Transport Museum;
- Listed buildings and their surroundings – The grounds of Glenmakieran and The Hill with panoramic views across Belfast Lough, Lorne House (Ulster Guiders’ Training Centre), Lorne Cottages and Cultra Manor at the Ulster Folk and Transport Museum;
- Areas of local amenity importance – A heavily wooded landscape demesne around the Ulster Folk and Transport Museum, which includes Cultra Glen; Wooded gardens of properties to the north west side of Ballymenoch Road up to Croft Road, including the grounds of Rudolph Steiner School; The laneway known as King John’s Highway which runs from Princess Gardens across Ballymenoch Road to the bends of Creighton’s Green Road which was part of the route reputedly taken by King John on his journey from Holywood to Dundonald en-route to Dublin in 1210; The protected woodland to the rear of Whinney Hill Cottages which, along with the cottages, is a notable feature of environmental quality when viewed on the approach from the north along Whinney Hill; and
- Areas of local nature conservation interest – Cultra Glen and the north facing wooded slopes which lie either side of Creighton’s Green Road, southeast of Ballymenoch Road.

Designation HD 13

Local Landscape Policy Area
Glenlyon / Twiselburn

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Holywood.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological site and monument and its surroundings – Monument in State Care - Holywood Motte, off Brook Street;
- Listed buildings and their surroundings – Includes Nos. 39-41 Victoria Road, No. 43 Victoria Road, Nos. 1-8 The Crescent, Nos. 33-35 Victoria Road, St Phillip and St James Church of Ireland Parish Church, The Parochial Hall along Church Road and No. 134 Church Road;
- Areas of local amenity importance – A distinctive linear landscape feature following the steeply incised Twisel Burn; Landscape pedestrian linkages are found across the Twisel Burn, such as Twisel Bridge; The avenue of lime trees at the rear entrance of Holywood Primary School from Church Road; The unique and historic layout of the gardens to the rear of the terrace at 94-110 Church Road and rear of the hall at 92 Church Road; the gardens in front of Riverside Terrace; Holywood Motte and “Johnny the Jig” playground; and
• Areas of local nature conservation interest – Includes the wooded Glenlyon Park, which comprises a section of the Twisel Burn, and a number of planned green spaces associated with Victorian terraces and listed buildings.

Part of Glenlyon / Twiselburn LLPA falls within Holywood Town Centre boundary and is identified on Map No. 4/002 - Holywood Town Centre.

**Designation HD 14**

**Local Landscape Policy Area**

**Marino / Cultra**

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Holywood and Map No.1 – North Down Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- Area of local amenity importance with local nature conservation interest – a narrow coastal strip located on the seaward side of the North Down Coastal Path and Seafront Road with panoramic views of Belfast Lough extending from Farmhill Road in the west to the grounds of the Ulster Folk and Transport Museum in the east.

**Designation HD 15**

**Local Landscape Policy Area**

**Maryfield**

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Holywood and Map No.1 – North Down Countryside.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below: -

- Archaeological sites and monuments and their surroundings – Unnamed circular enclosure situated on a west facing slope overlooking Belfast Lough;
- Area of local amenity importance with local nature conservation interest – Mature woodland with extensive views across Belfast Lough.

**Designation HD 16**

**Local Landscape Policy Area**

**Redburn**

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Holywood.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed building and its surroundings – Redburn Lodge along Old Holywood Road;
- Area of local amenity importance – Holywood Golf Course from which there are prominent views across Belfast Lough, Redburn Cemetery, Redburn Primary School playing fields and open space within White City housing area; and
- Area of local nature conservation interest – An attractive belt of trees in the Holywood Hills.
Designation HD 17

Local Landscape Policy Area
Seapark (Holywood)

A Local Landscape Policy Area is designated as identified on Map No. 4/001 - Holywood.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Area of local amenity importance – Seapark Recreation Grounds, municipal coastal park with playing fields, tennis courts and a playground with panoramic views north across Belfast Lough to Jordanstown and Carrickfergus; and

- Area of local nature conservation interest – Vegetation along the adjoining railway embankment.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

North Down Borough Council owns and manages a large variety of open space, sport and outdoor recreational areas throughout the town of Holywood. This includes rugby pitches at Spafield and grass pitches at Loughview and Seapark. The council also owns and maintains a bowling green, tennis courts and an equipped playground at Seapark in the town.

In addition there is private open space provision in the form of Holywood Golf Club and St. Paul’s GAC Gaelic Football Pitch in the town.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

Areas of open space above one hectare are listed below and identified for information only on Map No. 4/001 - Holywood.

- Seapark (Recreation Grounds, playground, grassed areas and pathways) at Ballymenoch Park
- Loughview Playing Fields at Demesne Road
- Spafield playing fields at High Street
- St Paul’s GAC at High Street
- Holywood Golf Club at Demesne Road
- Sullivan Upper School sports grounds at Belfast Road
- Holywood Esplanade seafront walkway and grassed area
- Salvation Army Home (with mature vegetation and grassed area) at Bangor Road
- Glenlyon Park (mature vegetation, walkways and Twisel Burn) at Church Road
- Ballymenoch Park (mature vegetation, grassed areas, pathways and playground) at Bangor Road
- Redburn Playing Fields at Old Holywood Road
- Redburn Country Park (mature trees, grassed area and pathways) to the rear of Firmount Crescent
- Ulster Folk and Transport Museum at Bangor Road
Community Greenways

The Plan Proposals promote the concept of Community Greenways, which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. Community Greenways provide places for both recreation and exercise alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly-owned open space and private lands are included.

<table>
<thead>
<tr>
<th>Designation HD 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Greenway</td>
</tr>
<tr>
<td>A Community Greenway is designated in Holywood as identified on Map No. 4/001 – Holywood.</td>
</tr>
</tbody>
</table>

Policy for the control of development within the designated Community Greenway is contained in Policy OS 1 in Part 3, Volume 1 of the Plan.

Further details of the designated Community Greenways, including maps and route information are available in the BMAP Community Greenway Clarification Booklet on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Holywood Town Centre

Holywood Town Centre is the sixth largest shopping and retail service centre in terms of floorspace in the BMA after Belfast, Lisburn, Bangor, Carrickfergus and Ballyclare. Whilst the primary role of the Town Centre is as a convenience goods and service centre, it also offers a number of restaurants, pubs, cafes and a mix of independent retail and leisure uses.

