

Local Development Plan 2032

Technical Supplement 1

Settlement Hierarchy and Settlement Evaluation



**Ards and
North Down**
Borough Council

Contents

1.0	EXECUTIVE SUMMARY	4
2.0	INTRODUCTION	6
	Sustainability and Spatial Growth Strategy.....	6
3.0	REGIONAL PLANNING POLICY CONTEXT	7
	Programme for Government 2024-2027	7
	Draft Programme for Government 2016-2021	7
	Draft Programme for Government Outcomes 2021.....	7
	Regional Development Strategy 2035 (RDS).....	7
	Strategic Planning Policy Statement for Northern Ireland (SPPS)	11
4.0	LOCAL POLICY CONTEXT	12
	The Big Plan for Ards and North Down 2017-2032.....	12
	Ards and North Down Corporate Plan 2020-2024.....	12
5.0	EXTANT LOCAL DEVELOPMENT PLAN CONTEXT	13
	Ards And Down Area Plan 2015	13
	Draft Belfast Metropolitan Area Plan 2015	14
6.0	PREFERRED OPTIONS PAPER (POP)	15
	POP Representations.....	16
	Settlement Evaluation 2019/20	18
	Methodology For Evaluation of Settlements	18
	Settlement Appraisal Review 2024	19
	Settlement Appraisal Review Findings.....	19
	Bangor	20
	Newtownards	20
	Notable Changes Since The 2019/20 Settlement Evaluation	21
	Belfast Region City Deal	21
	Flagship Projects.....	21
	Bangor Waterfront	21
	Whitespots	21
	Council And Consultee Engagement	22
	Development Management Team	23
	Sustainability Appraisal (SA).....	23
	Cross Boundary Policy Context	26
7.0	DRAFT PLAN STRATEGY APPROACH	29

8.0 SOUNDNESS 30

Appendix 1 2024 Settlement Hierarchy Comparison32

Appendix 2 Settlement Hierarchy in extant plans42

Appendix 3 Population Ards and North Down Borough Council Settlements.....43

Appendix 4 Settlement Evaluations undertaken March-July 202045

Appendix 5 Potential settlements.....252

Appendix 6 Settlement Appraisal Checklist256

1.0 EXECUTIVE SUMMARY

- 1.1 The aim of the paper is to provide baseline information which will inform Local Development Plan policy making at a local level. It is one of a suite of technical supplements.
- 1.2 This paper builds upon and updates the LDP Position Paper 'Settlement and Placemaking', which provides background information for the Preferred Options paper (POP) published in March 2019, which was the first stage in the production of the Council's new Local Development Plan (LDP).
- 1.3 Information has been derived from various sources, including the Northern Ireland Statistics and Research Agency (NISRA), Northern Ireland Housing Executive (NIHE) and the Electoral Office NI. At the time of writing some census 2021 data has been released and where possible, comparison data has been included in this paper for the 2011 and 2021 census information.
- 1.4 The Settlement Hierarchy has been used along with a number of other studies to inform the Council's published Growth Strategy and Strategic Policies.
- 1.5 The Hierarchy of Settlements and Related Infrastructure Wheel (Diagram 2, page 10) in the Regional Development Strategy (RDS) has been used to examine the existing settlements and any potential settlements across the Borough. The detailed settlement appraisals are contained within the Appendices of this document.
- 1.6 The model in the RDS recognises the strong relationship between settlement size and the levels of service that can be supported with the level of facilities and services anticipated at different spatial levels. This approach also recognises that:
 - Settlements often provide either a greater or lesser range of services than the core population may dictate. It is not appropriate therefore to consider 'urban' population alone in classifying service settlements within any district as the population of rural hinterlands can also support services in urban centres;
 - Service centres tend to be hierarchical, with a large number of centres providing a smaller range of services, and a smaller number of centres providing a wider range. Each class of settlement provides services lower down in the hierarchy; and

- Access to services and facilities is important. Creating a critical mass to support a level of services raises challenges for service providers in meeting the needs of spatially dispersed populations.
- 1.7 This technical supplement sets out the Council's Settlement Hierarchy including the rationale for classifying the Borough's settlements using both a detailed settlement appraisal that was undertaken in 2020 and a review undertaken in 2024. A first survey was undertaken to prepare the Borough Profile and inform the POP, which was published within the Settlement and Placemaking Position Paper published alongside the POP. The path to the Settlement Hierarchy is outlined in Diagram, page 6.

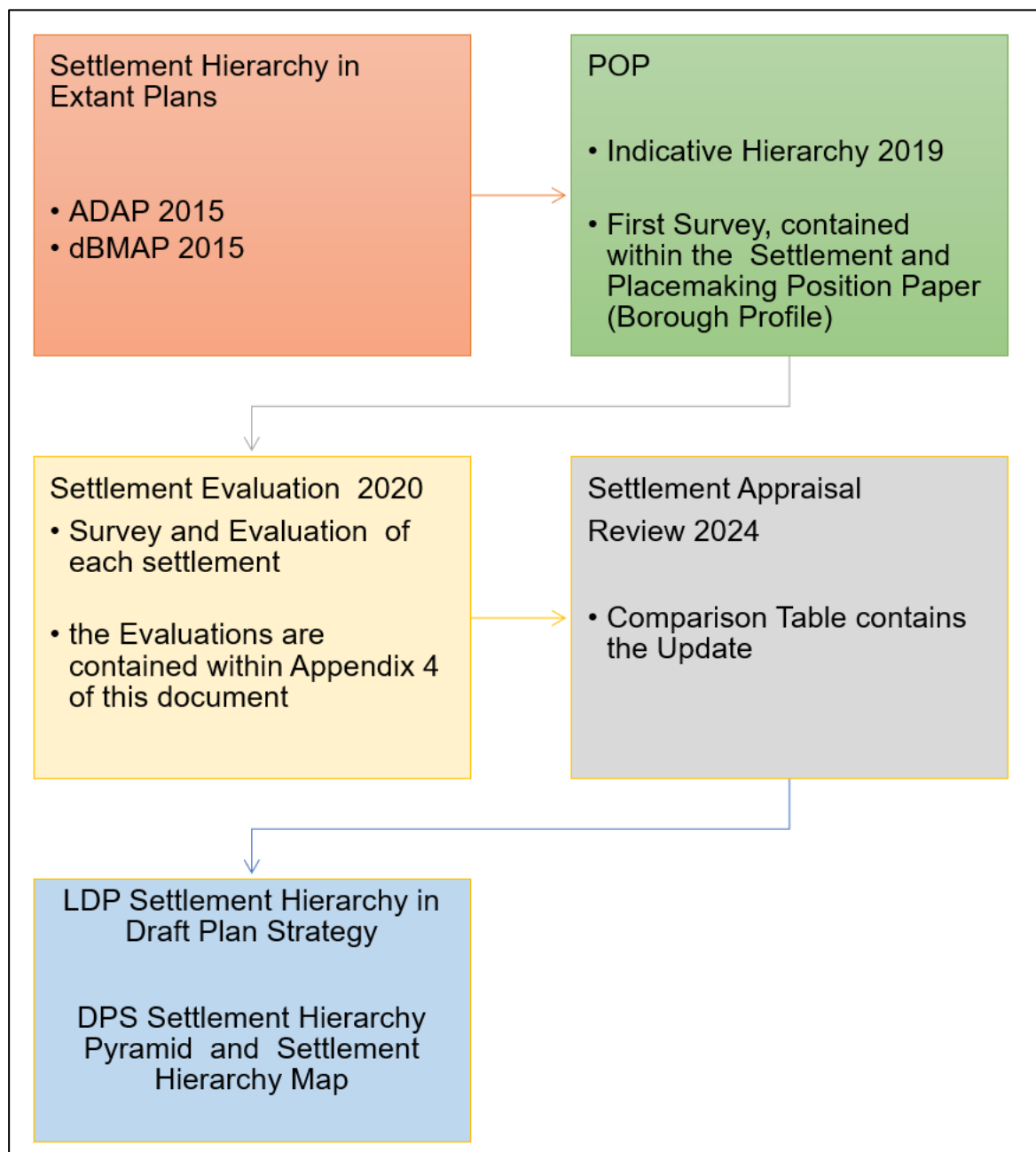


Diagram 1: DPS Settlement Hierarchy Process

2.0 INTRODUCTION

Sustainability and Spatial Growth Strategy

- 2.1 The Local Development Plan (LDP) is required to include a Spatial Growth Strategy which will specify how future growth is to be directed for housing, employment and commercial development throughout the Borough. The distribution of land for development in the Local Policies Plan will be decisively informed by this strategy.
- 2.2 For the planning system furthering sustainable development in the long-term public interest requires the integration and balancing of complex social, economic and environmental factors when plan-making and decision-taking. 'Overarching Principles' for the Local Development Plan sets out general criteria that all development proposals must have regard to. These overarching principles are reflective of those within the Strategic Planning Policy Statement (SPPS) and include the following;
- Improving Health and Well-being;
 - Creating and Enhancing Shared Space;
 - Supporting Sustainable Economic Growth;
 - Supporting Good Design and Positive Place Making; and
 - Preserving and Improving the Built and Natural Environment.
- 2.3 To support the delivery of these overarching principles, the settlement hierarchy is considered key within the LDP to direct development to the most sustainable areas of the Borough.
- 2.4 The Regional Development Strategy (RDS) and Strategic Planning Policy Statement (SPPS) provide the direction for the delivery of sustainable settlement and housing growth that the new LDP must take into account when setting the growth strategy for the Borough.
- 2.5 A Spatial Growth Strategy is an essential component of the Local Development Plan. It is required to define a detailed spatial framework to accommodate the range of different settlement types found across the Borough and the various commercial centres located within these settlements. The Spatial Strategy provides the core framework for growth of the Borough over the plan period. In developing a Spatial Strategy, the Council is required to both reflect and implement the broad Spatial Framework defined in the RDS.

3.0 REGIONAL PLANNING POLICY CONTEXT

- 3.1. The regional policy context is provided by the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement (SPPS) for Northern Ireland and extant regional planning policy.

[Programme for Government 2024-2027](#)

- 3.2. The Northern Ireland Executive has agreed and consulted upon the draft Programme for Government (PfG) 2024-2027 'Our Plan: Doing What Matters Most.' The PfG sets out the Executive's priorities for making a difference to people's lives; comprising of nine immediate priorities and three long-term missions of people, planet and prosperity, with a cross-cutting commitment to peace.

[Draft Programme for Government 2016-2021](#)

- 3.3. The previous draft Programme for Government 2016-2021 was the most up to date expression of the highest level of policy from the Northern Ireland Executive during much of the preparation of the draft Plan Strategy. It set out 14 strategic outcomes, some of which had implications for settlement hierarchy, particularly 'We connect people and opportunities through our infrastructure.'

[Draft Programme for Government Outcomes 2021](#)

- 3.4. The NI Executive consulted on a new Programme for Government in 2021 that aimed to bring a new focus to deliver lasting, real and positive change in people's lives, reflecting the messages contained in 'New Decade New Approach'. The draft Framework contained nine Strategic Outcomes which, taken together, set a clear direction of travel for the NI Executive and provided a vision for the future of all citizens.

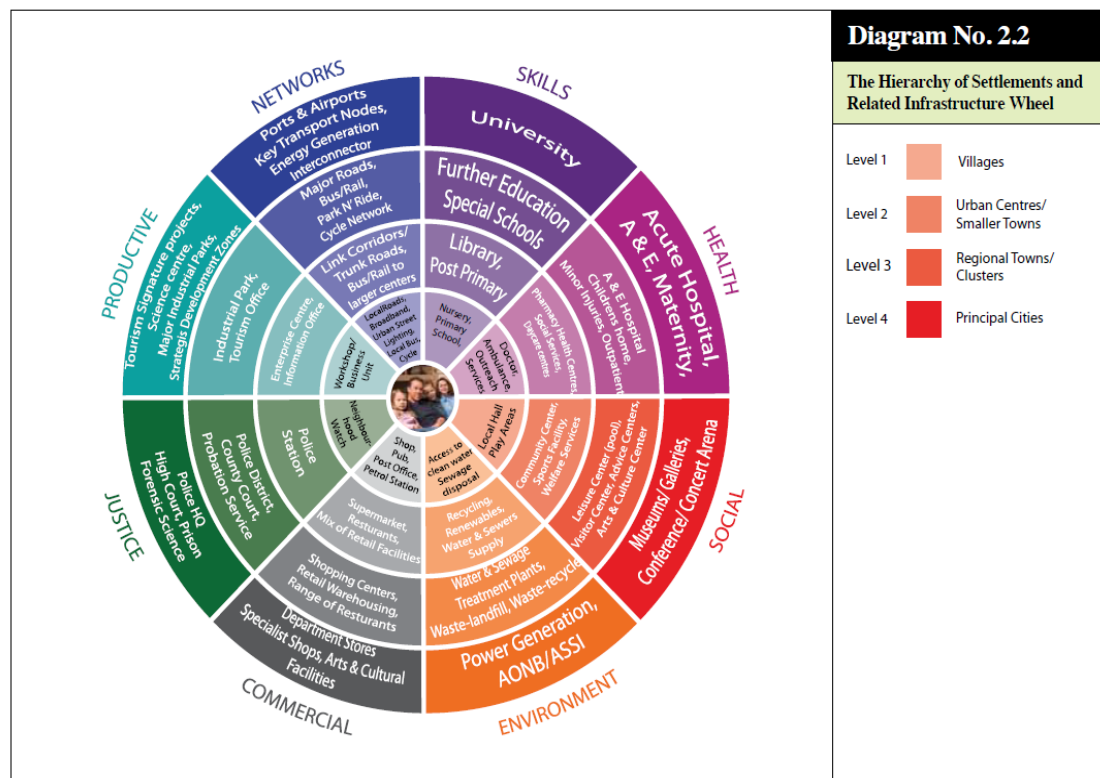
[Regional Development Strategy 2035 \(RDS\)](#)

- 3.5. The Regional Development Strategy (RDS) provides an overarching strategic planning framework to facilitate and guide the public and private sectors. Preparation of Local Development Plans by Councils must 'take account' of the RDS.
- 3.6. The aim of the RDS is to ensure that all places benefit from economic growth, it maintains an approach of balanced sub-regional growth and recognises the importance of key settlements as centres for growth and investment.
- 3.7. The RDS recognises the need to understand the role and function of settlements and their role in serving rural communities and the importance of promoting co-operation between places. It encourages clustering of

towns and cities so that services can be shared rather than duplicated, and it also identifies those settlements within close proximity to each other which have the potential to cluster.

- 3.8 The Hierarchy of Settlements and Related Infrastructure Wheel (Diagram 2, page 10) illustrate the range of public and private services needed to ensure citizens have access to the necessary economic, social, and cultural opportunities, as well as the infrastructure required by businesses to build a competitive dynamic and innovative economy. These services include transport and communication networks, education, health, social, environment, commercial and justice. The wheel outlines the patterns of service provision that are likely to be appropriate at different spatial levels, including neighbourhoods, smaller towns, regional towns (or groups of towns) and cities, or at the regional level.

Diagram 2 – RDS Infrastructure Wheel (Source: RDS, Page 24)



- 3.9 The model recognises the strong relationship between settlement size and the levels of service that can be supported. The wheel provides a forward perspective, providing some understanding of the level of facilities and services anticipated at different spatial levels rather than necessarily reflecting the stock of services that are currently available in villages, towns, cities or regionally.

- 3.10 This approach recognises that settlements often provide either a greater or lesser range of services than the core population may dictate. It is not appropriate, therefore, to consider 'urban' population alone in classifying service settlements within any district, as the population of rural hinterlands can also support services in urban centres.
- 3.11 The model also indicates that service centres tend to be hierarchical, with a large number of centres providing a smaller range of services and a smaller number of centres providing a wider range. Each class of settlement provides services lower down in the hierarchy.
- 3.12 Finally, it shows that access to services and facilities is important. Creating a critical mass to support a level of services raises challenges for service providers in meeting the needs of spatially dispersed populations.
- 3.13 In addition to the wheel, the RDS presents a Housing Evaluation Framework which sets out six tests (Table 1, page 12). The wheel provides a useful basis to inform the identification of settlements and their position in a settlement hierarchy, whilst the Framework may be used as a basis to consider the distribution of future housing provision and other major development to be zoned across settlements.
- 3.14 The RDS through its Spatial Framework Guidance (SFG) identifies a hierarchical approach to the definition of settlement types. The RDS identifies Bangor and Holywood as being located within the Belfast Metropolitan Urban Area (BMUA). The towns and the settlements between, include many people who commute to Belfast to work. Bangor is identified as an important retail and commercial centre. Bangor's potential for development is centred on its modern marina and creating activities around the promenade area¹. Newtownards is identified as a main hub due to it being a key commuter town to Belfast and it is acknowledged that its proximity and accessibility to the city plays a growing role in the functioning of the Belfast Metropolitan Urban Area, by attracting commuters, tourists and businesses. Therefore, Newtownards has the potential to cluster with the BMUA².
- 3.15 The Regional Guidance within the RDS points to identifying and consolidating the roles and functions of settlements within the clusters and highlights the need to understand the existing role and function of each settlement³. It states that during the preparation of development plans, an assessment of settlements and surrounding rural areas, will assist in

¹ RDS 2035 Page 53

² RDS 2035 Page 70

³ RDS 2035 SFG 10 Page 70

identifying their roles and functions. The RDS identifies the need to promote and exploit the potential for economic development; and that hubs and clusters of hubs should be considered first for any new development⁴.

Resource Test	Studies should be carried out to assess and detail the existence of community assets and physical infrastructure such as water, waste and sewage including spare capacity.
Environmental Capacity Test	An assessment of the environmental assets of the settlement, the potential of flooding from rivers, the sea or surface water run-off and its potential to accommodate future outward growth without significant environmental degradation should be made.
Transport test	Studies should be carried out to assess the potential for integrating land use and public transport and walking and cycling routes to help reduce reliance on the car.
Economic Development Test	The potential to facilitate an appropriate housing and jobs balance and to unlock any major strategic development opportunities should be assessed and detailed.
Urban and Rural Character Test	Assessment should be made of the potential to maintain a sense of place, and to integrate new development in a way that does not detract from the character and identity of the settlement.
Community Services Test	The potential to underpin and where necessary, reinforce the community service role and function of the settlement should be assessed and detailed.

Table 1 – RDS Housing Evaluation Framework (Source: RDS, Table 3.2, Page 42)

- 3.16 The RDS advocates provision of additional housing to hubs and clusters of hubs⁵.
- 3.17 With regards to the rural area, the aim of the RDS is to sustain the overall strength of the rural communities living in small towns, villages, small rural settlements and the countryside. Therefore, a key consideration of the ability of settlements to absorb development is the role and function of rural settlements and the accessibility to services⁶.
- 3.18 The RDS recognises that 'remote rural communities can be disadvantaged as a result of their range of facilities and essential services. Innovation and

⁴ RDS 2035 SFG 11 Page 72

⁵ RDS 2035 SFG 12 Page 72

⁶ RDS 2035 SFG 13 and SFG 14 Pages 74 and 75

new and developing technology can lessen this disadvantage'⁷. The RDS advocates concentrating on improving the overall connectivity of rural communities to services and other parts of the Region by exploring innovative ways of bringing these services to the communities. A sustainable approach to further development will be important to ensure that growth does not exceed the capacity of the environment, or the essential infrastructure expected for modern living.

- 3.19 Through the LDP process we shall classify and identify the settlements within the Borough taking account of matters such as population size, function and service provision.

[Strategic Planning Policy Statement for Northern Ireland \(SPPS\)](#)

- 3.20 The SPPS sets out the strategic subject planning policy for a wide range of planning matters. It also provides the core planning principles to underpin the delivery of the two-tier planning system, with the aim of furthering sustainable development. It sets out the strategic direction for councils to bring forward detailed operational policies within future local development plans.
- 3.21 The SPPS includes a number of key pillars, which include facilitating sustainable housing growth, supporting urban and rural regeneration, tackling disadvantage and protection and enhancement of the natural and built environment⁸.
- 3.22 The SPPS highlights the importance of considering the role and function of rural settlements and accessibility to services and infrastructure. The SPPS states 'Councils will be expected to bring forward a strategy for sustainable development in the countryside. This should reflect the aims, objectives and policy approach of the SPPS tailored to the specific circumstances of the plan area'⁹.
- 3.23 In defining where each settlement sits in the hierarchy, account should be taken of a wide range of factors, including the RDS Spatial Framework, the population of individual settlements and an assessment of the role or function of the settlements.
- 3.24 The Technical Supplement Paper 3 – Housing, will focus in more detail on apportioning housing within the settlement hierarchy. However, the SPPS highlights the need for increased housing density without town cramming

⁷ RDS 2035 Pages SFG 14 page 75 and 76

⁸ SPPS Page 11

⁹ SPPS pages 51 and 52

and a reduction in the use of greenfield land for housing, with promotion of town centre development.

4.0 LOCAL POLICY CONTEXT

[The Big Plan for Ards and North Down 2017-2032](#)

- 4.1 The Big Plan is the Council's Community Plan, which provides an overarching framework that sets out a shared vision and ambition that Ards and North Down's Strategic Community Planning Partnership has agreed to work towards over the next fifteen years. The vision of the plan is that Ards and North Down is a vibrant, connected, healthy, safe, and prosperous place to be.
- 4.2 The Big Plan contains five outcomes that it hopes will reflect the position of the Borough by 2032. The following are of relevance to this technical supplement:
- Outcome 1 – Opportunities for residents to fulfil their lifelong potential.
 - Outcome 2 - Being equipped to enjoy good health and wellbeing.
 - Outcome 3 - Communities where residents are respected, are safe and feel secure.
 - Outcome 4 - A prosperous and inclusive economy.
 - Outcome 5 - An environment that is valued, well-managed and accessible.
- 4.3 The Local Government Act 2014, through an amendment to Section 8 of the Planning Act (Northern Ireland) 2011, introduced a statutory requirement that the preparation of the Local Development Plan (LDP) must take account of the Community Plan. The Big Plan will work in tandem with the LDP providing the spatial framework to achieve the shared vision for the Borough.

[Ards and North Down Corporate Plan 2020-2024](#)

- 4.4 The priorities of the Corporate Plan are closely aligned to those within the Big Plan, and set out a long-term vision for the Council, local organisations and communities to work towards. The delivery of the Corporate Plan seeks to achieve better outcomes for all the people of our Borough, towards the longer-term vision outlined in the Big Plan.
- 4.5 The Big Plan is based upon five 'people focused priorities,' and the emerging themes of creating a sustainable environment, civic pride, positive health and wellbeing as well as a sustainable development and a thriving economy.

- 4.6 In February 2024, Council launched a public consultation on the new Ards and North Down Borough Council Corporate Plan 2024-2028. The core of this new Corporate Plan is the vision of a sustainable Borough where environmental, social and economic wellbeing are interdependent. The three priorities of the plan are increased economic growth by attracting more businesses and jobs, reduced carbon emissions as we transition to net zero and improved wellbeing through social inclusion and reduced inequality.

5.0 EXTANT LOCAL DEVELOPMENT PLAN CONTEXT

- 5.1 A local development plan establishes a settlement hierarchy upon which future development or growth is based. A settlement hierarchy is a way of categorising an area's settlements to recognise their different roles and help decide which settlements are most suitable to accommodate growth. The main towns are the focus for most development, with the smaller towns and villages identified as local centres, serving the needs of their rural hinterlands.
- 5.2 In Ards and North Down Borough Council, the relevant plans are the Ards and Down Area Plan 2015 and the Draft Belfast Metropolitan Area Plan 2015 (dBMAP), which includes policies for the legacy North Down Borough. These documents define the settlement hierarchy and can be viewed in composite form in Table 6 Appendix 2, page 47.

Ards And Down Area Plan 2015

- 5.3 The Plan objectives include the promotion of Newtownards as a 'main town within Northern Ireland', and strengthening its role as the principal administrative, trade, employment and residential centre within the Plan area, and facilitation of the creation of employment, taking into account the Governments' Strategy on Anti-Poverty and Social Exclusion in Northern Ireland.
- 5.4 The principal purpose of the Plan was to establish physical development policies for Ards and its surroundings up to 2015. The Plan's District Settlement Strategy was to concentrate development within a range of settlements centred on the district town and including local villages and hamlets. The local villages and hamlets were to support the district town in its functions and to be local service centres for the dispersed rural population.

- 5.5 Ards District's settlement hierarchy as set out in the Ards Down Area Plan 2015 consists of Newtownards as the main centre with 2 smaller towns, 13 villages and 16 Small Settlements (Table 2, page 17).

Settlement Hierarchy	Ards	
Towns	Newtownards Comber Donaghadee	
Villages	Balloo Ballygowan Ballyhalbert Ballywalter Carrowdore Cloughey Greyabbey	Killinchy Kircubbin Millisle Portaferry Portavogie Whiterock
Small Settlements	Ardmillan Ballybarnes Ballybole Ballycranbeg Ballydrain Ballyeasborough Ballyfrenis Ballygalget	Ballystockart Cotton Glastry Kilmood Kirkistown Lisbane Loughries Rubane

Table 2 - Settlements as set out in ADAP 2015

Draft Belfast Metropolitan Area Plan 2015

- 5.6 It should be noted that BMAP was adopted in September 2014 but was subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the North Down and Ards Area Plan 1984-1995, the Belfast Urban Area Plan, and Bangor Town Centre Plan 1995 are now the statutory Development Plans for the North Down area with draft BMAP remaining a material consideration.
- 5.7 These plans remain extant until replaced by the new Local Development Plan (LDP) for the Borough. The existing plans are an important consideration in the LDP process, as they provide a starting point for the review of our spatial planning options.
- 5.8 The Settlement Strategy for the BMAP, is fundamental to the delivery of the key Plan aims, of focusing development on the cities and towns, with priority being given to the re-use of land within existing urban areas, and the need to contain outward expansion. The Settlement Strategy has been developed in accordance with the RDS Spatial Framework Guidance.

Settlements are designated according to their role, services and facilities and potential for accommodating growth.

- 5.9 Draft BMAP identifies that Bangor has an important complementary role to the Belfast Metropolitan area whilst maintaining its distinctive identity. Bangor is classified as a Large Town; Holywood is identified as being a small town and there are 4 Villages, and 3 Small Settlements identified (Table 3, page 19).
- 5.10 The role of the development plan is to provide housing land in accordance with the RDS. This means zoning sufficient housing land in the larger settlements and providing sufficient opportunities including Housing Policy Areas (HPAs) in smaller settlements to meet the housing growth indicators. It also means ensuring that there is an adequate range of sites at suitable locations to provide a mix of house types and tenures to meet population needs.

Settlement Hierarchy	North Down
Towns	Bangor Holywood
Villages	Crawfordsburn Groomsport Helens Bay Seahill
Small Settlements	Craigantlet Orlock Six Road Ends Grays Park*

Table 3 - Settlements as set out in Draft BMAP 2015 (** Identified as a small settlement in the PAC's draft BMAP Public Local Inquiry report*)

6.0 PREFERRED OPTIONS PAPER (POP)

- 6.1 The Council's Preferred Options Paper (POP), published in 2019 was the first formal stage in the preparation of the LDP for the Borough. It was designed to promote debate in relation to key strategic planning issues arising in the area. The POP identified 42 key planning issues and examined options for addressing these issues. In each case, a preferred option was highlighted and the rationale for selection of this option was given.
- 6.2 The POP also includes a review of the existing operational planning policies, largely contained within the suite of Planning Policy Statements.

This review stimulated public debate on whether the existing policies are still suitable or whether a different approach would be more appropriate to meet local circumstances.

- 6.3 Following a minor revision to the online version of the POP, the 12-week consultation period was relaunched and therefore, the total consultation period from the official launch was 19 weeks.

POP Representations

- 6.4 Settlement Hierarchy was Key Issue 2 within the POP which was published in July 2019. The preferred option was:
“Option 2b: Define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements.”
- 6.5 This option allows for minor changes to the settlement hierarchies found within the existing Ards and Down Area Plan 2015 and draft Belfast Metropolitan Area Plan 2025. The existing settlement hierarchy would largely be retained with limited amendments to provide a more up to date and accurate reflection of the range of settlements taking into account the level of service provision, infrastructure, population and function.
- 6.6 Consideration of the settlement hierarchy as part of the POP preparation included settlement analysis including a settlement’s, level of services and their character.
- 6.7 Settlement Hierarchy in the POP recognised the strong relationship between settlement size and service provision. The RDS and infrastructure wheel also accept that settlements can provide either a greater or lesser range of services and facilities than the core population may dictate.
- 6.8 Settlements are designated according to their role, the services and facilities available as well as their potential for accommodating development. Settlements with similar populations can vary considerably in terms of the facilities and services contained within that settlement.
- 6.9 Following analysis of the facilities available in each settlement, they were grouped in a proposed hierarchy as, Large Towns, Small Towns, Villages and Small Settlements.
- 6.10 The POP indicative hierarchy was informed by engagement with Members, local knowledge and analysis, which is contained within, Position Paper – Settlement and Placemaking, which was published alongside the POP. The

survey work informed the Settlement Hierarchy Key Issue and questions posed in the POP.

- 6.11 The background evidence gathered for the consideration of the settlement hierarchy in the POP included the following:
- A visual appraisal of each settlement, where information for each category within the Evaluation Framework was collated; and
 - A Qualitative Analysis on the Strengths, Weaknesses, Opportunities and Threats for each settlement was also undertaken.
- 6.12 These surveys were undertaken over the summer months in 2019 and informed the Borough profile contained within the Position Paper- Settlement and Placemaking.
- 6.13 The POP discussed whether Portaferry and Ballygowan should be considered as suitable for inclusion within the 'Town' level in the hierarchy.
- 6.14 In summary, the hierarchy suggested in the POP, shows Bangor and Newtownards above the other 4 towns within the Borough, due to these towns providing elevated facilities; Newtownards as a Hub as defined in the RDS and Bangor due to its proximity to Belfast, and position within the Belfast Metropolitan Urban Area. It includes no new settlements and no existing settlements to be de-designated.
- 6.15 The LDP Settlement Hierarchy suggested the following changes to the hierarchy for consultation in conjunction with more in-depth study:
- Portaferry elevated to a small town from a village;
 - Lisbane elevated to a village from a small settlement; and
 - Whiterock as a small settlement, rather than the extant plan designation of a village.
- 6.17 The POP asked whether there were other locations that should be studied to ascertain whether they met the criterion for the classification of a small settlement. Ardkeen and Ballywhiskin had both been suggested by members through LDP engagement, and Drumreagh and Ballyrogan were also assessed through the settlement appraisal process.
- 6.18 The findings of the analysis indicate that, although, these areas are characterised by a cluster of housing, they lack any kind of community service or facility, and they do not demonstrate the requirements of a small settlement.

Settlement Evaluation 2019/20

- 6.19 Following the publication and consultation period of the Preferred Options Paper (POP) more detailed analysis of each settlement was undertaken by the LDP team. Desk top studies were undertaken in 2019 and Settlement survey work was carried throughout 2020. The detailed evaluation data for each settlement is contained within Appendix 4, page 50, of this Report.

Methodology For Evaluation of Settlements

- 6.20 The appraisal of existing settlements and prospective settlements took place against the Hierarchy of Settlements and Related Infrastructure Wheel and the six evaluation tests set out in the Regional Development Strategy 2035 (RDS). In defining where each settlement sits within the hierarchy, the strategic settlement evaluation has considered the following:
- Settlement size, population and number of households;
 - A brief overview of the settlement and its role and function;
 - An evaluation framework, using 6 tests – Resources, Environmental Capacity, Transport, Economic Development, Urban/ Rural Character and Community Services using the checklist contained in Appendix 3, page 48;
 - Strengths/ Weaknesses/ Opportunities/ Constraints;
 - A summary of the key findings and a conclusion recommending the settlement classification (i.e. small town, village, small settlement) for the new settlement hierarchy; and
 - A settlement appraisal map identifying existing assets and any likely constraints upon potential future development.
- 6.21 All of the existing settlements within the Borough and prospective new settlements were evaluated using a combination of visual survey work and desk-top research.
- 6.22 The 2019/20 surveys, evaluation and recommendations generated the following settlement hierarchy:

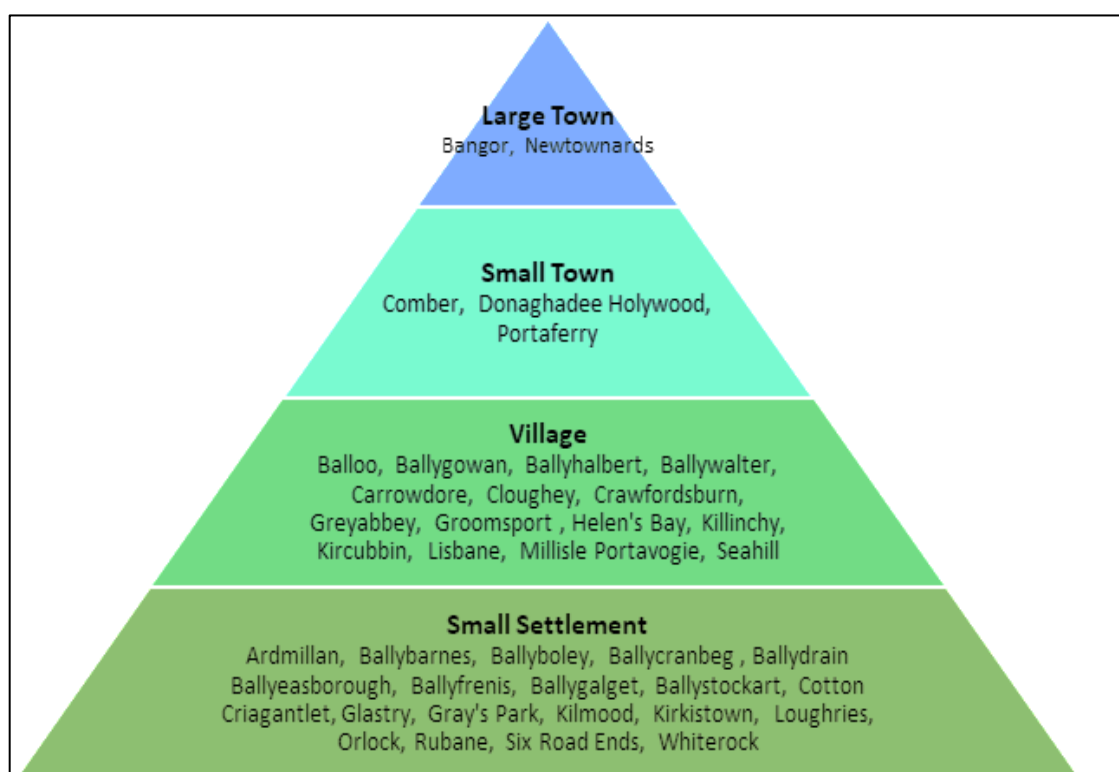


Diagram 3 Draft Settlement Hierarchy 2020

[Settlement Appraisal Review 2024](#)

6.23 Given the passage of time since the comprehensive settlement analysis was undertaken, a review of services and facilities across the settlements was undertaken in 2023/2024 to update the settlement appraisal. The purpose of this review was to update information to ascertain whether any changes to the drafted settlement hierarchy were necessary. Table 6 (Appendix 1, page 37) contains a summary of settlement appraisal information.

6.24 The services and facilities of each settlement were updated, along with the latest available population information and wastewater provision. Waste Water headroom information from Northern Ireland Water (NIW), is contained within 'Public Utilities' which accompanies the DPS.

[Settlement Appraisal Review Findings](#)

6.25 There are no changes suggested to the tiers of the settlement hierarchy as a result of the 2024 Review. There is a clarification at the highest tier of the hierarchy referencing Bangor and Newtownards as Principal Settlements rather than Large Towns to reflect their positions within the Borough.

Bangor

City Status

- 6.26 Bangor was awarded the honour of city status as part of the Platinum Jubilee Honours celebrations in 2022. The process for determining city status is outside the Planning process. Achieving city status involved the submission of an application as part of the 2022 Platinum Jubilee Civic Honours Competition. An expert panel heard those bids, with applicants asked to talk about the distinct identity and community which they feel means their area deserves to become a city, as well as evidence of links to royalty. Bangor's City Status was granted formally through 'Letters Patent', issued by King Charles III to formally confirm the status of 'City' to the former town. The Princess Royal officially conferred city status on Bangor in a special ceremony at Bangor Castle on 2 December 2022.
- 6.27 The settlement appraisal review confirms that Bangor does not perform the role of the highest tier, Level 4 Principal Cities of settlement in planning terms.
- 6.28 A city when assessed against the RDS Infrastructure Wheel, Diagram 2, page 10, contains several elements that are absent from Bangor at present, for example a university, prison, acute hospital with A&E and maternity and key transport nodes. Bangor, however, is close to Belfast City Airport and the train line connects it to Belfast and beyond. Ards and North Down Civic Offices will be located within Bangor, the plans for which are at an advanced stage, however they have not been constructed.
- 6.29 Whilst Bangor demonstrates some of the characteristics of a tier 4 settlement in terms of containing a museum and galleries within the Skills criterion, and is rich in AONB and ASSI designations within the Environment criterion and commercial criterion in terms of specialist shops, Bangor exhibits the characteristics of a tier 3 settlement in skills, health, justice, productive and networks. Overall, the assessment at this time is that Bangor is positioned as a tier 3 settlement.

Newtownards

- 6.30 Newtownards has several elements expected within a tier 3 settlement, namely it is one of the sites for the South Eastern Health Trust care provision and the location of the Out of Hours Service at the Ards Hospital. It does not however, contain a minor injuries or an accident and emergency service. Newtownards has secondary schools and a campus of South East Regional College and is a key connection to the Peninsula.

Notable Changes Since The 2019/20 Settlement Evaluation

Belfast Region City Deal

- 6.31 The highly ambitious Belfast Region City Deal (BRCD) was signed in December 2021. The Deal represents a new way of working between central and local government and regional partners and secures a bespoke package of investment from central government and the BRCD partners of more than £850 million.

Flagship Projects

- 6.32 The Queen's Parade area of Bangor waterfront is to be developed by Bangor Marine Ltd. It is a flagship project with the Department for Communities (DfC) leading on the of the Queen's Parade area of Bangor.
- 6.33 Bangor Marine Ltd (a joint venture between Oaklands Holdings and the Karl Group) was appointed by the Department for Communities and the Council as the preferred developer of the site in May 2019 and planning permission for a mixed-used development was granted in September 2022. The project includes a £50m private investment that will deliver:
- A 67-bed hotel with spa/ swimming pool;
 - 138 new homes (37 x 1 beds/ 98 x 2 beds/ 3 x 3 beds);
 - Over 6000m² of office space;
 - 1,858m² of food and beverage/ retail opportunities;
 - A destination/ cinema building;
 - 1,208m² indoor activity space;
 - 255 space car parks; and
 - Marine Gardens public realm and open space.

Bangor Waterfront

- 6.34 Bangor Waterfront is the redevelopment of a 2 mile stretch of coastline from Skippingstone beach to Ballyholme. It is being led by the Council and is due to receive circa £40M of funding from Belfast Region City Deal. The remaining investment will come from the Council (£20M) and the private sector (£12M).
- 6.35 Combined, these schemes will deliver £122M into the town and allow it to embark on its most ambitious regeneration journey for decades.

Whitespots

- 6.36 In March 2022, the Department of Agriculture, Environment and Rural Affairs (DAERA) Minister Edwin Poots announced funding of £7.4million for the Whitespots Country Park project, which will support the creation

of the park at the old industrial lead mines site between Newtownards and Bangor. The funding will come from the first tranche of allocations from the Northern Ireland Executive's City/Growth Deals Complementary Fund. These allocations were agreed as part of the Executive's draft Budget 2022-25.