The majority of retail floorspace in Holywood Town Centre is located along High Street, the main spine of the town. Holywood has potential to build on its unique niche fashion, arts/craft and food and drink offer.

The Department, as part of the plan process, carried out a town centre health check to provide a benchmark against which to measure the effects of future change in economic activity in the town centre.

Within Holywood Town Centre there are a number of design issues including the existing edge to the Marine Parade with a number of vacant sites which disrupt the continuity of the building line, the scale of buildings along Marine Parade which do not reflect the scale of the by-pass, prominent gap sites in the urban fabric, notably the existing surface car parks off Sullivan Close and Marine Parade. Redburn Square has been largely developed as a bus turning area which has eroded its character and there are a number of derelict buildings interspersed across the town structure.

The Plan Proposals seek to strengthen the Town Centre, facilitate regeneration, protect an existing residential area and address design issues. A Protected Town Centre Housing Area is designated in Holywood Town Centre.

Town Centre Regeneration

The Department for Social Development (DSD) is responsible for regeneration and proposes to forward its regeneration objectives for Holywood Town Centre through the initiation of necessary regeneration action at a pace which maximises the opportunity for physical, economic and social development and secures orderly regeneration across the BMA.

DSD is committed to promoting a vital and viable town centre for Holywood by helping it to adapt to changing circumstances and helping to maximise the contribution it makes to the prosperity of Northern Ireland. As part of this, DSD will promote administrative arrangements that help to achieve:

- better management and strategic planning for Holywood Town Centre;
- the development of a vision for the future; and
- a partnership approach involving all those in government, local authorities and the private sector who have an interest in the success of Holywood Town Centre.

To achieve these objectives, DSD will work with the Borough Council and private sector developers to facilitate sustainable regeneration.

DSD will consider the use of its statutory powers where appropriate to deliver the regeneration of Holywood through:

- the formulation of regeneration strategies and policies;
- the preparation of masterplans;
- the preparation of development schemes;
- the preparation of development briefs;
- the appraisal of development proposals.

Development schemes and/or briefs prepared by DSD and its regeneration strategies, policies and proposals will be taken into consideration where relevant at the planning application stage.

Policy for the control of development in the Town Centre is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional planning policy.

### Designation HD 19

**Town Centre Boundary Holywood**

A Town Centre boundary is designated for Holywood as identified on Map No. 4/002 - Holywood Town Centre.

The Holywood Town Centre boundary is designated to encompass the concentration of all existing and planned uses, which have a town centre function. These land uses include retailing, professional services, restaurants, banking, and other office uses.

The Town Centre is bounded by Marine Highway along its north western edge and Church View along its eastern/southeastern edge and is focuses on the central axis of High Street.

**Primary Retail Core Holywood**

A Primary Retail Core is designated within Holywood Town Centre as identified on Map No. 4/002 - Holywood Town Centre.

The purpose of identifying a primary retail core is to allow control to be exercised over development inside that area to ensure continuance of a compact, lively and attractive shopping environment. The Primary Retail Core in Holywood is based around High Street and Church Road and includes part of Sullivan Place, Hibernia Street and Downshire Road.

Policy for the control of retail development in the Primary Retail Core is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional policy currently contained in PPS 5: Retailing and Town Centres.

### Housing

There is one site zoned for housing (HD 02/08) within Holywood Town Centre as identified on Map No. 4/002 –Holywood Town Centre.

The housing site in Holywood Town Centre is set out in zoning HD 02 Housing – Committed Housing Sites - Built.
Protected Town Centre Housing Area

Designation HD 21

Protected Town Centre Housing Area
Ean Hill

A Protected Town Centre Housing Area is designated at Ean Hill as identified on Map No. 4/002 - Holywood Town Centre.

There is an established community at Ean Hill within Holywood Town Centre. The Department recognises the importance of maintaining the above residential area in Holywood Town Centre.

Policy for the control of development in Protected Town Centre Housing Areas is contained in Policy HOU 4 in Part 3, Volume 1 of the Plan.

Transportation

The road network in Holywood Town Centre is dominated by High Street which intersects with Sullivan Place and Shore Road, providing access to/from the A2 Holywood Bypass. Hibernia Street, Downshire Road and Ean Hill also provide access onto High Street. A number of roads lead into the Town Centre from the north, east and south including Downshire Road, Bangor Road/High Street, Belfast Road/High Street and Church Road.

The A2 Holywood bypass provides a bypass for strategic traffic between Belfast and Bangor severing the Town Centre from Kinnegar Road.

Proposals which will benefit Holywood Town Centre are identified in Holywood Transportation Section.

Urban Environment

Urban Design

Designation HD 22

Urban Design Criteria
Holywood Town Centre

Urban Design Criteria to be applied to Holywood Town Centre: -

- Development shall respect the established building line;
- Building heights shall generally be 4 storeys facing the Holywood By-Pass / Marine Parade (or 5 storeys where setback is used). These building heights shall step down to a minimum of 3 storeys where they meet Sullivan Place and Shore Road. Taller buildings up to a maximum of 5 storeys shall be located on corner sites;
- In the market square and off Church View development shall be 2 storeys; and
- The external façade of development sites shall reflect the fine pattern and traditional character of the Town Centre. A sub-division of 8 - 10m along Holywood By-Pass/Marine Parade and 6 - 8m in other areas should be used to reflect historic character.

The design guidance above will help strengthen the form and character of the western edge of the town and create an edge of urban scale and quality, promote a suitable form and use for underdeveloped areas of land in the town and improve the character and amenity of public spaces, improve permeability and pedestrian connections.

Holywood Conservation Area

Part of Holywood Conservation Area lies within Holywood Town Centre boundary and is identified on Map No. 4/002 – Holywood Town Centre.
Holywood South Area of Townscape Character

Part of Holywood South Area of Townscape Character, Designation HD 06, lies within Holywood Town Centre boundary and is identified on Map No. 4/002 – Holywood Town Centre.