[Council And Consultee Engagement](#)

- 6.37 In order to meet the requirements of the Planning Act (relating to the need for the Plan Strategy to take account of the RDS, other policy and guidance issued by the Department and other relevant government strategies and plans), the Council has engaged key consultees representing relevant central government departments and agencies.
- 6.38 Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of the Council's Community Plan, as well as other Council strategies and initiatives. Officers from the LDP team have taken part in a series of Community Plan Thematic Group meetings and engagement events. Furthermore, members of the Community Plan team have also attended LDP workshops and sustainability appraisal meetings.
- 6.39 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the Department for Infrastructure (DfI). Accordingly, Elected Members have also been engaged in the development of the draft Plan Strategy, to ensure that the document is generally aligned with the Council's strategic priorities. This engagement was facilitated through council workshops. A virtual workshop took place on 27 July 2020 and focussed on policy for settlement hierarchy and housing allocation. Background papers were circulated to all members prior to these events.
- 6.40 Some members agreed with the proposed hierarchy but sought clarification about what it actually means and what the implications of the designations may be.
- 6.41 There was acknowledgement that Ballygowan did not display the range of services of a small town but a desire that it not be disadvantaged by not becoming a small town.
- 6.42 An initial draft of the Plan Strategy which included policies for settlement hierarchy, was presented in confidence to full Council in September 2022. It was agreed in principle by Members.

Development Management Team

- 6.43 The Settlement Hierarchy was discussed with members of the Development Management planning team who were supportive of the existing settlements within the Borough and prospective reclassification of Portaferry, Lisbane and Whiterock.

Sustainability Appraisal (SA)

- 6.44 The formal Sustainability Appraisal process was undertaken by the LDP team and Shared Environmental Services (SES) in March and April 2024. The Councils preferred policies and proposals were appraised against reasonable alternatives. The process proved useful in further refining policies in relation to sustainability objectives.
- 6.45 Post Sustainability Appraisal (SA), a number of amendments to policy were made and brought before Planning Committee for agreement in 2024, with final approval secured at a Special Planning Committee meeting held on 20 January 2025 and ratified at the full Council meeting on 29 January 2025.
- 6.46 It is the principle of the hierarchy which has been appraised in the SA. The strategic policy sets out the new settlement hierarchy for the Borough which provides the spatial framework for the delivery of the Spatial Growth Strategy. The settlements within the plan area have been evaluated, designated and split into four tiers based on their role, facilities and services available and their potential for accommodating development in accordance with the RDS Spatial Framework Guidance. As highlighted in the Spatial Growth Strategy, the Principal Settlements of Bangor and Newtownards will be the focus for major population growth and economic development.
- 6.47 Strategic alternatives were also considered in the POP and two strategic options were appraised under Key Issue 2 in the Interim SA. The Interim SA found Option B *“define a new settlement hierarchy allowing for the re-classification of existing settlements and potential introduction of new settlements”* to be the most sustainable option.
- 6.48 The option put forward for the draft Plan Strategy is as per the preferred option identified in the POP, with the reclassification refined through the process of settlement evaluations. Settlement evaluations were conducted by the LDP team between March and July 2020 (Appendix 4, page 50).
- 6.49 No new settlements have been created, although Portaferry has been elevated to small town from village, Lisbane elevated to a village, and Whiterock has been repositioned as a small settlement rather than a village within the hierarchy, (Diagram 4, page 29 and Map 1, page 30).

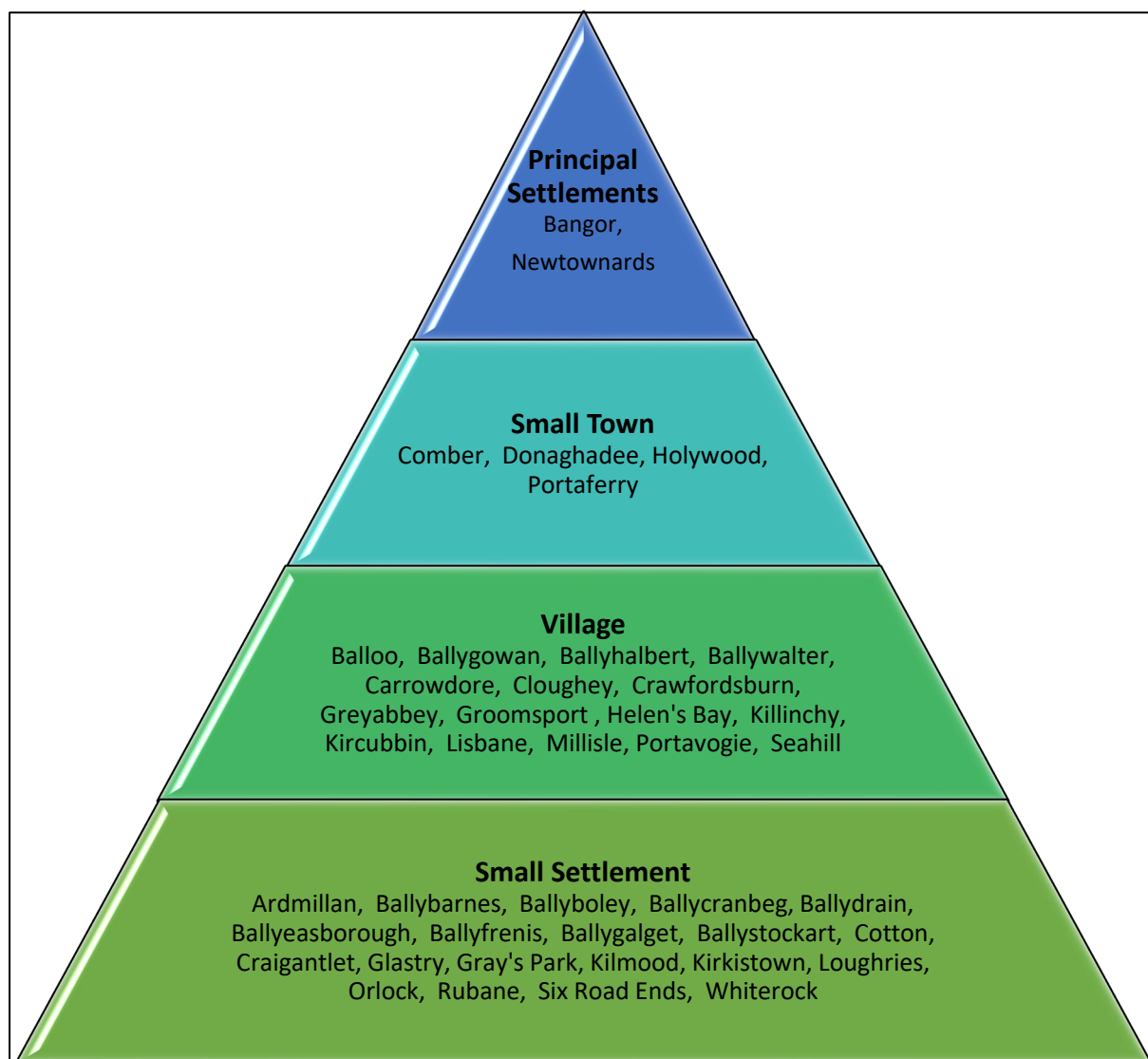
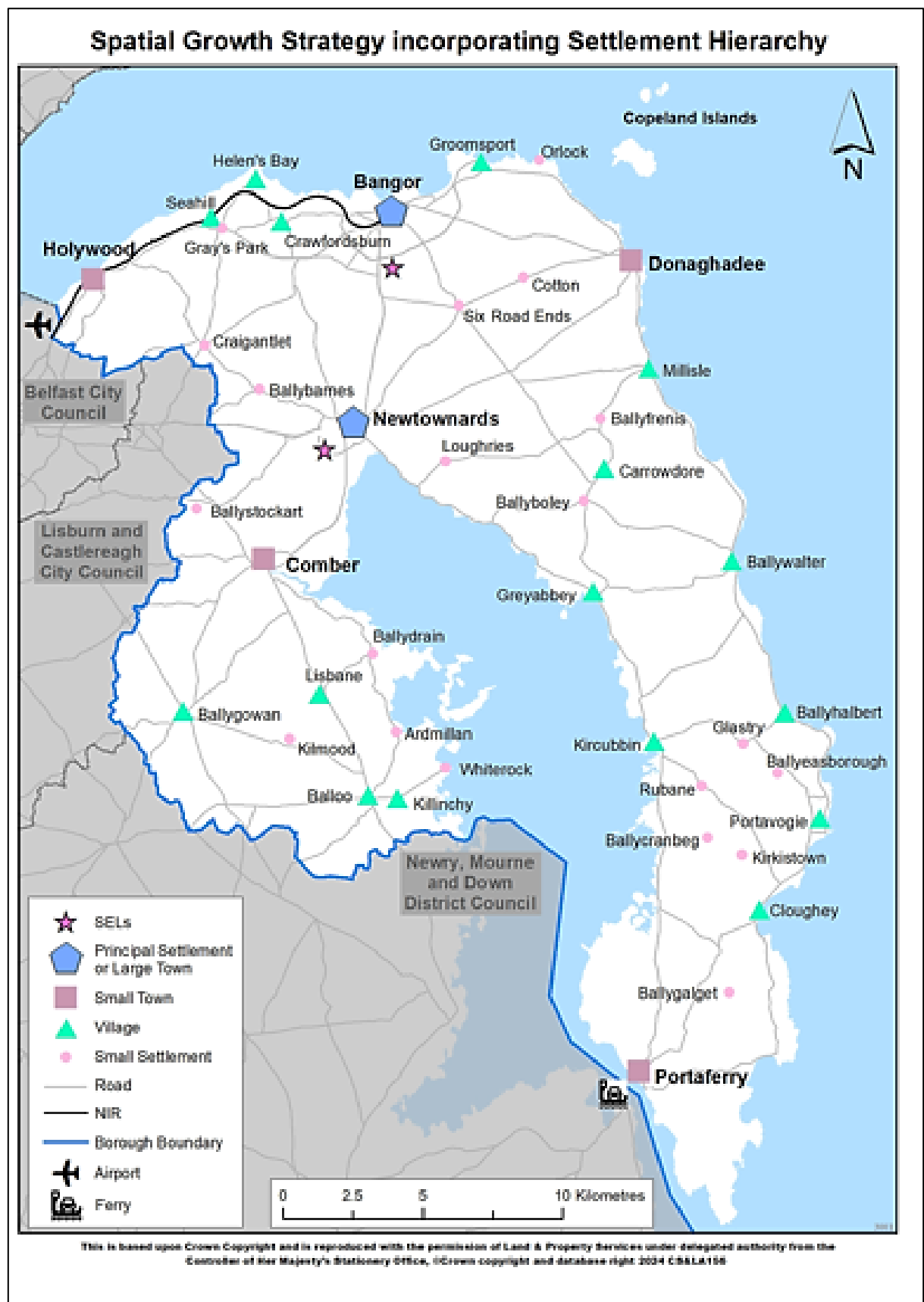


Diagram 4 - LDP Settlement Hierarchy Pyramid



Map 1 - Settlement Hierarchy

- 6.50 The Settlement Development Limits of the extant plans will be reviewed and defined at Local Policies Plan stage.

Cross Boundary Policy Context

- 6.51 The Council has engaged with each neighbouring Council's POP consultation, as well as the dPS consultations of Belfast City Council and Lisburn and Castlereagh City Council.
- 6.52 Professional officers from the LDP team also took part in a number of cross council forums including the Metropolitan Spatial Working Group and the Development Plan Working Group.
- 6.53 Most recently, online engagement on the Council's draft Plan Strategy was held with the three neighbouring councils in March 2025. This included discussion around the proposed growth strategy, strategic housing and employment land allocation, settlement hierarchy, strategic approach to climate change and mitigation, alongside operational policies. This included the identification of specific cross-boundary issues.
- 6.54 Throughout the LDP process, it has been important to take the position of other councils, and particularly our neighbouring councils, into account. Ards and North Down Borough is bounded by Belfast City, Lisburn and Castlereagh City and Newry, Mourne and Down Council areas, each of which is at different stages in the formulation of their own LDP (Table 4, pages 31-34).

Council	Document
Belfast City Council (BCC)	<p>The BCC draft Plan Strategy was formally adopted on 2nd May 2023.</p> <p>BCC LDP Policy SD1 Settlement Hierarchy and Policy SD2 Settlement Areas aims to achieve a sustainable pattern of development without compromising the quality of the natural, built and historic environment and to manage the spatial growth of the plan area.</p> <p>The classification of settlements is as follows:</p> <p>Principal City – Belfast -The regional centre for administration, specialised high order services and cultural amenities. It is the regional gateway with links to other European cities and provides the largest transport hub for NI.</p>

	<p>Small Settlements - Edenderry, Hannahstown and Loughview -Distinct rural settlements in the countryside. They provide a focal point for the rural community and have a number of local community facilities and services.</p> <p>Within Belfast City, the council has designated the following settlement areas to apply the council's plan policies:</p> <ul style="list-style-type: none"> • Belfast City Centre; • Inner city Belfast; • Outer Belfast; • Belfast Harbour Estate; • District centres; • Local centres; • City corridors; and • Rail stations and halts.
Lisburn Castlereagh City Council (LCCC)	<p>Lisburn and Castlereagh City Council adopted its Local Development Plan 2032 Plan Strategy on 26th September 2023.</p> <p>Part 1 of the Plan Strategy, relates to Strategic Policies and the settlement hierarchy will ensure that the growth of settlements, the provision of housing, employment land, other key land uses and related infrastructure, are in the right place to benefit the community as a whole.</p> <p>'The settlement appraisal confirmed the settlement hierarchy is defined at the top tier by the main urban area of Lisburn City and the Greater Urban Areas of Lisburn and Castlereagh, which includes Dundonald and Newtownbreda; followed by the three towns of Carryduff, Hillsborough & Culcavy and Moira; thirteen villages and thirty-three small settlements at the lower tier settlements servicing the rural area.'</p> <p>The classification of settlements is as follows:</p> <p>Level 4 - Principal City - a high level of services and facilities to cater for the larger population including a hospital, police station, a wide variety of chain and independent shops, a leisure complex with cinema and</p>

	<p>variety of restaurants and concert venue and community facilities with a number of churches and associated halls.</p> <p>Level 3 - Greater urban area- these places have a high range of services within them or in close proximity to transport links to gain access to these services, including shopping centres, warehousing, hospitals and schools.</p> <p>Level 2 - towns - have a wide range of services including supermarkets, health centres, pharmacies, schools, libraries and community facilities.</p> <p>Level 1 - Villages- have small scale facilities including shops, petrol filling stations, local community halls and a mix of housing.</p> <p>Level 1 - Small settlements - have very limited small-scale facilities with some having only housing and depend on the larger settlements in the hierarchy for health, education entertainment and comparison and convenience goods such as food and clothing.</p>
Newry, Mourne and Down District Council (NM&D)	<p>Newry, Mourne and Down District Council published the draft Plan Strategy on 27th June 2025.</p> <p>City/Main – Tier 1 - Town Newry City and Downpatrick are classed within Tier 1.</p> <p>Local and Small Towns – Tier 2 - There are eight towns within this tier, including the new designations of Crossmaglen, Saintfield, Killyleagh and Castlewellan, which have been uplifted from Tier 3 to 2.</p> <p>Villages – Tier 3 - There are 23 settlements within this tier, a reduction from 28 as a result of settlements being reclassified to and from Tier 2 and to Tier 4. Newtownhamilton was reclassified from a small town to a village. Bessbrook was previously considered for reclassification as Tier 3 within the POP, however it remains within Tier 3.</p> <p>Small Settlements – Tier 4 - There are 51 small settlements designated with the majority of these being carried forward without any change in the hierarchy tier.</p>

	<p>The settlements, The Spa, Shrigley and Attical have been reclassified from villages to small settlements. 22 candidate settlements were identified and appraised as part of the settlement hierarchy. However, none were considered to meet the threshold for designation.</p> <p>De-designated Settlements - Some settlements which previously met the criteria for designation as small settlements have been declassified to open countryside, Carrickinab, Derryboye, Drumaghlin and Tullyherron.</p>
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Table 4: Neighbouring Councils' position in relation to Settlement Hierarchy

- 6.55 The revised settlement hierarchy should not have any impact on the neighbouring councils' settlement hierarchy, as it is based on the evidence gathered by the LDP team during the settlement evaluations (Appendix 4, page 50), which is also the case for the neighbouring council's settlement hierarchy.

7.0 DRAFT PLAN STRATEGY APPROACH

- 7.1 The fundamental approach of the draft Plan Strategy is to support the aims and objectives of the RDS and the SPPS. The draft Plan Strategy has been informed by the POP responses and all of the other methods of engagement that are described above.
- 7.2 The draft Plan Strategy provides a policy approach for settlement hierarchy and has evolved from a consideration of a range of other factors including:
- The Council's Community Plan and other relevant strategies;
 - Regional strategic policy contained within the RDS and SPPS;
 - Consultation through both the formal POP consultation process and informal consultation with statutory consultees;
 - Consultation with neighbouring councils;
 - Engagement with Elected Members;
 - Engagement with internal planning colleagues and cross-Council colleagues; and
 - Sustainability Appraisal.

8.0 SOUNDNESS

- 8.1 The LDP has been prepared to meet the tests of soundness as set out in the DfI Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy insofar as it relates to settlement hierarchy policies and other relevant policies in the document, is regarded as sound, as it is considered to have met the various tests of soundness as summarised in Table 5, page 36.

Procedural Tests	
P2	The settlement hierarchy evolved from the POP, and engagement informed by desktop studies and settlement surveys in 2019/2020 and a further review in 2024 as detailed earlier in this report.
P3	The settlement hierarchy has been subject to a Sustainability Appraisal. Further details are included in the Sustainability Appraisal Report.
Consistency Tests	
C1	The settlement hierarchy has taken account of the RDS in particular RG8, as it relates to settlement. Refer to paragraph 1.44 of this document.
C2	The settlement hierarchy has taken account of our Community Plan. Refer to paragraph 1.80 of this document.
C3	The settlement hierarchy has taken account of regional strategic objectives as contained within the SPPS paragraphs 6.133 - 6.147 relating to sustainable development.
C4	The settlement hierarchy has taken account of the existing development plans within Ards and North Down, ongoing Council initiatives and the neighbouring council context.
Coherence and Effectiveness Tests	
CE1	The settlement hierarchy has taken account of the emerging LDP's of our three neighbouring Councils, and it is not considered to be in conflict with them.
CE2	The settlement hierarchy is founded on a robust evidence base which includes the baseline information, the POP and responses to it and subsequent engagement with statutory consultees. This framework is further informed by additional settlement evaluations and a further review in 2024.

CE3	The monitoring framework within Chapter 26 illustrates how balanced growth is in line with the settlement hierarchy will be managed throughout the Borough.
CE4	The Settlement Hierarchy will be reviewed at Plan Review stage.

Table 5: Consideration of Soundness

Appendix 1 2024 Settlement Hierarchy Comparison

Table 6 - 2024 Settlement Hierarchy Comparison

Settlement ARDS	Extant Plan (ADAP 2015) Status	2020 Survey Recommendation	2021 * Census Pop.	2024 Review- Summary of services	Additional Comment	LDP Tier Position
Newtownards	Town	Large Town	29,395	<ul style="list-style-type: none"> • Community hospital & health centres. • Mix of retail & professional services. • Industrial areas. • Primary & secondary schools, a further education campus. • A hotel, cinema, library, pubs, restaurants & cafes. • Sporting clubs & facilities including Ards Blair Mayne & Londonderry Park. • Areas of open space. 	<p>Successful Belfast Region City Deal- Whitespots, just outside the town.</p> <p>Closure of the Minor injuries' unit and relocation of same to the Ulster Hospital site at Dundonald, September 2023.</p>	Principal Settlement
Comber	Town	Town	9,529	<ul style="list-style-type: none"> • A health centre. 		Town

				<ul style="list-style-type: none"> • Mix of retail & professional services. • Primary school & secondary schools. • A community centre, churches & associated halls. • A leisure centre & recreation area. • Areas of open space and a public realm. 		
Donaghadee	Town	Town	7,325	<ul style="list-style-type: none"> • A health centre. • Mix of retail & professional services. • Primary schools. • A community centre, library, churches & associated halls. • Sporting facilities including a golf course, cricket club & playing fields. • The Commons recreation ground, the coast & public realm. 	<p>Lemon's Wharf play park upgrade opened February 2022</p> <p>Camera Obscura opened May 2022</p> <p>Closure of St Annes RC. Primary School, October 2023</p>	Town
Balloo	Village	Village		<ul style="list-style-type: none"> • A limited mix of retail. • A public house & restaurant. • Churches & associated halls. 	There is a lack of capacity at the WWTW.	Village

Ballygowan	Village	Village	3,138	<ul style="list-style-type: none"> • Mix of retail & professional services. • Hot food bars & public houses. • Primary school. • A community centre, church & church hall. • Areas of open space. 	There is a lack of capacity at the WWTW.	Village
Ballyhalbert	Village	Village	1,271	<ul style="list-style-type: none"> • SPAR shop with Post Office & ATM. • Primary school. • Community centre. • Gospel hall. 		Village
Ballywalter	Village	Village	2,008	<ul style="list-style-type: none"> • Mix of retail & professional services. • A health clinic. • Primary school. 		Village
Carrowdore	Village	Village		<ul style="list-style-type: none"> • A limited mix of retail. • A college & primary school. • Community Centre. • Churches & Gospel Hall. • Playing fields. 		Village
Cloughey	Village	Village	1,347	<ul style="list-style-type: none"> • Primary School. • Petrol station with Post Office & ATM. • Hot food bar. • Farm supply shop. • Church. • Golf Club. 		Village

Greyabbey	Village	Village		<ul style="list-style-type: none"> • A limited mix of retail. • Public house, restaurant & Orange Tree (Wedding Venue). • Primary School. • Village Hall, Churches & associated halls. • Area of open space. • Playing fields & tennis court. 		Village
Killinchy	Village	Village		<ul style="list-style-type: none"> • Church & Church Hall. • Community & Orange Hall. • Primary School. 	There is a lack of capacity at the WWTW.	Village
Kircubbin	Village	Village	1,065	<ul style="list-style-type: none"> • Mix of retail & professional services. • Loughview Medical Centre. • Credit Union. • Primary schools & nursery. • Health Centre. • Playing fields & play parks. • Sailing club. 		Village
Millisle	Village	Village	2,561	<ul style="list-style-type: none"> • A limited mix of retail. • Public houses & hot food bars. • Primary school & nursery. • Playing field, play area, & MUGA. 		Village

Portaferry	Village	Town	2,372	<ul style="list-style-type: none"> • Churches. • Mix of retail & professional services. • Medical Centre. • Fire Station. • Credit Union. • Public library. • Primary schools & Secondary. • Community Centre. • Leisure centre & playing fields. 	Available capacity at WWTW. Portaferry Public realm scheme completed November 2023.	Town
Portavogie	Village	Village	2,274	<ul style="list-style-type: none"> • No commercial services. • Church. 		Village
Whiterock	Village	Small Settlement		<ul style="list-style-type: none"> • No commercial services. • Yacht club & boathouse. • Pub & restaurant. 	There is a lack of capacity at the WWTW.	Small Settlement
Ardmillan	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. 	There is a lack of capacity at the WWTW.	Small Settlement
Ballybarnes	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • Local hall. • Equipment & products store. • No commercial services or community facilities. 		Small Settlement
Ballyboley	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services. • Children's Nursery. 		Small Settlement

Ballycranbeg	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services. • Church. 		Small Settlement
Ballydrain	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. • Artist's studio. 		Small Settlement
Ballyeasborough	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. 		Small Settlement
Ballyfrenis	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • Eden pottery (studio, shop & café). • Church. 		Small Settlement
Ballygalget	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services. • Church (& hall). • Primary school. 	There is a lack of capacity at the WWTW.	Small Settlement
Ballystockart	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. 		Small Settlement
Cotton	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. • Cotton nurseries & garden centre. • Playing fields & children's play park. 		Small Settlement
Glastry	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. • High school. • Churches. 		Small Settlement
Kilmood	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. • Church (& hall). • Nursery. 		Small Settlement
Kirkistown	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial or community facilities. 	There is a lack of WWTW.	Small Settlement

				<ul style="list-style-type: none"> • Church (& hall). 		
Lisbane	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • Petrol station with retail shop, Post Office & ATM. • Coffee shop. • Community centre. • Restaurant & public bar. • Children's play park. 	Lisbane WWTW is nearing capacity and connection is assessed on application which may constrain future development.	Village
Loughries	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. 		Small Settlement
Rubane	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. • Children's play park. 		Small Settlement

Settlement	(BMAP 2015) Status	2020 Survey Recommendation	2021 * Census Population	2024 Review- Summary of services	Additional Comment	LDP Tier Position
Bangor	Town	Large Town	69,004	<ul style="list-style-type: none"> • Mix of retail & professional services. • Industrial areas. • Primary & secondary schools, a further education campus. • A hotel, cinema, library, pubs, restaurants & cafes. • Sporting clubs & leisure facilities including Aurora. • Hotels, residential homes & community & church halls. • Areas of open space. 	<p>Capacity at WWTW.</p> <p>Whilst Bangor has been bestowed City status, and as it is the largest settlement in the Borough the term Principal Settlement will be used to reflect the honour bestowed to avoid confusion as it does not contain the expected level of infrastructure services of the highest settlement tier within the RDS.</p>	Principal Settlement

Hollywood	Town	Town	10,757	<ul style="list-style-type: none"> • Mix of retail & professional services. • Primary & secondary schools. • Churches & community centres. • A surgery & health clinic. • Sporting clubs & leisure complex. • Areas of open space. 	Capacity at WWTW.	Town
Crawfordsburn	Village	Village		<ul style="list-style-type: none"> • Limited mix of retail & professional services. • Primary school. • Hotel. 	Capacity at WWTW (Seahill).	Village
Groomsport	Village	Village	1,224	<ul style="list-style-type: none"> • Limited mix of retail & professional services. • Churches. • Open space. 	Capacity at WWTW.	Village
Helens Bay	Village	Village	1,547	<ul style="list-style-type: none"> • Limited mix of retail and professional services. • Church. • Open space. 	Capacity at WWTW.	Village
Seahill	Village	Village	1,055	<ul style="list-style-type: none"> • Primary school. • Church. 	Capacity at WWTW.	Village

				<ul style="list-style-type: none"> • Lack of commercial services. 		
Craignantlet	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. • Church & Orange Hall. • Children's play park. 		Small Settlement
Orlock	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. 		Small Settlement
Six Road Ends	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • Church & Orange Hall. • Car sales. • Warehouse & retail units. • Café. 		Small Settlement
Grays Park¹⁰	Small Settlement	Small Settlement		<ul style="list-style-type: none"> • No commercial services or community facilities. 		Small Settlement

¹⁰ Whilst Identified as a small settlement in the Planning Appeals Commission (PAC) draft Belfast Metropolitan Area Plan (BMAP) Public Local Inquiry Report. And not within dBMAP as originally published it is retained in the LDP to continue to consolidate the cluster of development

Appendix 2 Settlement Hierarchy in extant plans

Table 7 - Settlement Hierarchy in extant plans: (Within Draft Belfast Metropolitan Area Plan 2015 and Ards and Down Area Plan 2015)

Settlement Hierarchy	North Down	Settlement Hierarchy	Ards
Towns	Bangor Holywood	Towns	Newtownards Comber Donaghadee
Villages	Crawfordsburn Groomsport Helens Bay Seahill	Villages	Balloo Ballygowan Ballyhalbert Ballywalter Carrowdore Cloughey Greyabbey Killinchy Kircubbin Millisle Portaferry Portavogie Whiterock
Small Settlements	Craigantlet Orlock Six Road Ends Gray's Park*	Small Settlements	Ardmillan Ballybarnes Ballyboley Ballycranbeg Ballydrain Ballyeasborough Ballyfrenis Ballygalget Ballystockart Cotton Glastry Kilmood Kirkistown Lisbane Loughries Rubane

** Identified as a small settlement in the PAC's draft BMAP Public Local Inquiry report*

Appendix 3 Population Ards and North Down Borough Council Settlements

Table 8: Population Ards and North Down Borough Council Settlements

Source: NISRA 2021 Census

Settlement Bands	Settlement Development Limits	Population (based on 2021 Census)
Band C - Large Town (population 18,000+)	Bangor	64,122
	Newtownards	25,951
	Total for Band C	90,073
Band D - Medium Town (population 10,000 - 17,999)	Holywood	10,757
	Total for Band D	10,757
Band E - Small Town (population 5,000 - 9,999)	Comber	9,529
	Donaghadee	7,325
	Total for Band E	16,854
Band F - Intermediate Settlement (population 2,500 - 4,999)	Ballygowan	3,138
	Portaferry	2,372
	Total for Band F	5,510
Band G - Village (population 1,000 - 2,499)	Millisle	2,561
	Portavogie	2,274
	Ballywalter	2,008
	Helen's Bay	1,547
	Groomsport	1,224
	Kircubbin	1,065
	Cloughey	1,347
	Ballyhalbert	1,271
	Seahill	1,055
		14,352

	Total for Band G	
Band H - (population of less than 1,000 and open countryside)	Total for Band H	6,119
Default Rural Settlements (Bands F – G)	Total for Bands F - G (rural settlements)	14,401
Default Rural Settlements (Bands F - G plus B and H)	Total for Bands F-H (all rural)	25,980
Bands A - D (Total population 10,000 +)	Total for Bands A-D	109,160
Bands E - G (Total population 1,000 - 9,999)	Total for Bands E-G	30,680
Total A - G (population 1,000+)	Total for Bands A-G	145,983
(Respondents not usually resident)		15,795

Appendix 4 Settlement Evaluations undertaken March-July 2020

Ardmillan

Ardmillan			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small settlement	70	4.27	25
Overview of Settlement			
<p>Ardmillan is a small settlement located on the western shore of Strangford Lough, approximately 1.2 miles north of Killinchy and 5 miles southeast of Comber. The settlement has developed on level ground, but is bounded by hills to the north, east and west, with the River Blackwater running along the eastern side of the Ardmillan Road.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is no capacity at Killinchy Waste Water Treatment Works (WWTW) which may constrain future development, however upgrade of works is programmed for 2020/2021.</p> <p>There is no natural gas provision, 4G Mobile coverage and broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping facilities.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are no areas within the settlement limit that are susceptible to fluvial flooding.</p> <p>The settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>There are examples of the settlements industrial heritage records including Corn Mill & Kiln - Flax Mill & Thrashing Mill on site (this has now been redeveloped as housing development (The Oyster Yard).</p>		
Transport Test	<p>Some of the roads have pedestrian footpaths with limited street lighting.</p>		

Economic Development Test	<p>There are no economic development zonings within Ardmillan.</p> <p>There does not appear to be any employment opportunities within the settlement.</p>
Urban/ Rural Character Test	<p>Ardmillan has a rural character due to the number of dwelling houses and no community or retail facilities.</p> <p>There is no clear settlement focal point.</p>
Community Services Test	<p>There are no community services located within the settlement boundary. However, there is a post box and a telephone call box.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Location within an area of high scenic value and tourist potential.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library etc. • Lack of commercial and community facilities. • Lack of employment opportunities. • Lack of public transport facilities
Opportunities	<ul style="list-style-type: none"> • Large brownfield site with development potential.
Constraints	<ul style="list-style-type: none"> • No capacity at WWTW which may constrain future development.

Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access all services, such as health care facilities, employment, schools and there is a lack of capacity at the WWTW.

On comparison with the Hierarchy of Settlements and Related Infrastructure Wheel, Ardmillan occupies a level of services and infrastructure that places it below Level 1.

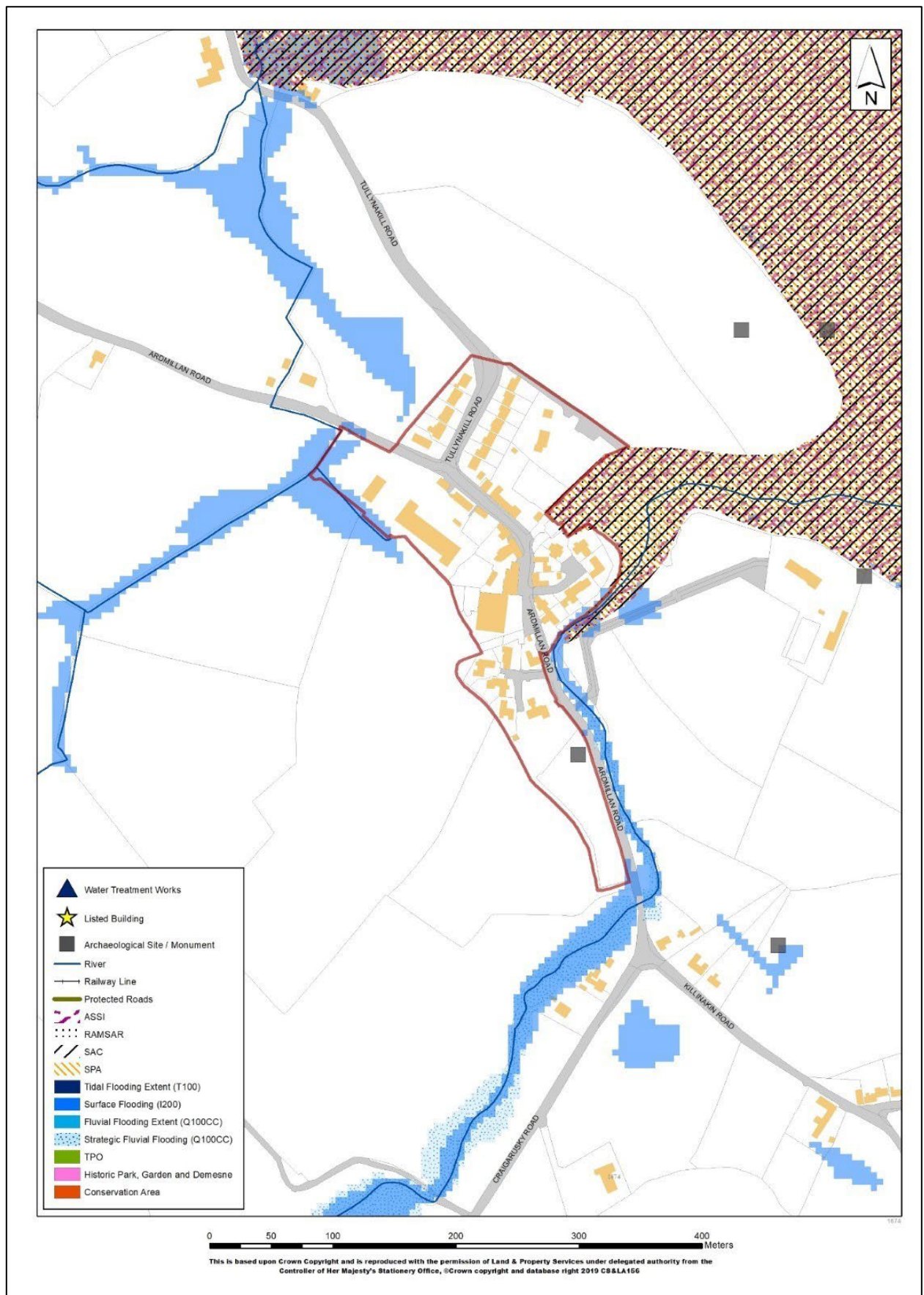
Based on these findings it is recommended that Ardmillan should be designated as a **small settlement** in the new settlement hierarchy.

Ardmillan



0 37.5 75 150 225 300 Meters

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Settlement Appraisal Constraints Map - Ardmillan

Balloo

Balloo			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	189	14.21	89
Overview of Settlement			
<p>Balloo is located midway between Comber and Killyleagh on the A22 (Protected Route) and is 14.4 miles from Belfast. The village sits in typical drumlin countryside. The village developed at a bridging point on the River Blackwater and a crossroads, which today links the settlement to Downpatrick, Saintfield, Whiterock, Ardmillan and Comber. The existing development is well integrated into the countryside.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is no capacity at Killinchy WWTW which may constrain future development, however upgrade of works is programmed for 2021.</p> <p>There is no natural gas provision, and this area does not form part of the 'Gas to East Down' schedule, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a small selection of shopping facilities including a convenience shop incorporating a Post Office, petrol filling station and associated shop, gift/home and lifestyle shop, off licence, public house/restaurant and a furniture shop.</p> <p>No school or education facilities.</p> <p>No community centre (Killinchy community centre and play park located approx. 0.62 miles away and can be accessed via a public footpath).</p> <p>There are no health services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding as well as an area to the north of the settlement adjacent to the River Blackwater.</p>		

	<p>The entire settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>There are three listed buildings located within the settlement development limits. One dwelling house (B1) and both Killinchy Presbyterian Church (B+) and Killinchy Non- Subscribing Presbyterian Church (B1).</p> <p>There are two areas of Industrial Heritage interest, (corn mills and kiln on the Ballybunden Road and Killinchy Bridge crossing the river in the north of the settlement).</p>
Transport Test	<p>The A22, along which the settlement has developed is a protected route.</p> <p>The majority of the roads do have pedestrian footpaths with street lighting and a public footpath along Beechvale Road links Balloo with the nearby Killinchy village.</p> <p>Translink Ulsterbus service no.11 serves Balloo on route to Belfast and terminating at Shrigley Mill in Newry, Mourne and Down District.</p>
Economic Development Test	<p>There are no economic development zonings within Balloo.</p> <p>Based on the very limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Balloo appears rural given the number of dwelling houses, the transport infrastructure and the number of shopping facilities. The lack of community facilities also adds to the rural sense.</p> <p>There is no obvious sense of place. The settlement focal point has developed around the crossroads with the A22, Saintfield and Beechvale Roads at which there is a bar/restaurant and some shops.</p>
Community Services Test	<p>There are some shopping facilities including a convenience shop incorporating a Post Office, a petrol filling station and associated shop, a gift/home and lifestyle shop, off licence, public house/restaurant and a furniture shop. There are two churches and associated church halls.</p> <p>Balloo lacks community services however there is a play park and community hall provided within the nearby settlement of Killinchy. Killinchy is within walking distance (0.62miles) via a public footpath.</p>

Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Balloo benefits from some shops where residents can buy essential items and other 'one off' items. • Close to services and facilities at Killinchy and Comber is accessible by bus. • Balloo House bar and restaurant provides a degree of night-time economy in the settlement. • Closely formed settlement within Strangford and Lecale Area of Outstanding Natural Beauty.
Weaknesses	<ul style="list-style-type: none"> • No GP Practice/ healthcare facilities, schools, library etc. • WWTW at capacity. • Lack of community facilities within the settlement.
Opportunities	<ul style="list-style-type: none"> • Bus links to Belfast.
Constraints	<ul style="list-style-type: none"> • No capacity at WWTW. Some areas susceptible to flooding. • Balloo's location within Strangford and Lecale AONB may constrain any future expansion.