Area of Archaeological Potential

Guidance on the implications of undertaking development in these areas is set out in the Urban Environment Section in Part 3, Volume 1 of the Plan.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, a map showing the Area of Archaeological Potential in Holywood Town Centre is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

Local Landscape Policy Areas – Holywood Town Centre

Part of Glenlyon / Twiselburn Local Landscape Policy Area (LLPA), Designation HD 13, falls within Holywood Town Centre boundary and is identified on Map No. 4/002 - Holywood Town Centre. Those features or combination of features that contribute to the environmental quality, integrity or character of this area are set out in the Holywood LLPA section.
Villages

CRAWFORDSBURN

Crawfordsburn is located between Holywood and Bangor to the north of the A2 and is essentially a commuter village. It is bounded to the north and north east by Crawfordsburn Country Park and the character of the village owes much to its setting. The village developed originally in linear form from Main Street westwards along Ballymullan Road. In-depth development has taken place in the Meadow Way – Meadow Park area and southwards along the Cootehall Road.

Crawfordsburn originated in the seventeenth century as a small settlement on an important routeway that extended along North Down. It has retained elements of its seventeenth century history along its Main Street including the coaching inn in the village. The Sharman-Crawford family developed the settlement in the eighteenth and nineteenth centuries. Crawfordsburn was promoted as a Victorian tourist attraction, particularly for those visitors using the railway to nearby Helen’s Bay.

The Plan Proposals seek to protect the character of the settlement, which has been recognised within the Plan as an Area of Village Character.

The Settlement Development Limit for Crawfordsburn respects the natural assets to development presented by the glen around Crawford’s Burn and the Crawfordsburn Country Park & Historic Park and Garden to the north. Opportunities for development are provided in line with the role of the settlement.

Urban Environment

Area of Village Character

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Designation CFN 02

Area of Village Character
Crawfordsburn

An Area of Townscape Character is designated at Crawfordsburn as identified on Map No. 5 - Crawfordsburn.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Designation CFN 01

Settlement Development Limit
Crawfordsburn

A Settlement Development Limit is designated for Crawfordsburn as identified on Map No. 5 - Crawfordsburn.

The Settlement Development Limit is designated to promote a compact settlement form and takes account of land committed for development.

The Settlement Development Limit protects the natural setting of the settlement and prevents inappropriate expansion into the countryside and coalescence with nearby Bangor to the east and Helen’s Bay to the north.
Historic Park, Garden and Demesne

Designation CFN 03

Historic Park, Garden and Demesne
Crawfordsburn House

Crawfordsburn House is designated as a Historic Park, Garden and Demesne of Special Historic Interest as identified on Map No. 5 – Crawfordsburn and Map No.1 – North Down Countryside.

Crawfordsburn House (Country Park) dating from the 17th century, is detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland published by the Northern Ireland Environment Agency, DOE. The Register summarises the historical significance of the site and the contribution its planned features make to the local landscape. It also seeks to encourage the public and owners, to value and support the protection and maintenance of such sites.

Part of Crawfordsburn House Historic Park, Garden and Demesne falls within Crawfordsburn Settlement and part falls within Helen’s Bay and the North Down Countryside.

Prevailing regional planning policy for the protection of historic parks, gardens and demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Area of Archaeological Potential

Guidance on the implications of undertaking development in these areas is set out in the Urban Environment Section in Part 3, Volume 1 of the Plan.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, a map showing the Area of Archaeological Potential in Crawfordsburn is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

Site of Local Nature Conservation Importance

A Site of Local Nature Conservation Importance has been identified on the basis of its flora, fauna or earth science interest.

Development proposals within or adjoining the area will be considered in accordance with PPS 2.

Designation CFN 04

Site of Local Nature Conservation Importance
Crawfordsburn

A Site of Local Nature Conservation Importance is designated at Crawfordsburn as identified on Map No. 5 – Crawfordsburn and Map No.1 – North Down Countryside.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) lie within or adjoining Crawfordsburn Village with parts of the LLPAs falling within the North Down Countryside and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.
Designation CFN 05

Local Landscape Policy Area
Crawfordsburn River

A Local Landscape Policy Area is designated as identified on Map No. 5 – Crawfordsburn and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

• Areas of local amenity importance – Crawfordsburn Country Park and Crawfordsburn House, a registered Historic Park, Garden and Demesne;
• Site of local nature conservation interest - Crawfordsburn Glen; and
• Locally significant buildings and their surroundings – Glen House and Glendore House.

Designation CFN 06

Local Landscape Policy Area
Crawfordsburn/Helen’s Bay

A Local Landscape Policy Area is designated as identified on Map No. 5 – Crawfordsburn and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

• Areas of local amenity importance – Clandeboye Avenue and part of the Clandeboye Estate. The Avenue extends for four miles and is lined by mature trees and provides a link between the Clandeboye Estate and Helen’s Bay;
• Area of local nature conservation interest - Clandeboye Avenue an important area for wildlife; and
• Listed building and its surroundings – Ballygilbert Church.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

North Down Borough Council owns and manages an equipped playground at Cootehall and, in addition to this, there is private provision of tennis courts and a bowling green at the Crawfordsburn Country Club and private playing fields at Crawfordsburn Primary School.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated on the Plan Proposals Map for information.

One area of existing Open Space over one hectare is listed below and identified for information only on Map No. 5 - Crawfordsburn.

• Cootehall Riverside Park with playground at Cootehall Road
GROOMSPORT

Groomsport, a dormitory seaside and holiday village, lies east of Bangor between the coast and the A2 route which bypasses the village to the south. Originally a small fishing village the focus of development has been the harbour and Main Street. Groomsport has developed a secondary role as a centre for water and shore-based recreation, and improved facilities for activities such as sailing and power boating have contributed to its attractiveness.

Groomsport developed beside the natural sheltered harbour, which exists between the shore, Ballymacormick Point and the rocky outcrop known as Cockle Island. The harbour is reputed to be of Viking origin and the beginnings of the small settlement can be traced to the ninth or tenth century. Groomsport remained a fishing village through the Victorian and Edwardian periods until the 1920s. Groomsport still retains the identity and character of a small harbour village with its pier and sheltered anchorage together with its historic street pattern. In recent decades the residential area of the settlement has expanded significantly.

The Settlement Development Limit for Groomsport respects the natural assets to development presented by the coastal setting, Ballymacormick Point National Trust land, Fort Hill and the Rural Landscape Wedge between Groomsport and Bangor (Designation ND 06 - See North Down Countryside Section).

Housing

The following sites are designated as Housing Land Use Policy Areas and are complete at 31 July 2011.

<table>
<thead>
<tr>
<th>Designation GT 02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Land Use Policy Areas</td>
</tr>
<tr>
<td>Committed Housing Sites - Built</td>
</tr>
</tbody>
</table>

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 6 – Groomsport:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GT 02/01</td>
<td>Groomsport House Road, off Donaghadee Road</td>
<td>1.17</td>
</tr>
<tr>
<td>GT 02/02</td>
<td>15 Main Street</td>
<td>0.11</td>
</tr>
</tbody>
</table>

Designation GT 01

Settlement Development Limit
Groomsport

A Settlement Development Limit is designated for Groomsport as identified on Map No. 6 – Groomsport.

The Settlement Development Limit is designated to promote a compact settlement form and takes account of land committed for development.

The Settlement Development Limit is designated to protect the natural setting, prevent inappropriate expansion into the countryside, prevent ribbon development along adjoining roads, protect the coastal setting and prevent coalescence with Bangor to the west.
The following sites have extant approval on which development is not started or development is ongoing.

**Designation GT 03**

**Housing Land Use Policy Areas**
**Committed Housing Sites**
**Development Ongoing/Not Started**

The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 6 – Groomsport:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>GT 03/01</td>
<td>Cove Development, off Donaghadee Road</td>
<td>6.87</td>
</tr>
<tr>
<td>GT 03/02</td>
<td>Land between Donaghadee Road and Springwell Drive</td>
<td>0.45</td>
</tr>
</tbody>
</table>

**Urban Environment**

**Area of Village Character**

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

**Designation GT 04**

**Area of Village Character**
**Groomsport**

An Area of Village Character is designated as identified on Map No. 6 – Groomsport.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Area of Archaeological Potential**

Guidance on the implications of undertaking development in these areas is set out in the Urban Environment Section in Part 3, Volume 1 of the Plan.

In accordance with PPS 6: Planning Archaeology and the Built Heritage, a map showing the Area of Archaeological Potential in Groomsport is available for information on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Natural Environment**

**Areas of International/National Nature Conservation Designations**

A number of Areas of International and National Nature Conservation Importance adjoin or are close to Groomsport Settlement Development limit and comprise the following:

- Outer Ards Ramsar, Special Protection Area (SPA)
- Outer Ards Area of Special Scientific Interest (ASSI)
- Ballymacormick Point Area of Special Scientific Interest (ASSI)

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) lie within or adjoining Groomsport Village with parts of the LLPAs falling within the North Down Countryside and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.
Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

### Designation GT 05

#### Local Landscape Policy Area

**Donaghadee Road**

A Local Landscape Policy Area is designated as identified on Map No. 6 – Groomsport.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed building and its surroundings—Groomsport Parish Church, dating from 1840, together with its setting and associated views;
- Locally significant building and its surroundings – No. 4 Donaghadee Road, situated beside the church, together with its setting and mature vegetation.

### Designation GT 06

#### Local Landscape Policy Area

**Bangor Road**

A Local Landscape Policy Area is designated as identified on Map No. 6 – Groomsport.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed building and its surroundings—The old Rectory, ‘Albertville’, which provides a good entrance/exit feature to the village; and
- Area of local nature conservation interest - A stream with associated vegetation along the western boundary of the area.

### Designation GT 07

#### Local Landscape Policy Area

**Groomsport Shoreline**

A Local Landscape Policy Area is designated as identified on Map No. 6 – Groomsport and Map No. 1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological site and monument and its surroundings – Fort Hill;
- Areas of local amenity importance – Ballymacormick Point, the harbour recreational space and the North Down Coastal Path; and
- Listed and locally significant buildings and their surroundings – Cockle Row Cottages and a group of wooden bungalows at Andrews Shorefield.

### Designation GT 08

#### Local Landscape Policy Area

**Main Street**

A Local Landscape Policy Area is designated as identified on Map No. 6 – Groomsport.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Listed building and its surroundings – Groomsport Presbyterian Church (built in the 1840s).
Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

North Down Borough Council owns and manages a children’s playground at the seafront in Groomsport in addition to another playground and a grassed area located at Springwell Crescent.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated on the Plan Proposals map for information.

An area of existing open space above one hectare is listed below and identified for information only on Map No. 6 - Groomsport Settlement.

• Grassed area, North Down Coastal Path, War Memorial, tennis courts and paddling pool between Harbour Road and The Point
HELEN’S BAY

Helen’s Bay is situated at Grey Point on the coast just north of Crawfordsburn and west of Bangor. The popular commuter settlement is enhanced by the high amenity value of the surrounding area and several recreational assets including Crawfordsburn Country Park, the golf course, coastal walk, beach and caravan park. The settlement has expanded rapidly eastward and westwards since 1971 up to the boundary of the Park to the west, north and east and to the railway line to the south. The focal point of the village is Station Square where most service and community facilities are grouped.

Helen’s Bay is a planned village which derived from the building of the Belfast and County Down Railway (BCDR) in the mid 19th Century, and the aspirations of the then local landlord, the Marquis of Dufferin and Ava who wanted to develop the area as a luxury holiday resort to rival Portstewart and Portrush. The granting of ‘villa’ or ‘house-free’ tickets by the BCDR Company, which entitled the holders to free travel for a period of time if they constructed houses within one mile of the station, encouraged further development of the settlement. The settlement’s name is also associated with the owners of the Clandeboye Estate.

The Plan proposals seek to protect the character of the settlement, which has been recognised within the Plan as an Area of Village Character.

The Settlement Development Limit is also designated to protect its natural setting, prevent inappropriate expansion into the countryside, prevent ribbon development along the Craigdarragh and Bridge Roads, protect the coastal setting and prevent coalescence with Bangor to the east and Crawfordsburn to the south.

The Settlement Development Limit for Helen’s Bay respects the natural assets to development presented by the coastal setting, Grey Point Fort to the north and the buffer of the Crawfordsburn Country Park / Helen’s Bay Golf Course. The Belfast-Bangor railway line contains the limit to the south.

Future development will be limited to infilling and rounding off within the existing village fabric.

Housing

The following sites are designated as Housing Land Use Policy Areas and are uncommitted at 31 July 2011.