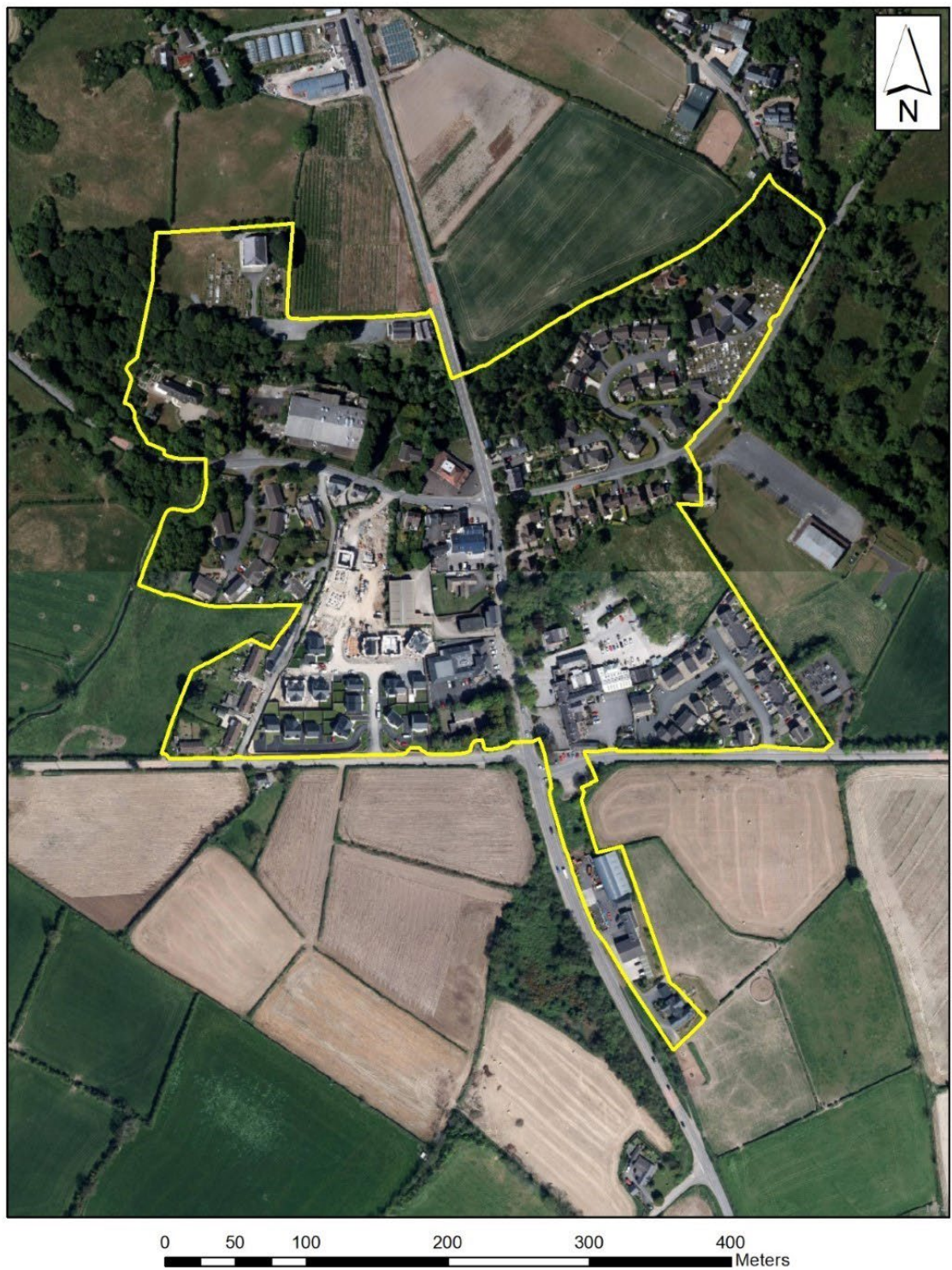
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, primary and post primary schools etc., and there is a lack of capacity at the WWTW.

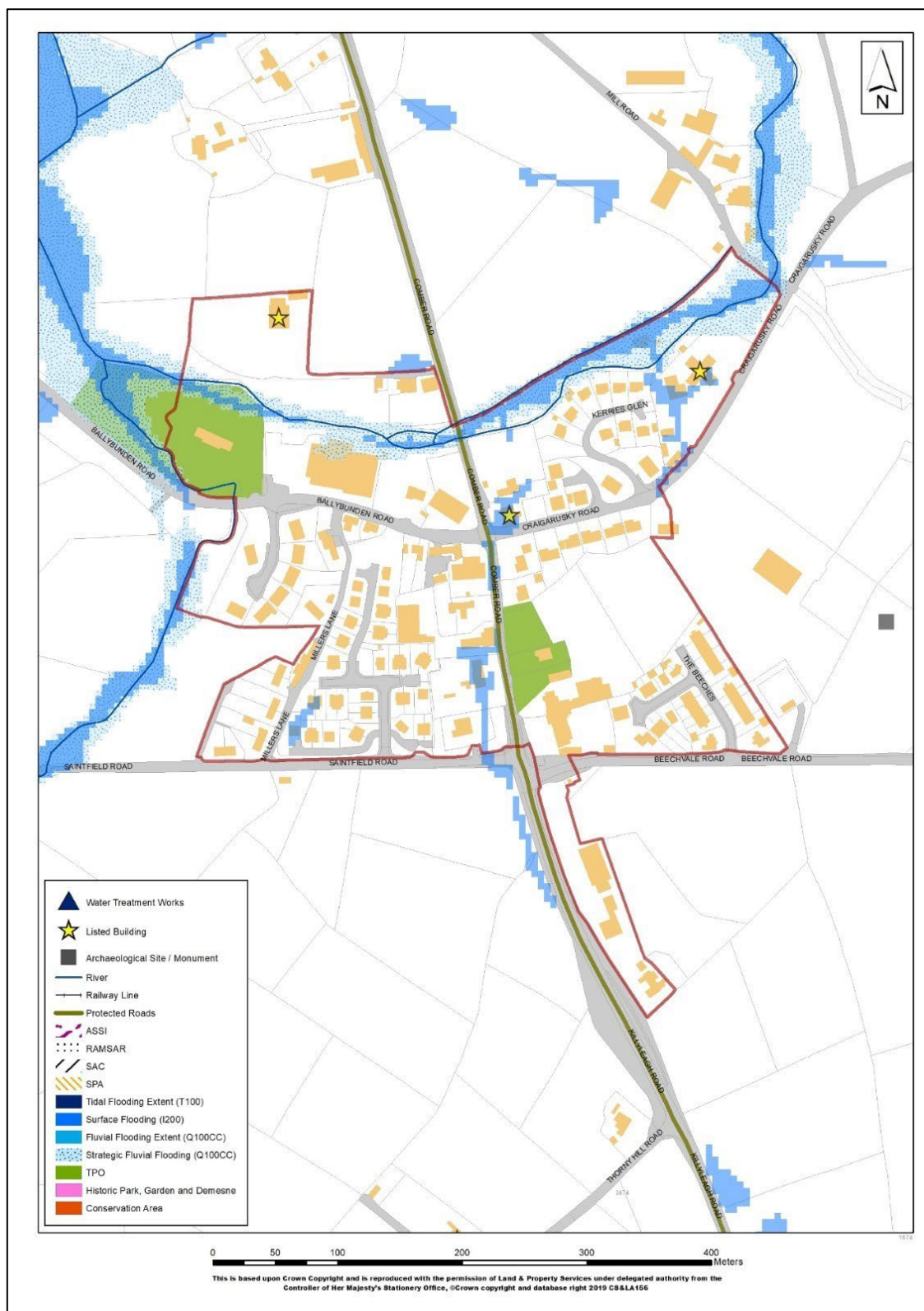
Balloo occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Balloo should be designated as a **village** in the new settlement hierarchy.

Balloo



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Settlement Appraisal Constraints Map - Balloo

Ballybarnes			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement	242	14.58	101
Overview of Settlement			
<p>Ballybarnes lies within the southern limit of Holywood Hills, approximately 6.8 miles east of Belfast and 1.8 miles west of Newtownards.</p> <p>It is set within an undulating landscape, conifer plantations, deciduous shelterbelts and estate woodlands. To the north of the settlement the land rises steeply towards the Holywood Hills, while to the south and west the land rises to over 100 m above sea level between Belfast Road and Ballyrogan Road. Lands to the East of Ballybarnes, near the Kiltonga Nature Reserve and adjacent industrial uses, falls to just above 20m above sea level.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is one specialist shop within the settlement selling hygiene and cleaning supplies.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are pockets of surface water flooding.</p> <p>There are no environmental designations within the settlement limit.</p> <p>There are no listed buildings or other historic areas of interest.</p>		
Transport Test	<p>There are no protected routes that run through or alongside the settlement.</p> <p>There are pedestrian footpaths with street lighting.</p>		

	Translink Ulsterbus offers services from Ballybarnes (Bradshaws Brae Crees Corner stop) to Belfast (Route 5) Ballywalter (route 9b), Newtownards (route 5), Portaferry (route 10), Millisle (route 7).
Economic Development Test	<p>There are no economic development zonings within Ballybarnes.</p> <p>The sole employment opportunity is the consumable product shop and given the lack of employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballybarnes is rural in character given its lack of community and retail facilities.</p> <p>There is no obvious focal point within the settlement.</p>
Community Services Test	<p>There is one specialist shop within the settlement selling hygiene and cleaning supplies (consumable products).</p> <p>There are no community facilities within the settlement. The settlement does not have a community service role or function.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good public transport links to Belfast and links to Portaferry, Ballywalter and Newtownards. • Rural character.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, schools, library • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • Links/proximity to Belfast.
Constraints	<ul style="list-style-type: none"> • Some areas of surface water flooding.

Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit residents need to travel to access services, such as health care facilities, employment, schools and shops.

Ballybarnes occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

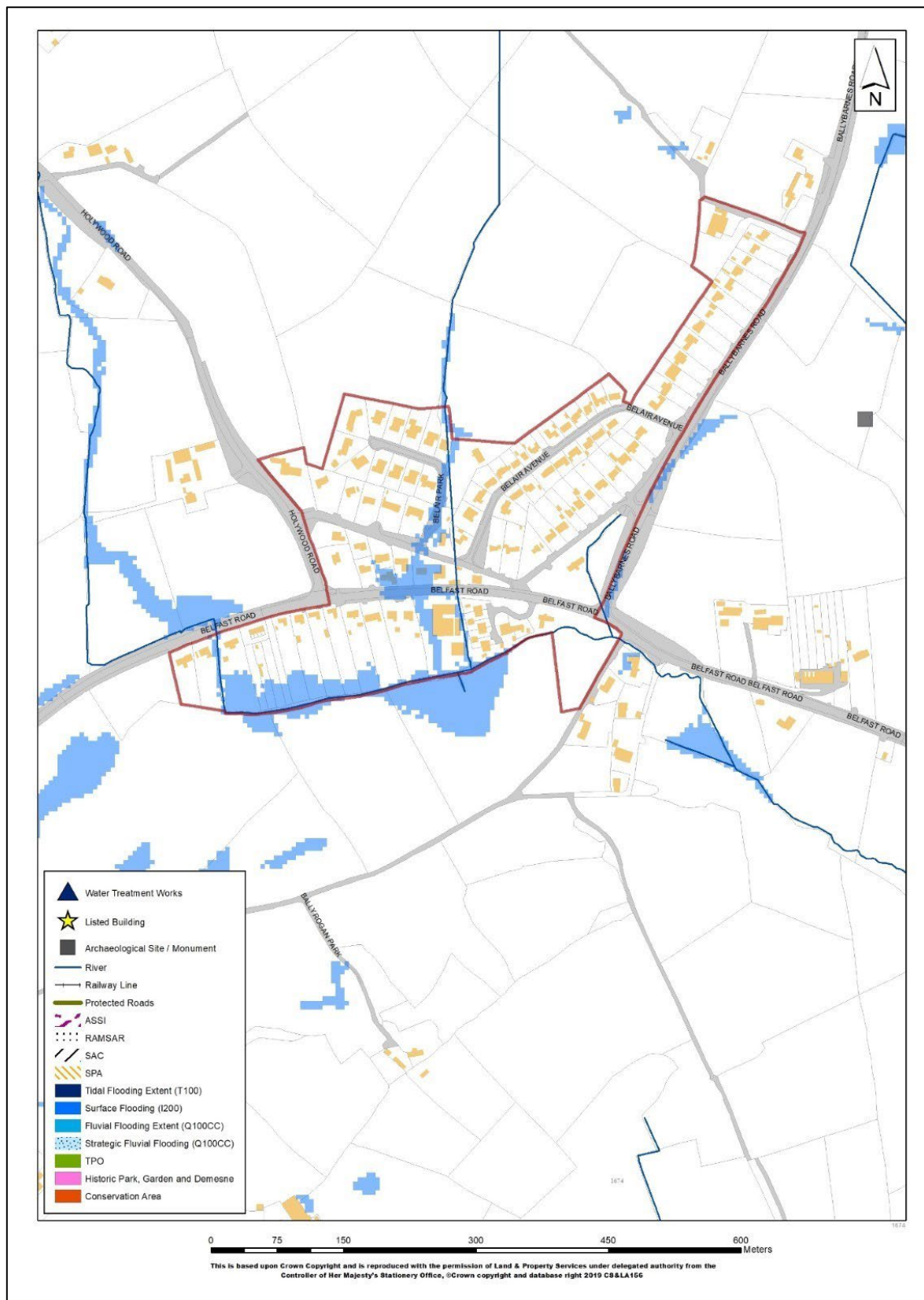
Based on these findings, Ballybarnes is a cluster of rural development that provides a focal point for the rural community and therefore, it is recommended that Ballybarnes is designated as a **small settlement** in the new settlement hierarchy.

Ballybarnes



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Settlement Appraisal Constraints Map - Ballybarnes

Ballyboley			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement	95	5.49	32
Overview of Settlement			
<p>Ballyboley is a small settlement located in the north of the Ards Peninsula. The settlement is formed around a staggered crossroad junction approximately 1.2 miles south of Carrowdore. The settlement is formed in a linear format along Mountstewart Road, Manse Road and Carrowdore Road. The settlement is surrounded by a number of mature trees, with land rising to the north and east, while to the south and west, the land is low lying and of poor agricultural quality.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water.</p> <p>There is no public sewer capacity.</p> <p>There is no natural gas provision.</p> <p>4G Mobile coverage is available and superfast broadband is available to some, but not all premises.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is a vacant former school building at the crossroads junction.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers show that there are no areas within the settlement limit that are susceptible to flooding.</p> <p>A small area of the settlement to the south-east is within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>The settlement limit is surrounded on the west, south and east sides by Strangford and Lecale AONB which would restrict future outward growth.</p> <p>There is one listed building (Grade B1) at 1 Manse Road which is a large two-storey 'Georgian vernacular' gabled farmhouse. At this site there are also trees protected under a Tree Preservation Order.</p>		

Transport Test	<p>The settlement has developed at a staggered crossroads junction consisting of Mountstewart Road, Carrowdore Road and Manse Road which are all third-class roads.</p> <p>There are footpaths along the roads within the settlement and a few streetlights along Mountstewart Road. There is no reduction in the speed limit within the settlement.</p> <p>Translink Ulsterbus services no.9b and 10a serve Ballyboley on journeys between Portaferry, Newtownards and Belfast.</p>
Economic Development Test	<p>There are no economic development zonings within Ballyboley.</p> <p>There are no employment opportunities within the settlement, therefore it is expected that the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballyboley has a rural character given that the settlement has developed at a staggered crossroads and development forms a linear pattern along the roads. There are also no retail facilities or services or community facilities which reinforces the rural character.</p> <p>The settlement consists of detached dwellings with generous plot sizes.</p> <p>There is no obvious sense of place. The settlement focal point is the staggered crossroads.</p>
Community Services Test	<p>There are no community facilities. Ballyboley does not have a community service role or function.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to facilities at Carrowdore.
Weaknesses	<ul style="list-style-type: none"> • No community services.
Opportunities	<ul style="list-style-type: none"> • Bus links to Belfast.
Constraints	<ul style="list-style-type: none"> • No public sewer capacity. • The settlement limit is surrounded on the west, south and east sides by Strangford and Lecale AONB.

Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access all services, such as health care facilities, employment, schools and there is no sewer capacity.

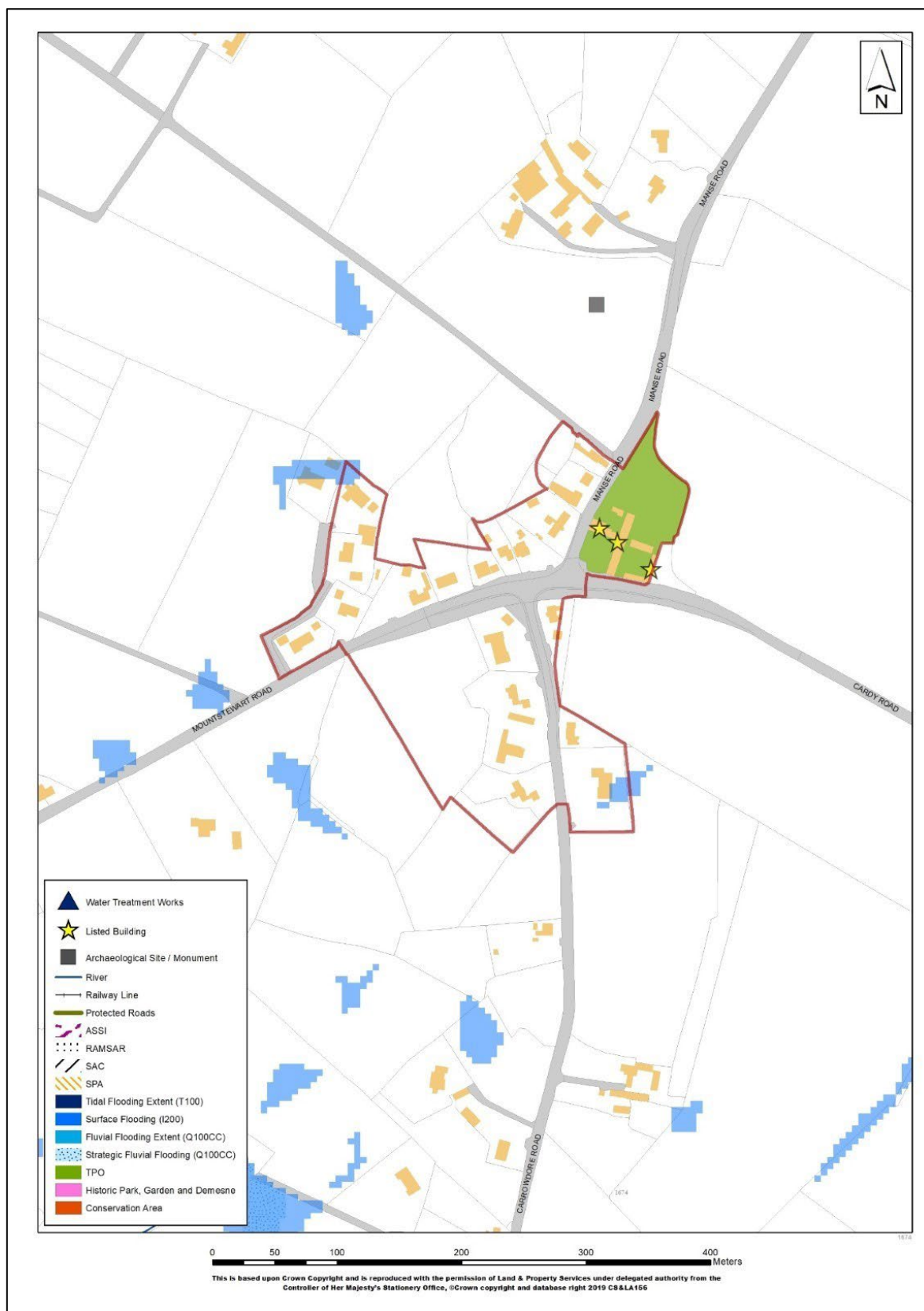
On comparison with the Hierarchy of Settlements and Related Infrastructure Wheel, Ballyboley occupies a level of services and infrastructure that places it below Level 1. Based on these findings, Ballyboley is a cluster of rural development that provides a focal point for the rural community and therefore, it is recommended that Ballyboley is designated as a **small settlement** in the new settlement hierarchy.

Ballyboley



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Settlement Appraisal Constraints Map – Ballyboley

Ballycranbeg			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small settlement	82	5.48	31
Overview of Settlement			
<p>Ballycranbeg is a compact settlement lying in the south of the Ards Peninsula, approximately 3.1 miles to the west of Portavogie, 5.5 miles north of Portaferry and 12 miles south of Newtownards.</p> <p>The settlement has grown up around St. Joseph's Church and Graveyard, which sits on a hill and provides a focal point for the settlement. Open fields surround the settlement, with high land located to the southwest and southeast of the settlement and open flat land to the north.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is no natural gas provision to this area. 4G Mobile coverage and standard broadband are available.</p> <p>No school or education facilities.</p> <p>There is one church with associated graveyard (St Joseph's Roman Catholic Church).</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are a few areas within the settlement limit that are susceptible to pockets of surface water.</p> <p>The entire settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>There is one listed building within the settlement development limits - St Joseph's Roman Catholic Church which is a Grade B1 listed building.</p>		
Transport Test	<p>There are no protected routes within the settlement limits.</p> <p>There is a small footpath area along the road in front of the church and the remainder of the settlement has no public footpaths. There are also some streetlights along part of the Blackstaff Road.</p>		

	There are no Translink Ulsterbus stops within the settlement.
Economic Development Test	<p>There are no economic development zonings within Ballycrabeg.</p> <p>Based on the very limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballycranbeg is rural in character, taking on a linear form along both the Blackstaff and Lisbane Road. Properties along the Blackstaff Road are a mix of detached and semi-detached dwellings with garden areas to the rear. Properties along Lisbane Road are detached with gardens to front and rear. The landscape appears to be relatively flat with the exception of the church which sits in an elevated position along Blackstaff Road.</p> <p>The lack of community facilities and no obvious distinguishable focal point within the settlement also adds to the rural character of Ballycranbeg.</p>
Community Services Test	Ballycranbeg lacks community services. There is a church, and an associated graveyard located within the settlement limits.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> Settlement within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).
Weaknesses	<ul style="list-style-type: none"> No doctors/ healthcare facilities, schools, library etc. Lack of community services. No public transport linkages.
Opportunities	<ul style="list-style-type: none"> Some underutilised land within the settlement limit which could potentially be developed.
Constraints	<ul style="list-style-type: none"> The opportunity for outward expansion is constrained by the AONB.