Designation HY 02

<table>
<thead>
<tr>
<th>Housing Land Use Policy Areas</th>
<th>Uncommitted Housing Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following sites are designated as Housing Land Use Policy Areas as identified on Map No. 7 – Helen’s Bay.</td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Address</td>
</tr>
<tr>
<td>HY 02/01</td>
<td>Site at 27 Bridge Road</td>
</tr>
<tr>
<td>HY 02/02</td>
<td>Site adjacent to 8 Old Fort</td>
</tr>
</tbody>
</table>

Urban Environment

Area of Village Character

Development Proposals within Areas of Village Character (AVCs) will be assessed in accordance
with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

**Designation HY 03**

**Area of Village Character**

Helen’s Bay

An Area of Village Character is designated in Helen’s Bay as identified on Map No. 7 - Helen’s Bay.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Historic Park, Garden and Demesne**

**Crawfordsburn House**

Part of Crawfordsburn House (Country Park) Historic Park, Garden and Demesne falls within Helen’s Bay Settlement. Part also falls within Crawfordsburn and the North Down Countryside (see Designation CFN 03).

Prevailing regional planning policy for the protection of historic parks, gardens and demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

**Natural Environment**

**Areas of International/National Nature Conservation Designations**

A number of Areas of International and National Nature Conservation Importance adjoin Helen’s Bay Settlement Development limit and comprise the following:

- Belfast Lough Ramsar; Special Protection Area (SPA)
- Outer Ards Ramsar; Special Protection Area (SPA)
- Outer Ards Area of Special Scientific Interest (ASSI)

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

**Local Landscape Policy Areas**

A Local Landscape Policy Area (LLPA) lies within and adjoins Helen’s Bay Village with parts of the LLPA falling within the North Down Countryside and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation HY 04**

**Local Landscape Policy Area**

Crawfordsburn Country Park

A Local Landscape Policy Area is designated as identified on Map No. 7 - Helen’s Bay and Map No. 1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings - Grey Point Fort, a state care monument together with its views and setting;
• Areas of local amenity importance – Crawfordsburn Country Park and Helen’s Bay Golf Course; and

• Listed buildings and their surroundings – Coastguard Cottages situated at Coastguard Avenue, Helen’s Bay.

Crawfordsburn/Helen’s Bay LLPA adjoins the Settlement Development Limit of Helen’s Bay (see Designation CFN 06).

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Open Space, Sport and Outdoor Recreation**

North Down Borough Council owns and manages an equipped children’s playground at Fort Road and, in addition to this, there is private open space provision at Helen’s Bay Tennis Club.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated on the Plan Proposals map for information.
SEAHILL

Seahill is situated south west of Helen’s Bay and east of Holywood and is separated from Craigavad and Cultra to the west by the Royal Belfast Golf Course. Seahill is a commuter settlement for Belfast with few services and community facilities, and no true focal point.

The settlement largely evolved in the mid-nineteenth century. It has a strong character of substantial dwellings set in their own planned grounds, while the Royal Belfast Golf Course is an important element of the settlement’s setting.

The Settlement Development Limit is designated to promote a compact settlement form and takes account of land committed for development.

The Settlement Development Limit is also designated to protect its natural setting, prevent inappropriate expansion into the countryside, prevent ribbon development along the adjoining roads, protect the coastal setting and prevent coalescence with Holywood to the west and Helen’s Bay to the east.

The Seahill Settlement Development Limit is in close proximity to the Belfast urban area, has an irregular form and is located either side of the Belfast to Bangor road and railway line.

The Settlement Development Limit for Seahill respects the natural assets to development presented by the railway line, Royal Belfast Golf Course, the coastal parkland setting and the Craigantlet hills to the south.

Housing

The following site is designated as a Housing Land Use Policy Area and is complete at 31 July 2011.

Designation SL 02

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>SL 02/01</td>
<td>Rhanbuoy Gardens</td>
<td>0.69</td>
</tr>
</tbody>
</table>

The following sites have extant permission on which development is not started or development is ongoing.

Designation SL 03

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>SL 03/01</td>
<td>19 Old Seahill Road</td>
<td>0.21</td>
</tr>
<tr>
<td>SL 03/02</td>
<td>18b Old Seahill Road</td>
<td>0.1</td>
</tr>
</tbody>
</table>
The following site is uncommitted at 31 July 2011.

**Designation SL 04/01**

Housing Land Use Policy Area
Uncommitted Housing Site

0.33 hectares of land are designated as a Housing Land Use Policy Area at 12 Rockport Road as identified on Map No. 8 - Seahill.

**Natural Environment**

**Sites of Local Nature Conservation Importance**

Sites of Local Nature Conservation Importance (SLNCIs) have been identified on the basis of their flora, fauna or earth science interest.

Development proposals within or adjoining these areas will be considered in accordance with PPS 2.

**Designation SL 05**

Site of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated as identified on Map No. 8 – Seahill and Map No.1 – North Down Countryside.

- SL 05/01 Blackhill
- SL 05/02 Royal Belfast Golf Course and Camphill
- SL 05/03 Rockport Coast and St. Columbanus

Part of Royal Belfast Golf Club and Camphill SLNCI lies within/adjoins Seahill Settlement Development Limit; however, the majority is located within the North Down Countryside (see Map No. 1 – North Down Countryside).

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) lie within or adjoining Seahill Village with parts of the LLPAs falling within the North Down Countryside, and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation SL 06**

Local Landscape Policy Area
Seahill Coastal Area

A Local Landscape Policy Area is designated as identified on Map No. 8 – Seahill and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below: -

- Areas of local amenity importance – The North Down Coastal Path, which is part of the Ulster Way and Royal Belfast Golf Course;
- Areas of local nature conservation interest - Royal Belfast Golf Course and Camphill; and
- Listed buildings and their surroundings – St. Columbanus, Craigowen Lodge (No. 208 Bangor Road), Comgall Hall (formerly Glencairg House), Fairholme House, Royal Belfast Golf Club House and Rockport School.
Designation SL 07

Local Landscape Policy Area
Holy Trinity, Glencraig

A Local Landscape Policy Area is designated as identified on Map No. 8 – Seahill.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

• Locally significant building and its surroundings – Glencraig Holy Trinity Church built in the mid 19th century.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

There are private playing fields located at Glencraig Primary School within the village.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 shall apply to all areas of existing open space whether or not they are indicated on the Plan Proposals map for information.
Small Settlements

CRAIGANTLET

**Designation CT 01**

**Settlement Development Limit**

Craigantlet

A Settlement Development Limit is designated for Craigantlet as identified on Map No. 9 - Craigantlet.

The designated Settlement Development Limit is drawn to reflect the four nodes that form the settlement and prevent further encroachment into the open countryside.

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) adjoin Craigantlet settlement and fall within the North Down Countryside and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation CT 02**

**Local Landscape Policy Area**

Whinney Hill

A Local Landscape Policy Area is designated as identified on Map No. 9 – Craigantlet and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- Locally significant buildings and their surroundings – Two houses with associated vegetation.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Designation CT 03**

**Local Landscape Policy Area**

Holywood Road

A Local Landscape Policy Area is designated as identified on Map No. 9 – Craigantlet and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:

- Area of local nature conservation interest – A locally significant stand of trees situated on a localised land form.
GRAY’S PARK

### Designation GP 01

**Settlement Development Limit**  
**Gray’s Park**

A Settlement Development Limit is designated for Gray’s Park as identified on Map No. 10 – Gray’s Park.

The designated Settlement Development Limit is drawn to reflect the urban form of this settlement and will allow limited infill opportunities to consolidate the urban form.
**ORLOCK**

**Designation OK 01**

**Settlement Development Limit**

Orlock

A Settlement Development Limit is designated for Orlock as identified on Map No. 11 – Orlock.

The designated Settlement Development Limit is drawn to prevent further development along Coastguard Lane and Sandeel Lane.

**Natural Environment**

**Areas of International/National Nature Conservation Designations**

A number of Areas of International and National Nature Conservation Importance adjoin Orlock Settlement Development limit and comprise the following:

- Outer Ards Ramsar, Special Protection Area (SPA)
- Outer Ards (East of Bangor Marina) Area of Special Scientific Interest (ASSI)

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

**Local Landscape Policy Areas**

Local Landscape Policy Areas (LLPAs) lie within or adjoining Orlock settlement with parts of the LLPAs falling within the North Down Countryside and are considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

**Designation OK 02**

**Local Landscape Policy Area**

West of Orlock

A Local Landscape Policy Area is designated as identified on Map No. 11 – Orlock and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Archaeological sites and monuments and their surroundings - Mesolithic Occupation Site; and
- Areas of local amenity importance – Several fields along the coast to the west of the settlement that contribute to the setting of Orlock.

**Designation OK 03**

**Local Landscape Policy Area**

South of Orlock

A Local Landscape Policy Area is designated as identified on Map No. 11 – Orlock and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Areas of local amenity importance – A localised hill makes an important contribution to the setting of the settlement, together with the coastal area; and
- Locally significant buildings and their surroundings – A group of farm buildings and a small orchard.
Designation OK 04

Local Landscape Policy Area
Orlock Lane

A Local Landscape Policy Area is designated as identified on Map No. 11 – Orlock and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include that listed below: -

- Locally significant buildings and their surroundings – 19th century coastguard cottages and outbuildings, together with a Second World War observation post.

Designation OK 05

Local Landscape Policy Area
Coastguard Lane

A Local Landscape Policy Area is designated as identified on Map No. 11 – Orlock.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include that listed below: -

- Locally significant building and its surroundings – Former Coastguard look-out building, which is a local landmark.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
SIX ROAD ENDS

Designation SS 001
Settlement Development Limit
Six Road Ends

A Settlement Development Limit is designated for Six Road Ends as identified on Map No. 12 - Six Road Ends.

The designated Settlement Development Limit is drawn to prevent further development along the settlement roads and to prevent encroachment into the open countryside.

Natural Environment

Local Landscape Policy Area

This Local Landscape Policy Area (LLPA) lies within and adjoins Six Road Ends settlement with parts of the LLPA falling within the North Down Countryside and is considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Designation SS 002

Local Landscape Policy Area
Six Road Ends

A Local Landscape Policy Area is designated as identified on Map No. 12 - Six Road Ends and Map No.1 – North Down Countryside.

Those features or the combination of features that contribute to the environmental quality, integrity or character of this area include those listed below:

- Areas of local nature conservation interest - A stream corridor with associated vegetation;
- Listed building and its surroundings – Ballygrainey Presbyterian Church; and
- Locally significant building and its surroundings – Ashton House, located on Green Road.

A clarification map and, for information purposes, further details on the features of this LLPA are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
Countryside and Coast
Part 4 Volume 7

Countryside and Coast

North Down has a variety of attractive landscapes ranging from the many wooded estate landscapes, such as Clandeboye and Crawfordsburn, which contribute to the setting of settlements, such as Helen’s Bay and Bangor, to the Holywood Hills which form an elevated spine across North Down Borough and a backdrop to the settlements along the coast. The natural environment of the Borough is a significant asset especially at areas such as the Holywood Hills, Crawfordsburn Country Park, the Lough Shore coastal path and at the Boroughs beaches including Ballyholme. The Borough also has many heritage visitor attractions such as the Ulster Folk and Transport Museum and the Clandeboye Estate. The Craigantlet Escarpment to the east of Holywood is also an important feature in the North Down landscape which forms a backdrop to part of East Belfast, as is the North Down Coastline which accounts for a number of National and International Nature Conservation Sites of Importance.

Aspects of the rural economy are outlined under Agriculture, Forestry and Fishing in the countryside section in Part 3, Volume 1 of the Plan.

Regional Policy Context

In recognising that the environment is one of Northern Ireland’s most important assets, the RDS under RG 11, seeks to conserve, protect and, where possible, enhance our built heritage and our natural environment.

Aims to achieve this as outlined in the RDS include the following:

• Sustain and enhance biodiversity;
• Protect and manage important geological and geomorphological features;
• Protect, enhance and manage the coast;
• Recognise and promote the conservation of local identity and distinctive landscape character;
• Conserve, protect and where possible enhance areas recognised for their landscape quality; and
• Protect designated areas of countryside from inappropriate development (either directly or indirectly) and continue to assess areas for designation.

The Department’s regional planning policies for the protection of conservation interests are currently set out in PPS 2: – Natural Heritage, PPS 6: Planning, Archaeology and the Built Heritage and PPS 6 (Addendum): Areas of Townscape Character.

Other Departmental regional planning policies in relation to the environment including protection of rural landscapes, assessment of environmental effects of proposals and Areas of Outstanding Natural Beauty (AONB) are set out in PPS 21: Sustainable Development in the Countryside and A Planning Strategy for Rural Northern Ireland.