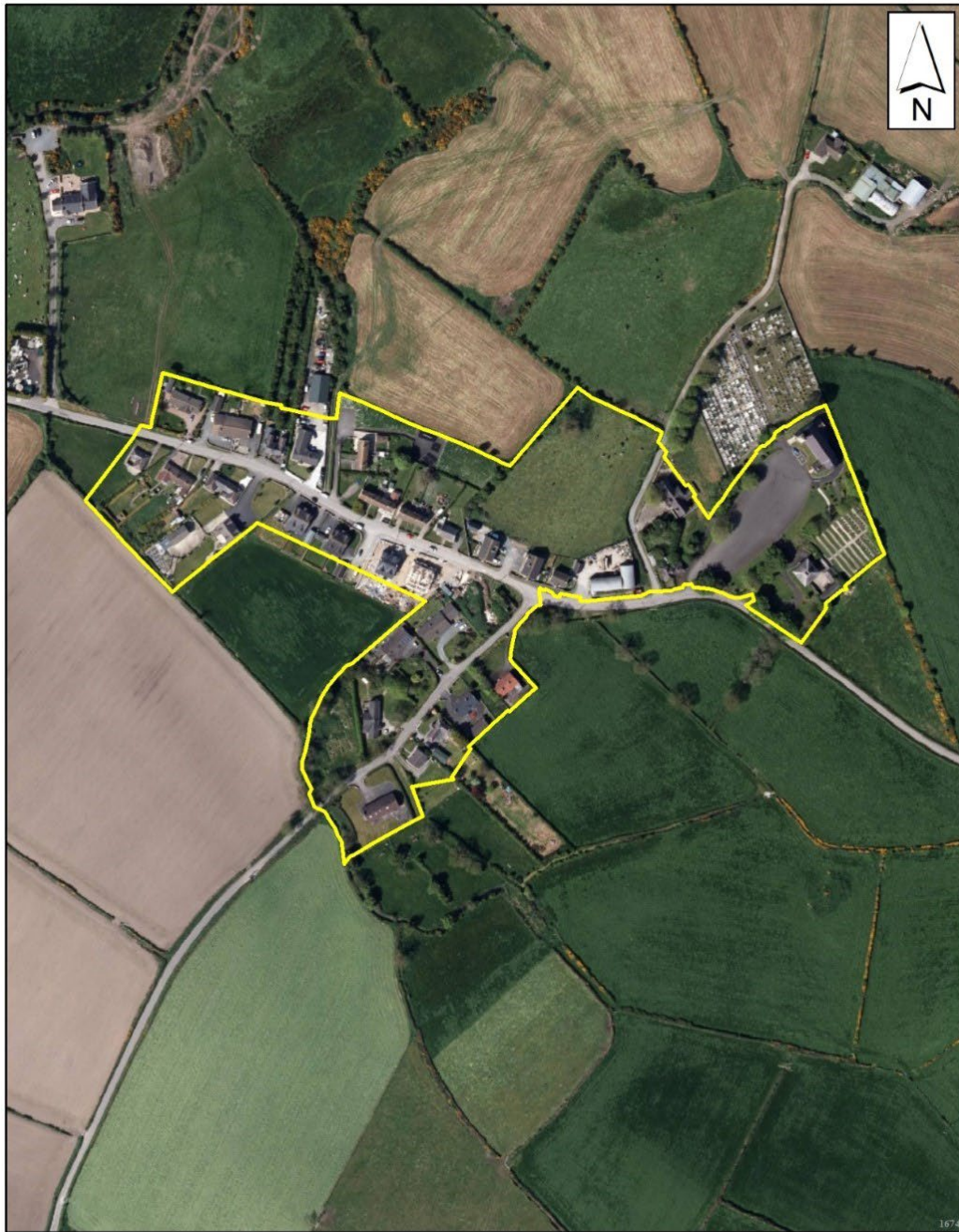
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, education and community facilities.

Ballycranbeg occupies a level of services and infrastructure that places it below level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

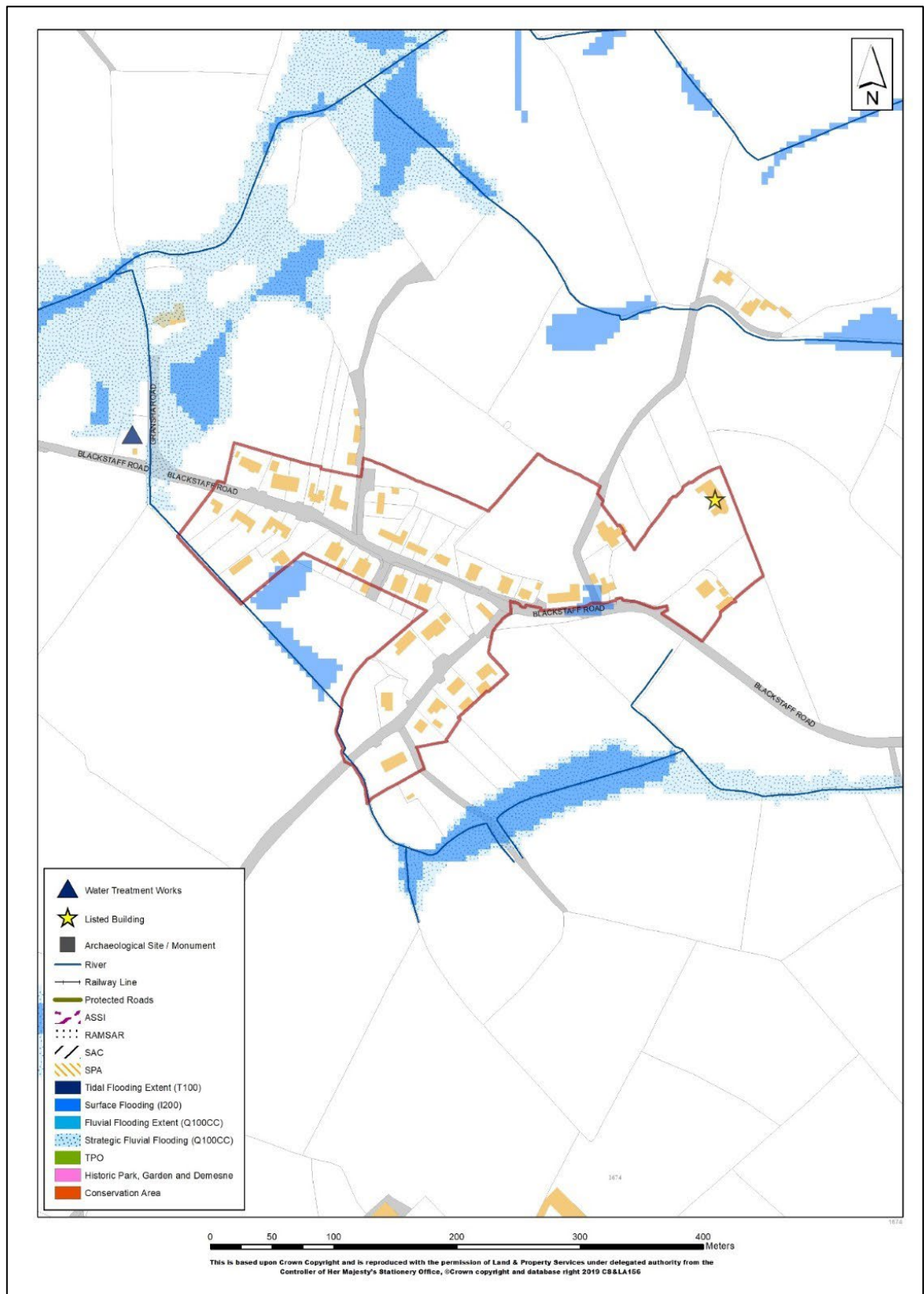
Based on these findings it is recommended that Ballycranbeg should be designated as a **small settlement** in the new settlement hierarchy.

Ballycranbeg



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Settlement Appraisal Constraints Map - Ballycranbeg

Ballyeasborough			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement		5.32	
Overview of Settlement			
<p>Ballyeasborough is a small settlement on the Ards Peninsula, located 3km north-west of Portavogie and 2km south of Ballyhalbert. The settlement has developed in a linear form along Ballyeasborough Road and consists of predominantly detached dwellings. The landscape is gently undulating with open agricultural land. To the north of the settlement mature trees surround St. Andrew's church and from Ballyeasborough Road, land rises in a northeast and southwest direction.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water.</p> <p>No public sewerage network available. A small public septic tank within this settlement serves 4 properties.</p> <p>There is no natural gas provision.</p> <p>4G Mobile coverage available and Ultrafast broadband available to some, but not all premises.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is a church and associated church hall and graveyard located to the north of the settlement limit. The church is St. Andrew's Church of Ireland which is a Grade B Listed Building.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers Agency shows that there are no areas within the settlement limit that are susceptible to flooding.</p> <p>The settlement limit is defined by mature hedging along the boundaries with agricultural land beyond the settlement limit.</p> <p>There are no environmental designations within the settlement.</p> <p>There appears to be sufficient available land within the settlement to accommodate future growth without significant environmental degradation to the surrounding rural area.</p>		

Transport Test	<p>The settlement has developed in a linear form along the Ballyeasborough Road.</p> <p>There are no footpaths or speed limit within the settlement. There are streetlights on one side of Ballyeasborough Road.</p> <p>There are no bus services through the settlement. Translink Ulsterbus operates services to Portavogie.</p>
Economic Development Test	<p>There are no economic development zonings within Ballyeasborough.</p> <p>There are no employment opportunities within the settlement, therefore it is expected that the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballyeasborough has a rural character, and development forms a linear pattern along the road. There are also no retail facilities or services or community facilities which reinforces the rural character.</p> <p>The settlement consists of predominantly detached dwellings with agricultural land to the rear.</p> <p>There is no obvious sense of place. The settlement focal point is the staggered crossroads.</p>
Community Services Test	<p>There are no community facilities. The settlement does not have a community service role or function.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to Portavogie.
Weaknesses	<ul style="list-style-type: none"> • No community services.
Opportunities	<ul style="list-style-type: none"> • Infill opportunities, land available for development.
Constraints	<ul style="list-style-type: none"> • No public sewer capacity.

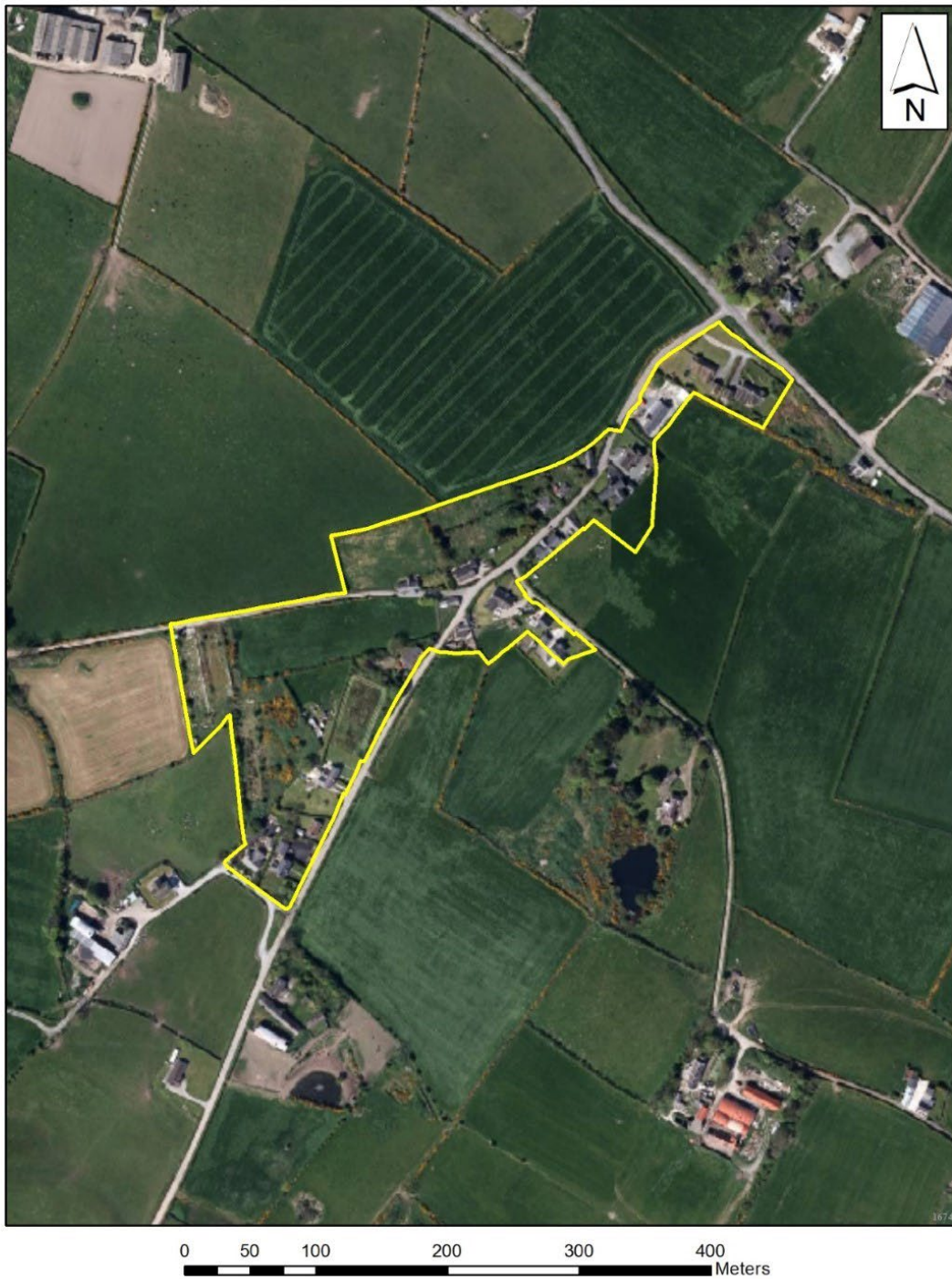
Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access all services, such as health care facilities, employment, schools and there is no sewer capacity.

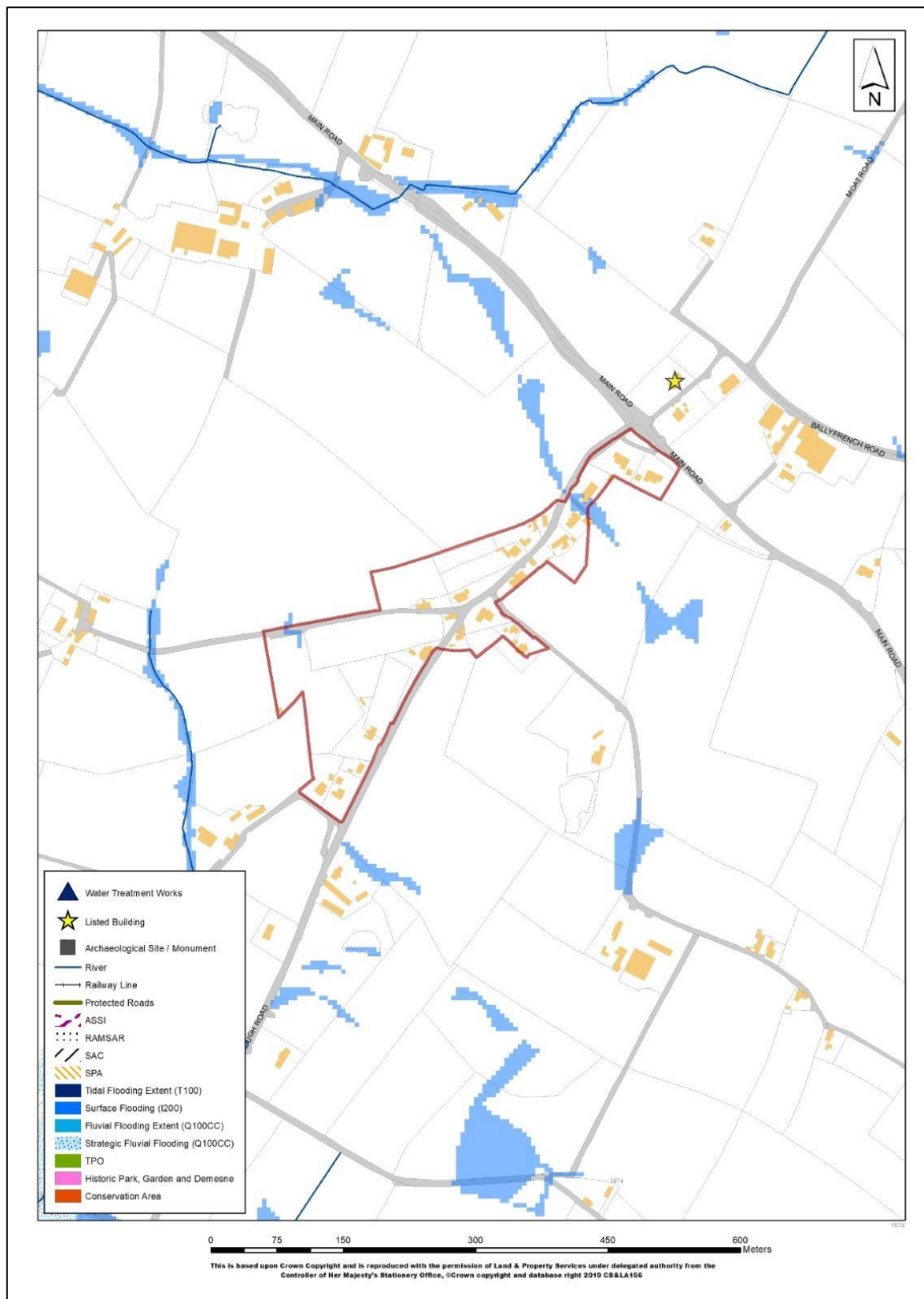
On comparison with the Hierarchy of Settlements and Related Infrastructure Wheel, Ballyeasborough occupies a level of services and infrastructure that places it below Level 1.

Based on these findings, Ballyeasborough is a cluster of rural development situated around a staggered crossroads, it is recommended that Ballyeasborough is designated as a **small settlement** in the new settlement hierarchy.