Urban Environment

Historic Parks, Gardens and Demesnes

Designation ND 01

<table>
<thead>
<tr>
<th>Historic Parks, Gardens and Demesnes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Historic Parks, Gardens and Demesnes of Special Historic Interest are designated as identified on Map No. 1 - North Down Countryside:</td>
</tr>
<tr>
<td>ND 01/01 Clandeboye</td>
</tr>
<tr>
<td>ND 01/02 Cultra Manor</td>
</tr>
<tr>
<td>ND 01/03 Glenganagh</td>
</tr>
<tr>
<td>ND 01/04 Guincho</td>
</tr>
</tbody>
</table>
The Historic Parks, Gardens and Demesnes of Special Historic Interest listed above are detailed in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland published by the Northern Ireland Environment Agency, DOE. The Register summarises the historical significance of the site and the contribution its planned features make to the local landscape. It also seeks to encourage the public and owners, to value and support the protection and maintenance of such sites.

Clandeboye Estate was founded in the early 17th century and adjoins Bangor Settlement along the south west boundary.

Cultra Manor incorporates the Ulster Folk and Transport Museum and adjoins the southern boundary of Holywood.

Glenganagh Estate on the shores of Ballyholme Bay is located adjacent to Bangor Settlement Development Limit.

Guincho is located within the North Down Countryside. The boundary of the Historic Park, Garden and Demesne adjoins Seahill Settlement Development Limit.

Prevailing regional planning policy for the protection of Historic Parks, Gardens and Demesnes of Special Historic Interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Additional information about Historic Parks, Gardens and Demesnes is available on the Department’s NIEA website www.doeni.gov.uk/niea.

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

Areas of International and National Conservation Importance

A number of Areas of International and National Conservation Importance are located within North Down Countryside and Coastal Areas and comprise the following:

- Belfast Lough Ramsar Site
- Belfast Lough Special Protection Area
- Outer Ards (Helen’s Bay to Bangor Marina) Special Protection Area
- Outer Ards (East of Bangor Marina) Special Protection Area
- Outer Ards (Helen’s Bay to Bangor Marina) Ramsar Site
- Outer Ards (East of Bangor Marina) Ramsar Site
- Ballymacormick Point Area of Special Scientific Interest (ASSI)
- Inner Belfast Lough Area of Special Scientific Interest (ASSI)
- Outer Ards (Helen’s Bay to Bangor Marina) Area of Special Scientific Interest (ASSI)
- Outer Ards (East of Bangor Marina) Area of Special Scientific Interest (ASSI)
- Outer Belfast Lough Area of Special Scientific Interest (ASSI)
- Cultra Area of Scientific Interest (ASI)

These Areas of International and National Importance are identified on Map No. 2 – Environmental Designations (Parts 1-3, Volume 1). Please refer to the Northern Ireland Environment Agency’s website www.doeni.gov.uk/niea for details.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. Sites have been identified on the basis of their flora, fauna or earth science interest.

Policy for the control of development SLNCIs is contained in PPS 2.
Part 4 Volume 7

Designation ND 02

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 1 - North Down Countryside:

- ND 02/01 Ballygrainey Dismantled Railway
- ND 02/02 Ballymacormick Point ASSI
- ND 02/03 Ballysallagh
- ND 02/04 Cairn Wood and Reservoir
- ND 02/05 Clandeboye Avenue
- ND 02/06 Creighton’s Green Reservoir
- ND 02/07 Edith of Lorne’s Glen
- ND 02/08 Holywood Reservoirs
- ND 02/09 Ladies Drive to Westland Wood
- ND 02/10 Portavoe Reservoir

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Countryside

Rural Landscape Wedges

Proposals for development within Rural Landscape Wedges will be determined in accordance with Plan Policy COU 1 and, where applicable, Plan Policy ENV 1 as contained in Part 3, Volume 1 of the Plan.

Designation ND 03

Rural Landscape Wedge Holywood

A Rural Landscape Wedge is designated between the Metropolitan Development Limit of North Down and Holywood as identified on Map No. 1 - North Down Countryside.

The designated Rural Landscape Wedge will:

- Distinguish and maintain the separate identities of Metropolitan North Down and Holywood;
- prevent the merging of the communities of Metropolitan North Down and Holywood; and
- provide an important element in defining and protecting the character and setting of the two areas.

The wedge is multi-functional providing an important recreation and amenity role with the situation of a health and fitness complex on the eastern side of the Belfast Road, while those fields located in the south and the east are used for agricultural purposes.

Palace Barracks is situated to the north of the wedge, the Belfast Road is to the west while housing and a supermarket car park form the southern boundary. Maryfield Local Landscape Policy Area (LLPA), Designation HD 15, is situated within the Rural Landscape Wedge.

Designation ND 04

Rural Landscape Wedge Helen’s Bay

A Rural Landscape Wedge is designated between Helen’s Bay and Bangor as identified on Map No. 1 - North Down Countryside.
The designated Rural Landscape Wedge will:

- distinguish and maintain the separate identities of the component areas of Crawfordsburn, Helen’s Bay and Bangor;
- prevent the merging of the settlements;
- provide an important element in defining and protecting the setting of the settlements; and
- maintain the rural character of the countryside.

The wedge extends from the Belfast Road to the coast, which is of recognised international nature conservation significance thus providing a valuable area for countryside recreation and a means of linking the coastal area to the urban community. The predominant function of this landscape wedge is for agricultural purposes however it also serves both recreational and amenity uses especially at Crawfordsburn Country Park. This forms the majority of land that lies between the coast and the railway line in the northern section of the wedge and is designated as a SLNCI, Crawfordsburn SLNCI, Designation CFN 04, which runs through the west of the wedge, is further recognition of the biodiversity interest of the landscape wedge.

A small portion of the Clandeboye Cemetery LLPA, Designation BR 25 (Bangor), is located in the southern section of the wedge, adjacent to the Belfast Road.

The designated Rural Landscape Wedge will:

- prevent the merger of the component areas of Holywood and Seahill; and
- whilst providing an important element in defining and protecting the setting of the settlements.

This wedge represents an important link between the urban area and the coast, which is of international nature conservation significance, permitting panoramic views across the water. The predominant land use within the wedge is The Royal Belfast Golf Course. Therefore this area represents an important amenity and recreation resource for the local urban population. A railway line runs along the southern boundary in a south westerly direction. The Royal Belfast Golf Course and Camphill SLNCI, Designation SL 05/02 (Seahill), is located within the wedge acknowledging its importance in terms of biodiversity.

**Designation ND 06**

**Rural Landscape Wedge Groomsport**

A Rural Landscape Wedge is designated between Groomsport and Bangor as identified on Map No. 1 - North Down Countryside.

The designated Rural Landscape Wedge will:

- distinguish and maintain the separate identities of Groomsport and Bangor;
- prevent the merging of the two component areas of Groomsport and Bangor;
- provide an important element in defining and protecting the two settlements; and
- maintain the rural character of the countryside.

The landscape wedge is primarily used for agricultural purposes. It also serves a recreational function with the inclusion of Bangor Grammar School playing fields along the southern boundary adjacent to the Ballymacormick Road. The wedge follows the path of a stream across the Bangor Road towards the coast allowing the North Down Coastal Path to extend.
along the shoreline, permitting views across the rugged coast onto Ballyholme Bay.

The coast is of significance in terms of its international nature conservation designations and biodiversity role with the designation of a SLNCI, Designation ND 02/02, just north of Islet Hill Farm. A further SLNCI, Designation BR 17/03 (Bangor), has been designated in the south-west portion of the wedge at Glenganagh Estate.

**Designation ND 07**

**Rural Landscape Wedge Clandeboye**

A Rural Landscape Wedge is designated between Bangor and the Plan Area boundary as identified on Map No.1 - North Down Countryside.

The designated Rural Landscape Wedge will:
- distinguish and maintain the identity of Bangor;
- provide an important element in defining and protecting the setting of both Bangor and Newtownards to the south so that their respective identities are preserved and enhanced; and
- maintain the rural character of the countryside.

The wedge is primarily used for agricultural purposes with several residential properties sparsely dotted throughout. It provides a visual break, which complements the Conlig Wood situated in the middle section of the wedge and the Clandeboye Golf Course, which is found adjacent to the western boundary.

Part of the Lower Little Clandeboye Wood is located in the south western portion of the wedge. This area between the western boundary and Main Street has been designated as a Site of Local Nature Conservation Importance, Designation BR 17/02 (Bangor). Along the western boundary there is a pond and also the ruins of Little Clandeboye.

**Designation ND 08**

**Rural Landscape Wedge Seahill**

A Rural Landscape Wedge is designated between Seahill and Helen’s Bay as identified on Map No.1 - North Down Countryside.

The designated Rural Landscape Wedge will:
- distinguish and maintain the identities of Seahill and Helen’s Bay;
- provide an important element in defining and protecting the setting of both Seahill and Helen’s Bay so that their respective identities are preserved and enhanced; and
- maintain the rural character of the countryside.

The wedge is primarily used for agricultural purposes with several residential properties sparsely dotted throughout.

Part of SLNCI Designations CFN 04 (Crawfordsburn), SL 05/03 and SL 05/01 (Seahill) are within this wedge. It also contains LLPA Designations SL 06 (Seahill), HY 04 (Helen’s Bay) and Guincho Historic Park, Garden and Demesne (Designation ND 01/04).

Clarification maps are available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

**Coast**

The BMA Coastal Area is identified on Map No. 1 - North Down Countryside and is designated under Designation COU 2 in Part 3, Volume 1 of the Plan. An Urban Waterfront is designated in Bangor under Designation BR 32.
Policy for the control of development in the designated BMA Coastal Area is contained in Policy COU 3 in Part 3, Volume 1 of the Plan.

**Area of High Scenic Value**

An Area of High Scenic Value is designated under Designation COU 5/09 in Part 3, Volume 1 of the Plan. The AoHSV is located to the south of Holywood as part of the Craigantlet Escarpment and is identified on Map No. 1 - North Down Countryside.

The unique landform of Craigantlet Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in this Plan as an Area of High Scenic Value. The landform of Craigantlet Escarpment is a prominent ridge stretching from East Belfast to Holywood. The proximity to the urban area, coupled with easy accessibility makes these Hills an important recreational resource, but they are coming under increasing pressure from development and their lower slopes are characterised by encroachment from housing developments. The Hills retain a relatively undeveloped character; this is in part a result of the undulating landform but also the tree and hedgerow cover which has helped to integrate dwellings into the landscape.

The Craigantlet Escarpment Area of High Scenic Value also extends into Belfast and Castlereagh Districts.

Policy for the control of development in this Area of High Scenic Value is contained in Policy COU 6 in Part 3, Volume 1 of the Plan.

A clarification map is available on the Department’s Planning NI website www.planningni.gov.uk or from the local Area Planning Office.
APPENDIX 1

Conservation Areas in North Down

• Holywood Conservation Area

APPENDIX 2

Historic Parks, Gardens and Demesnes in North Down Borough Council Area – Supplementary Sites

Lorne, Holywood

The house was built from 1863 to 1876 and it overlooks Belfast Lough (HB 23/16/2). The house sports a magnificent cast iron conservatory, which is a rare survival. It is not planted up but maintained and used as indoor space by the owners, the Girl Guides Association. Private.

Criteria: A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.
**APPENDIX 3**

**GLOSSARY**

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Belfast Metropolitan Area, BMA and Metropolitan Area</td>
<td>The Plan Area including the six Council areas of Belfast, Castlereagh, Newtownabbey, North Down, Lisburn and Carrickfergus</td>
</tr>
<tr>
<td>Contiguous Development Zone (CDZ)</td>
<td>The continuous built up area centred on Belfast and which extends in an arc from Jordanstown to Knocknagoney and includes Metropolitan Newtownabbey, Belfast City, Metropolitan Lisburn, Metropolitan Castlereagh and Metropolitan North Down.</td>
</tr>
<tr>
<td>Metropolitan Development Limit</td>
<td>A continuous development limit around the Contiguous Development Zone and comprising development limits for Metropolitan:- Newtownabbey, Lisburn, Castlereagh, North Down and Belfast City</td>
</tr>
<tr>
<td>Metropolitan Urban Area</td>
<td>Defined for purposes of allocating the 54,800 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as the Contiguous Development Zone and the City of Lisburn and towns of Bangor, Carrickfergus and Holywood.</td>
</tr>
<tr>
<td>Metropolitan Rural Area</td>
<td>Defined for purposes of allocating the 11,700 dwellings, which form part of the total Housing Growth Indicator to the BMA and hinterland in the RDS, as those areas lying within The Belfast Metropolitan Area but outside The Metropolitan Urban Area.</td>
</tr>
<tr>
<td>Belfast Metropolitan Area/BMA Metropolitan Area</td>
<td>Refers to the Belfast Metropolitan Area as set out in the Regional Development Strategy.</td>
</tr>
</tbody>
</table>