Ballyeasborough



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Settlement Appraisal Constraints Map - Ballyeasborough

Ballyfrenis			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Small Settlement	78	5.32	31
Overview of Settlement			
<p>Ballyfrenis is a small linear settlement lying in the north of the Ards Peninsula, 1.8 miles south-west of Millisle and 5.6 miles east of Newtownards. The settlement has formed along a low crest line running north to south along Abbey Road. There is a mature band of trees on the west side of the road approaching from the south. Trees also intersperse along the boundaries of properties south of the church building and along Island Hill Road approaching from the west. The surrounding land is open agricultural grassland gradually rising in all directions towards the settlement.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water.</p> <p>There is available capacity at North Down WWTW.</p> <p>There is no natural gas provision.</p> <p>4G Mobile coverage and ultrafast broadband available are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is a former church, Ballyfrenis Presbyterian which has been converted to a dwelling and Eden Pottery which provides a coffee shop, pottery shop and crafts.</p> <p>There is a post box.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are no areas within the settlement limit that are susceptible to flooding.</p> <p>The settlement limit is defined by mature hedging along the boundaries with agricultural land beyond the settlement limit.</p> <p>There are no environmental designations within the settlement.</p> <p>There appears to be sufficient available land within the settlement to accommodate future growth without significant environmental degradation to the surrounding rural area.</p>		

Transport Test	<p>The settlement has developed in a linear form along Abbey Road.</p> <p>There are no footpaths within the settlement.</p> <p>There is a reduction in the speed limit to 40 mph within the settlement and there are streetlights.</p> <p>There are no bus services through the settlement. Translink Ulsterbus operates services to Millisle.</p> <p>People visit Ballyfrenis to attend Eden Pottery, however, it is expected that the majority of people will travel by car as there are no public transport links or footpaths to walk. There is a car park at Eden Pottery.</p>
Economic Development Test	<p>There are no economic development zonings within Ballyfrenis.</p> <p>Eden Pottery may offer limited employment opportunities within the settlement however, it is expected that the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballyfrenis has a rural character as development forms a linear pattern along the road and the development is surrounded by agricultural land.</p> <p>Eden Pottery provides the only retail/ tourism service within the settlement, there are no other retail, service or community facilities which reinforces the rural character.</p> <p>The settlement consists of detached and semi-detached dwellings with agricultural land to the rear.</p> <p>There is no obvious sense of place due to the linear form of the settlement.</p>
Community Services Test	<p>There are no community facilities. The settlement does not have a community service role or function.</p> <p>Eden Pottery attracts visitors to the settlement to make or buy pottery and visit the coffee shop.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to Millisle.
Weaknesses	<ul style="list-style-type: none"> • No community services, retail or healthcare facilities.
Opportunities	<ul style="list-style-type: none"> • Infill opportunities, land available for development.

Constraints	<ul style="list-style-type: none"> • No public transport links • The crestline to the northwest of the settlement acts as a constraint for future development.
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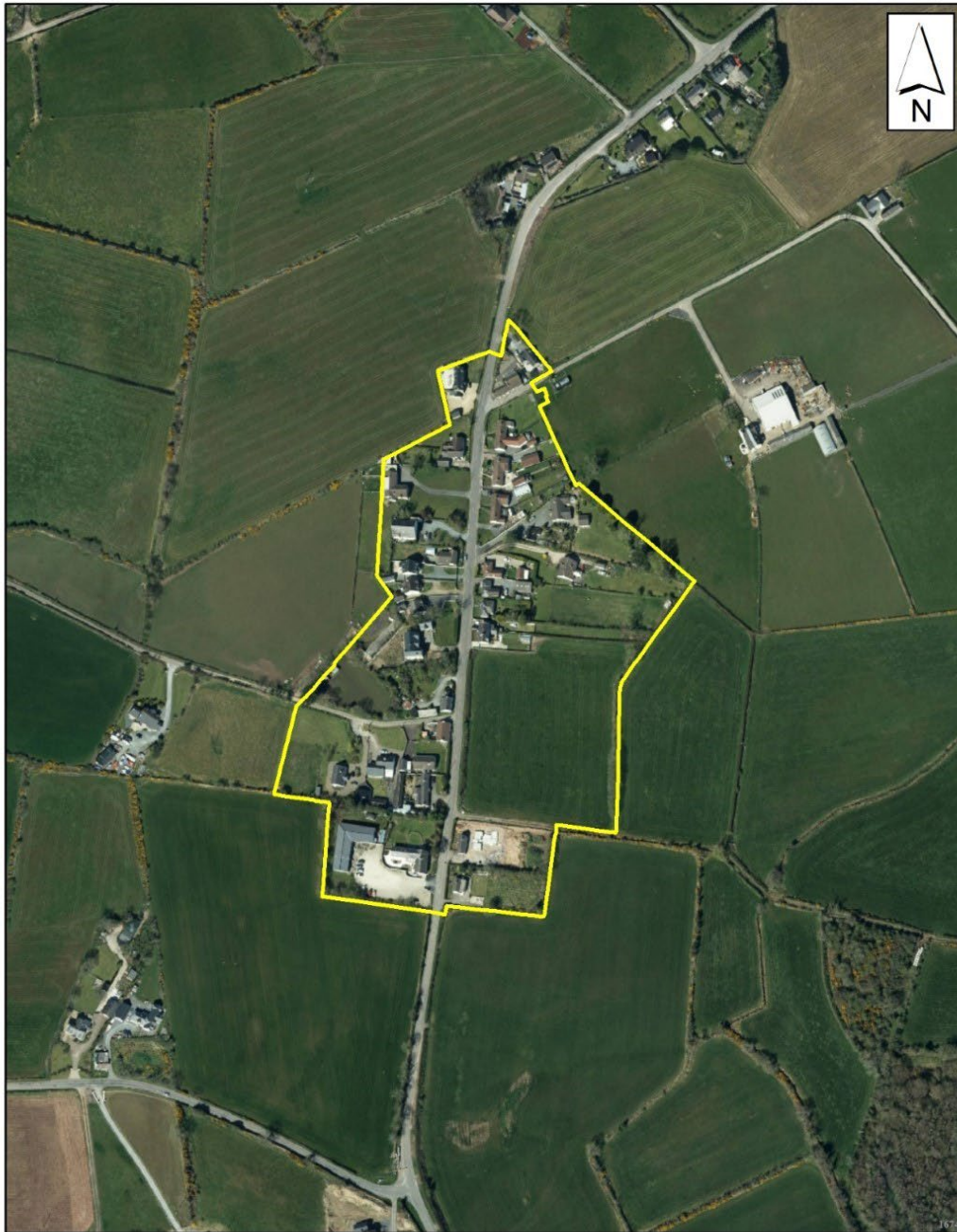
Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access all services, such as health care facilities, schools and employment.

On comparison with the Hierarchy of Settlements and Related Infrastructure Wheel, Ballyfrenis occupies a level of services and infrastructure that places it below Level 1.

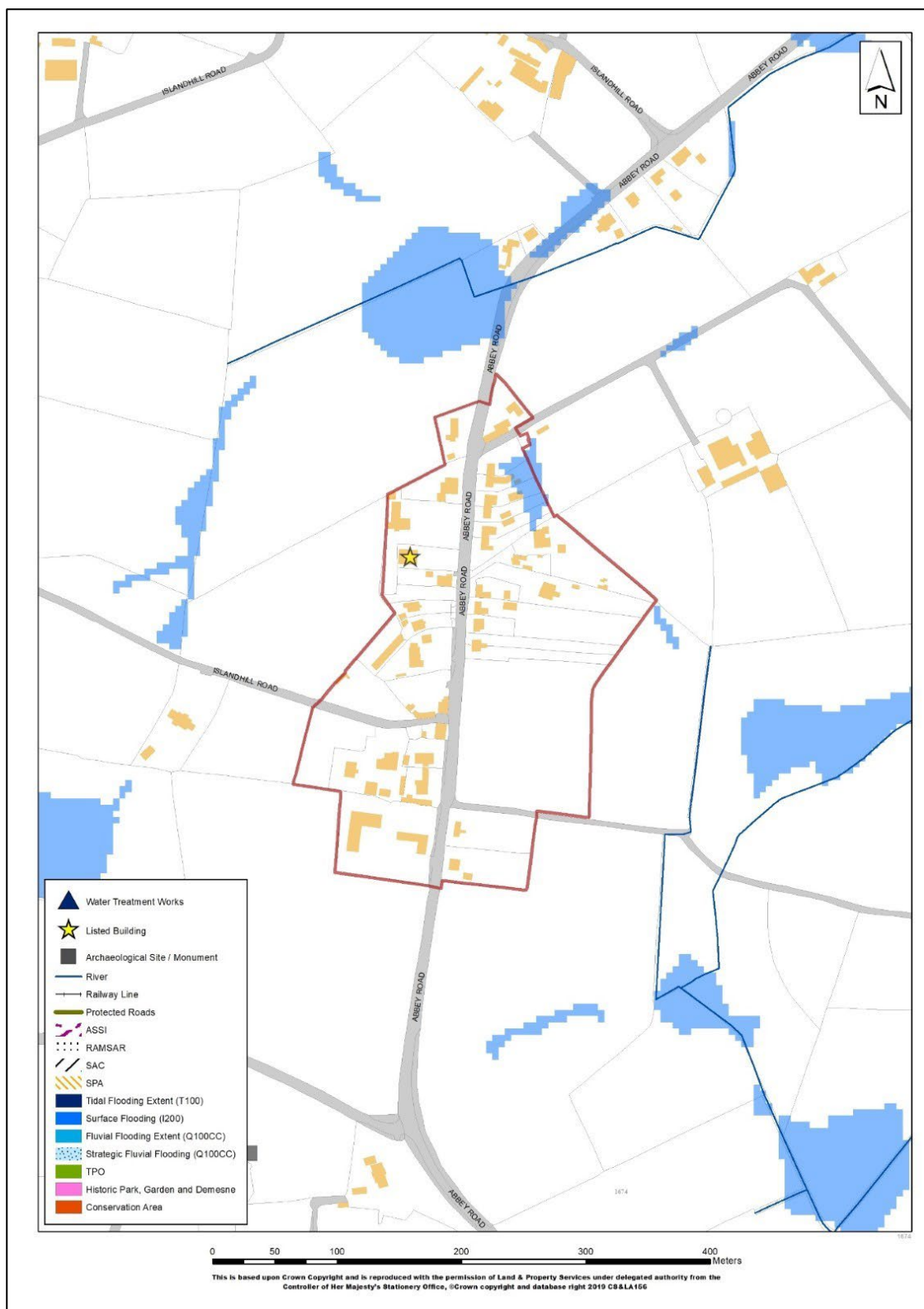
Based on these findings, Ballyfrenis is a cluster of rural development that provides a focal point for the rural community and therefore, it is recommended that Ballyfrenis is designated as a **small settlement** in the new settlement hierarchy.

Ballyfrenis



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Settlement Appraisal Constraints Map - Ballyfrenis

Ballygalget

Ballygalget			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Small settlement	90	5.43	35
Overview of Settlement			
<p>Ballygalget is located 4 miles north-east of Portaferry and 1.8 miles south-west of Cloughey and comprises two distinct clusters of development set amidst a countryside of low drumlins with wide open inter-drumlin hollows, often with fern or wetland.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Ballycranbeg WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and standard broadband is also available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping facilities.</p> <p>Ballygalget benefits from one primary school and an adjoining play park within the northern part of the settlement. There is also a playpark located within the southern part of the settlement.</p> <p>There is one church, church hall and a graveyard.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are a few pockets of surface water flooding within the settlement limit.</p> <p>There are no environmental designations or listed buildings within the settlement limit.</p> <p>There is a Waste Water Treatment Works.</p>		
Transport Test	<p>National speed limits apply and there are footpaths along the majority of the northern part of the settlement and outside the row of dwellings (Tullymally Road) in the southern part of the settlement.</p>		

	There is no bus stop within the settlement limits of Ballygalget.
Economic Development Test	There are no economic development zonings within Ballygalget. Based on the limited employment opportunities within the settlement it is expected the majority of the economically active travel outside the settlement for employment opportunities.
Urban/ Rural Character Test	Ballygalget is rural in character, based on two clusters of dwellings taking on a linear form along Ballygalget and the Tullymally Roads. The focal point of the settlement appears to be the church and adjacent school.
Community Services Test	There are no shopping facilities. There is a church with associated halls, primary school and two children's play parks.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Community facilities available (church and play parks). • Primary school.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library. • Limited employment opportunities. • Not on a bus route.
Opportunities	<ul style="list-style-type: none"> • Land within settlement development limits currently not developed. • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • No public transport.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools etc.

Ballygalget occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

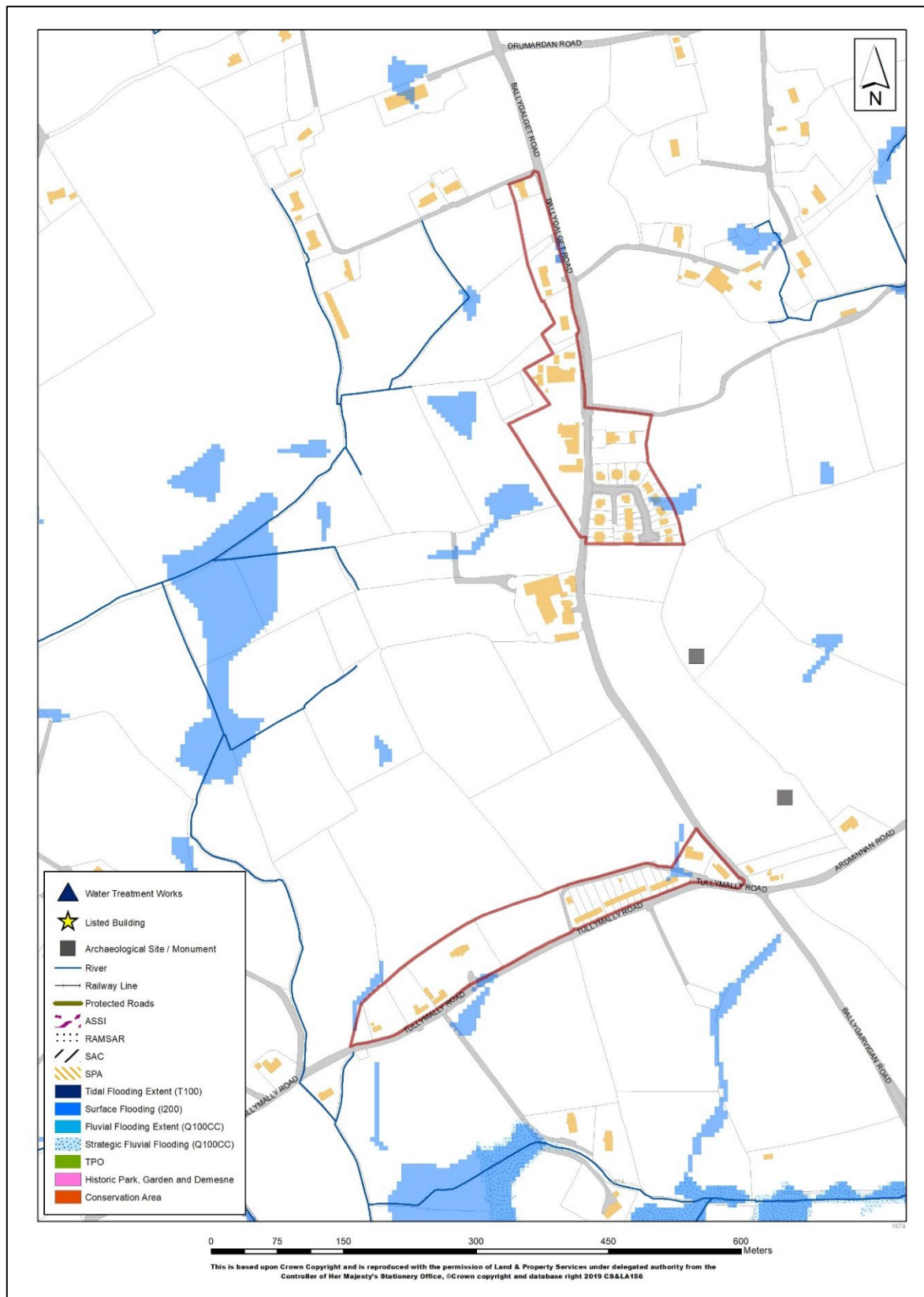
It is considered that Ballygalget offers a limited number of community services (church and school), and it displays a sense of cohesion and place it should be retained as a **small settlement** within the new Settlement Hierarchy.

Ballygalget



0 62.5 125 250 375 500 Meters

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Settlement Appraisal Constraints Map - Ballygalget

Ballygowan			
Extant Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	2,942	80.39	1,070
Overview of Settlement			
<p>Ballygowan is located 10 miles south-east of Belfast and mid-way between Comber and Saintfield. The settlement is located on a Protected Route (A23) from Belfast and the trunk road (A21) between Newtownards and Ballynahinch. The settlement developed initially at a crossroads and has expanded along routes radiating from the centre. Ballygowan lies entirely within the upper catchment of the Blackwater River. It is a minor service centre, providing a limited range of retail facilities and remains attractive as a commuter village due to its close proximity to Belfast. The nearest town, within the Borough, is Comber approximately 4.5 miles to the north-east.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is no capacity at Ballygowan WWTW which may constrain future development, however upgrade of works is programmed for 2019/2020.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast are broadband available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of shopping facilities including a convenience store, newsagent, hardware store, butchers, bookmakers, hair salon, beauty salon, chemist, Post Office within a petrol filling station, off licence, hot food bars and two public houses. Services include a funeral directors, financial services, accountants and laundry service.</p> <p>There are two cash machines, one located at the petrol filling station and the convenience store along Belfast Road.</p> <p>There is one primary school and an Additional Support for Children in Education Team facility (ASET – part of the South Eastern Health and Social Care Trust).</p> <p>There is a community centre (Village Hall), two playgrounds and several playing fields.</p>		

	<p>There are no healthcare services or facilities.</p>
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers Agency shows that there are a few areas within the settlement limit that are susceptible to fluvial flooding. There are also pockets of surface water flooding.</p> <p>There are no environmental designations within the settlement limit.</p> <p>There are a number of bridges demonstrating the industrial heritage of the settlement. There are also two listed buildings, Ballygowan Presbyterian Church (B2) and former orphanage (B1). The former orphanage is an imposing building that has dominated the settlement since 1886. The building was then used as the local primary school until the 1980s, when the new Alexander Dickson School was built. Since then, it has been used exclusively as a church hall.</p> <p>There is one archaeological site or monument (enclosure) that is covered by housing development on Meadow Road.</p> <p>LLPA1 Magherascouse Lough and Ballygowan River is located to the north east of the settlement and the river corridor provides a link between Ballygowan and the countryside with potential public access along some stretches.</p>
Transport Test	<p>There are three protected routes that run through the settlement - Comber Road, Belfast Road and Saintfield Road which makes the settlement easily accessible.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services from Ballygowan to Belfast (Route No.12). There is a less frequent service to Comber and Newtownards that includes a stop in Ballygowan (Route No.5b).</p>
Economic Development Test	<p>There are no economic development zonings within Ballygowan.</p> <p>A quarry is located in close proximity but outside the settlement limit.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballygowan has urban influences due to the number of dwelling houses, the transport infrastructure and a row of shopping facilities</p>

	<p>and community hall along the arterial routes of the settlement. However, it is still easily accessible to the rural hinterland.</p> <p>Ballygowan is known for the Olivet home, a listed building constructed in 1886 and is the village's main feature.</p> <p>A settlement focal point has developed at the roundabout where four roads meet (Saintfield Road, Comber Road, Belfast Road and Carrickmannon Road).</p>
Community Services Test	<p>Existing play parks and areas of open space at Dickson Park provide outdoor recreation and sporting activities.</p> <p>There is a community hall and an active resident's association which aim to improve the settlement and support active participation of the local community.</p> <p>There are a number of shopping facilities including a convenience shop, hardware store, butchers, bookmakers, hair salon, beauty salon, chemist and Post Office within a petrol filling station. There are several hot food bars, two public houses and a church and associated church hall.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Close to services and facilities at Comber. • Good quality housing areas. • Benefits from local shopping facilities. • Community facilities available (community hall, play parks, active residents association).
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library etc. • Limited employment opportunities. • Limited car parking.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast. • Available sites zoned for housing. • Park and Ride scheme (land designated in extant development plan).
Constraints	<ul style="list-style-type: none"> • No capacity at WWTW at present. • Some areas susceptible to flooding. • Quarry located to the south-east of the settlement limit.

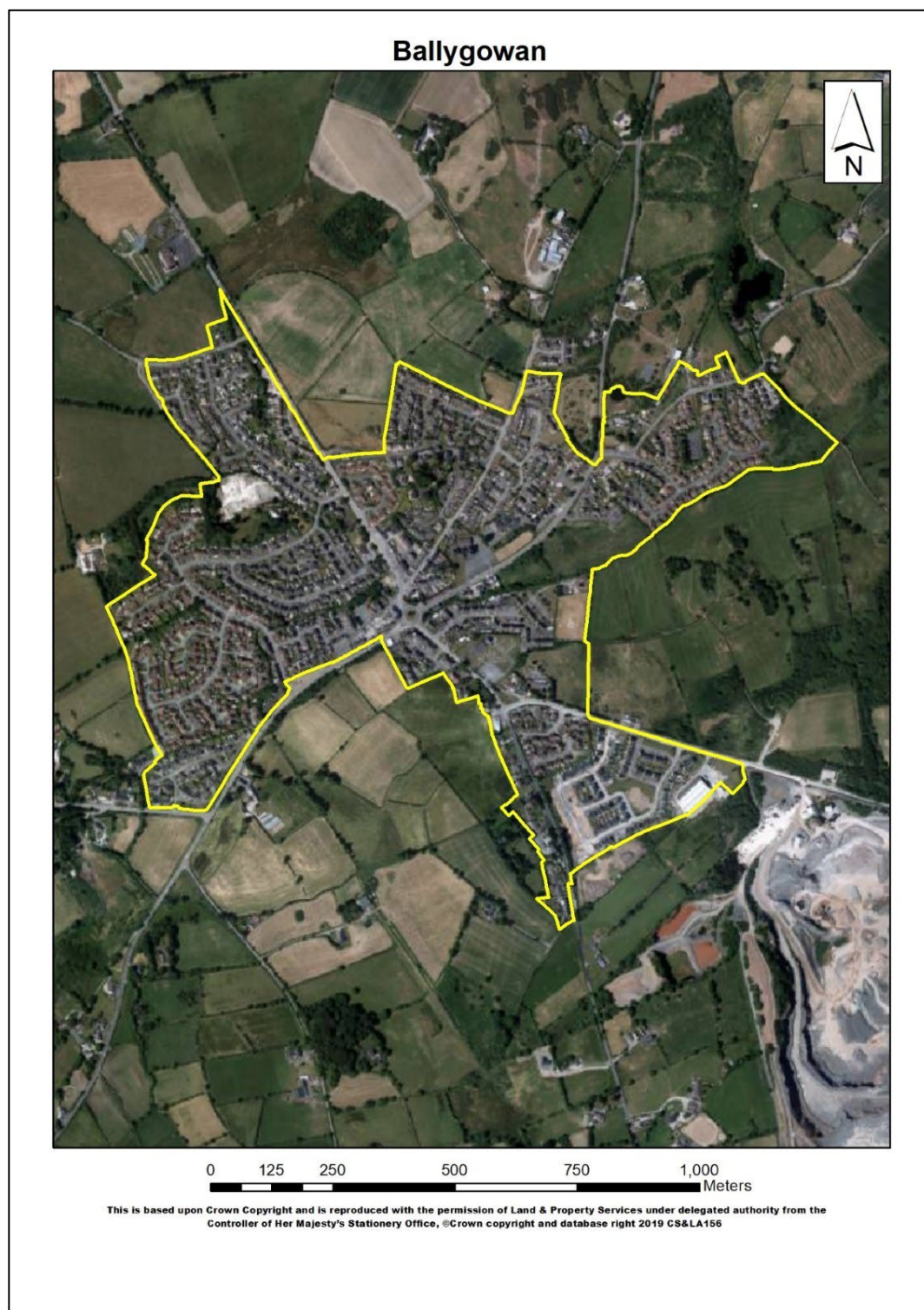
Conclusion / Key findings:

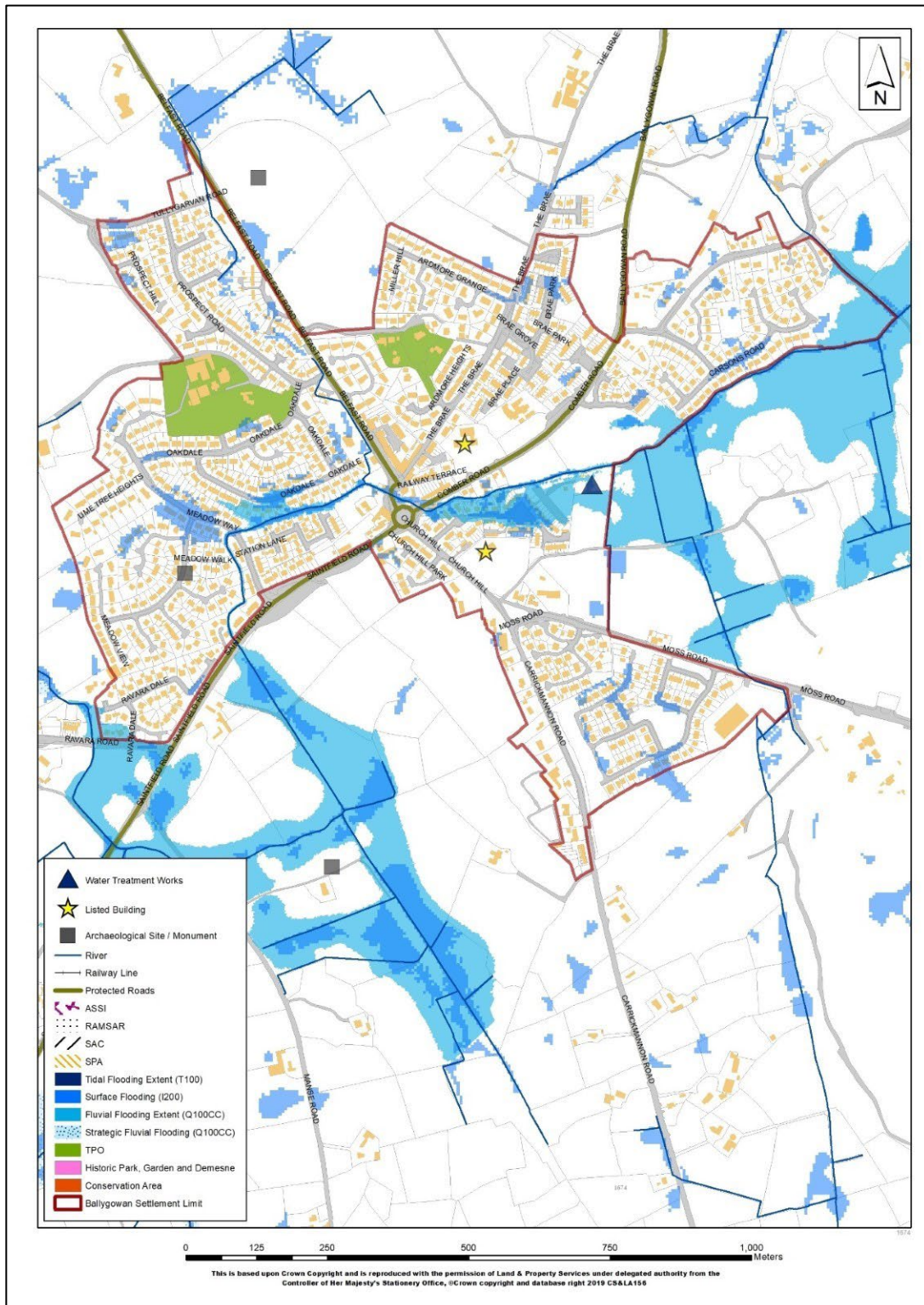
Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such

as health care facilities, employment, post primary schools etc. and there is a lack of capacity at the WWTW.

Ballygowan occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Ballygowan should be designated as a **village** in the new settlement hierarchy.





Settlement Appraisal Constraints Map - Ballygowan

Ballyhalbert			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Village	1,026	42.55	407
Overview of Settlement			
<p>Ballyhalbert is a small coastal settlement situated on the outer side of the Ards Peninsula 14 miles from Newtownards and 3.5 miles south of Ballywalter. The village has a distinctive linear form. The pier and further housing are situated at Burr Point to the southeast. Adjacent to and to the west of the village is the site of a disused airfield, part of which is used as a caravan park.</p> <p>A sandy beach and harbour are located approximately half a mile south of the village.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is no capacity at Ballyhalbert Victoria WWTW.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is a convenience store incorporating a Post Office and butchers.</p> <p>Ballyhalbert benefits from one primary school (Victoria Primary School) with a playground located to the front of the site.</p> <p>A Gospel Hall is located on the Shore Road and Ballyhalbert Orange Hall on the High Street.</p> <p>There are no healthcare services or facilities.</p> <p>There is a caravan park located adjacent to the settlement boundary on the old airfield.</p> <p>A War memorial is located along the Harbour Road.</p>		

Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are a few areas within the settlement limit that are susceptible pockets of surface water flooding.</p> <p>Ards Peninsula Seascape Character Area (SCA) is situated adjacent to the settlement along the coast, as is Outer Ards Area of Special Scientific Interest (ASSI), Outer Ards Special Protected Area (SPA) and Outer Ards Ramsar site. Local Landscape Policy Area (LLPA) Motte, Standing Stone and Church Site is situated adjacent to the southern boundary of the settlement. There are no environmental designations within the settlement limit.</p> <p>An area of Archaeological potential covers most of the south eastern part of the settlement.</p> <p>There are several industrial Heritage Records within the settlement development limits including a corn mill and kiln site, a corn windmill, and a corn windmill stump. There are three defence heritage records located within the proximity of St Andrews Park and St Andrew's Avenue. These are indicated as 'Dispersal Pens'.</p>
Transport Test	<p>There are no protected routes that run through the settlement, Ballyhalbert is located on the main route between Ballywalter and Portavogie.</p> <p>Shore Road lacks a public footpath, however, majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers services from Belfast to Portaferry which serve Ballyhalbert (Route 9 and 10).</p>
Economic Development Test	<p>There are no economic development zonings within Ballyhalbert.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballyhalbert displays a lack of services and facilities making the settlement appear more rural in nature.</p> <p>The settlement does not appear to have a single main focal point or a defined village core, however, the lower part of High Street represents the central spine of the settlement. It is within this stretch that the villages only shop is located as well as Victoria primary school, Ballyhalbert Orange Hall and Tablot House.</p>

Community Services Test	<p>There are limited shopping facilities within the settlement however there is a convenience shop incorporating a Post Office and butchers.</p> <p>There are no health facilities or a community hall.</p> <p>A defibrillator is located outside of the convenience store in High Street.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Proximity to coastline. • Available bus route to Belfast and Portaferry.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library. • Limited employment opportunities. • No defined centre.
Opportunities	<ul style="list-style-type: none"> • Some portions of land within the settlement development limits are not yet developed. •
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to flooding. • Coastal erosion issues. • The need to maintain area of open countryside between Ballyhalbert and the neighbouring settlement of Glastry. • The village limit is defined on the east by the coastline. • Large area of archaeological potential covers most of the southern portion of the settlement alongside motte, standing stone and church site LLPA1.

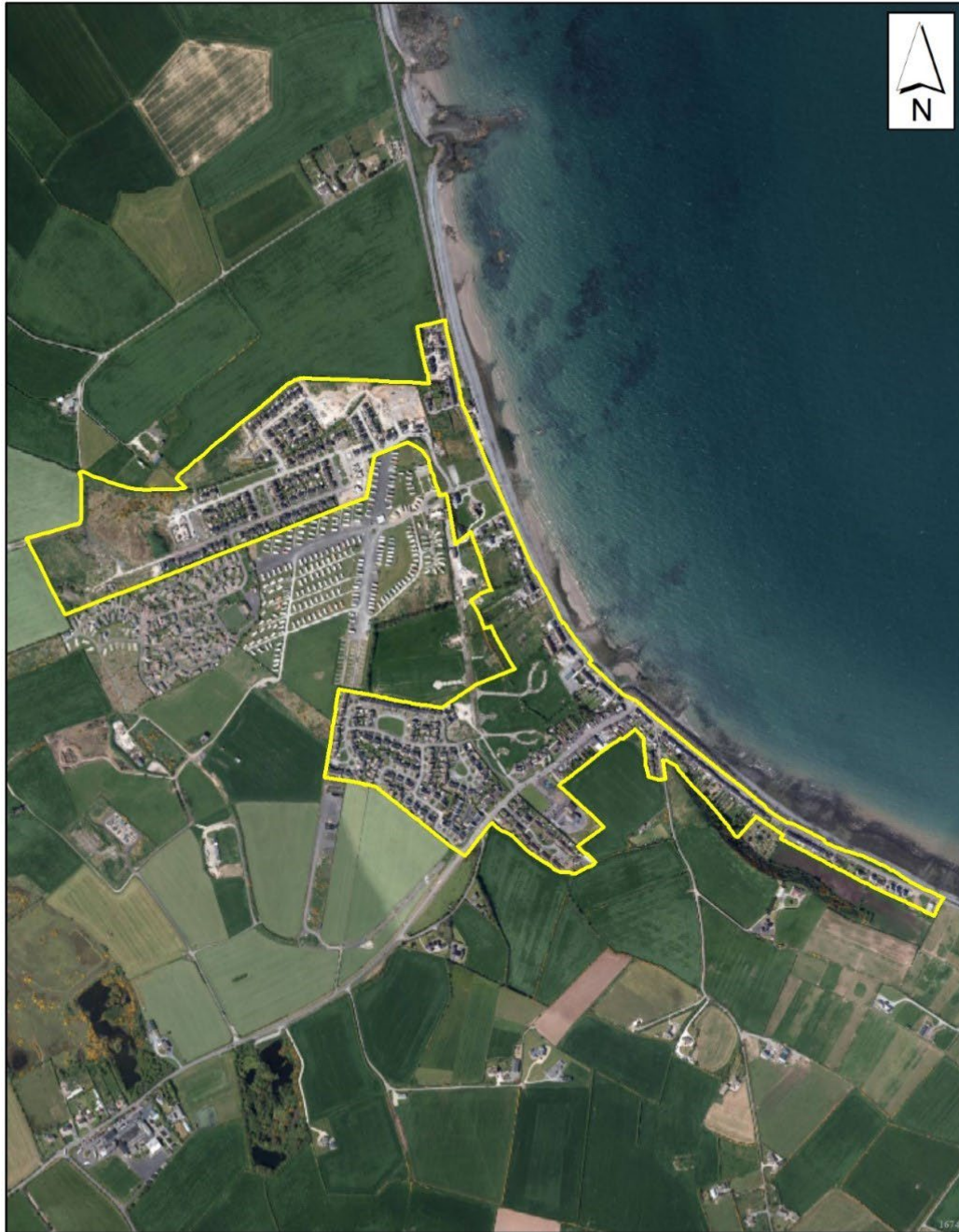
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools.

Ballyhalbert occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

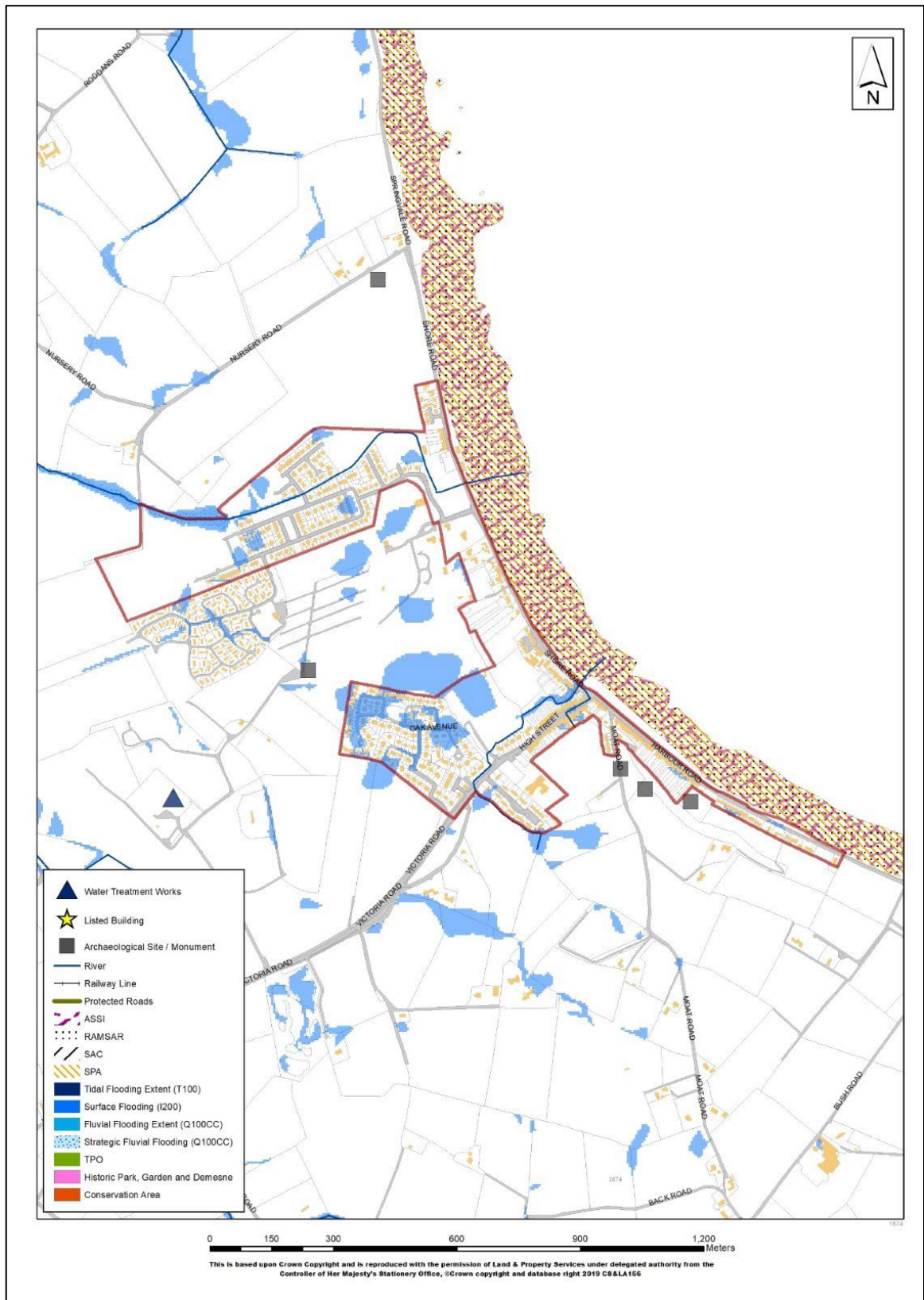
Based on these findings it is recommended that Ballyhalbert should be designated as a **village** in the new settlement hierarchy.

Ballyhalbert



0 125 250 500 750 1,000 Meters

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Settlement Appraisal Constraints Map - Ballyhalbert

Ballystockart			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement	68	3.65	29
Overview of Settlement			
<p>Ballystockart is located 400m from the Comber- Belfast Road (A22), approximately 5.5 miles southwest from Belfast, 1.8 miles northwest of Comber and 4.3 miles southwest of Newtownards. It is a small settlement comprising of a cluster of dwellings and a factory in Kathleen Drive.</p> <p>To the north there is undulating arable land with fields bounded by mature hedgerows. A steep gorge lies to the south, along which runs the Ballystockart River. Land to the South of the gorge rises steeply before levelling out in an undulating landscape. To the east of the settlement, land falls away steeply towards the Belfast- Comber Road. Although Ballystockart lies on higher ground, it is not visible from the A22, because it is screened by topography, hedgerows and buildings close to the junction. Immediately to the west of Ballystockart the land falls away before rising again further to the west. To the southwest there is a quarry, south of which there is a rath and a series of hilltops. Land to the east of the quarry falls away steeply to the Ballystockart river.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Ballyrickard WWTW.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no retail services available within the settlement limit of Ballystockart.</p> <p>There are no healthcare services or facilities.</p> <p>There is a factory (TG Eakin) which supplies ostomy and wound care products.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p>		

	There are no environmental designations within the settlement limit however, Ballystockart River Local Landscape Policy Area (LLPA1) is located adjacent to the southern boundary of the settlement.
Transport Test	The majority of the roads have pedestrian footpaths with street lighting. The settlement is not served by a regular bus service.
Economic Development Test	There are no economic development zonings within Ballystockart. A quarry is located in close proximity but outside the settlement limit. Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.
Urban/ Rural Character Test	Ballystockart is rural in character and consists of semi-detached properties around the south and east boundaries of the factory. The primary node of the settlement would appear to be the factory.
Community Services Test	There are no community facilities within the settlement.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to services and facilities at Comber (2 miles). • Within the rural area.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library. • Limited employment opportunities. • No community facilities.
Opportunities	<ul style="list-style-type: none"> • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Quarry located to the south-east of the settlement limit. • Ballystockart River Local Landscape Policy Area (LLPA1) is located adjacent to the southern boundary of the settlement.

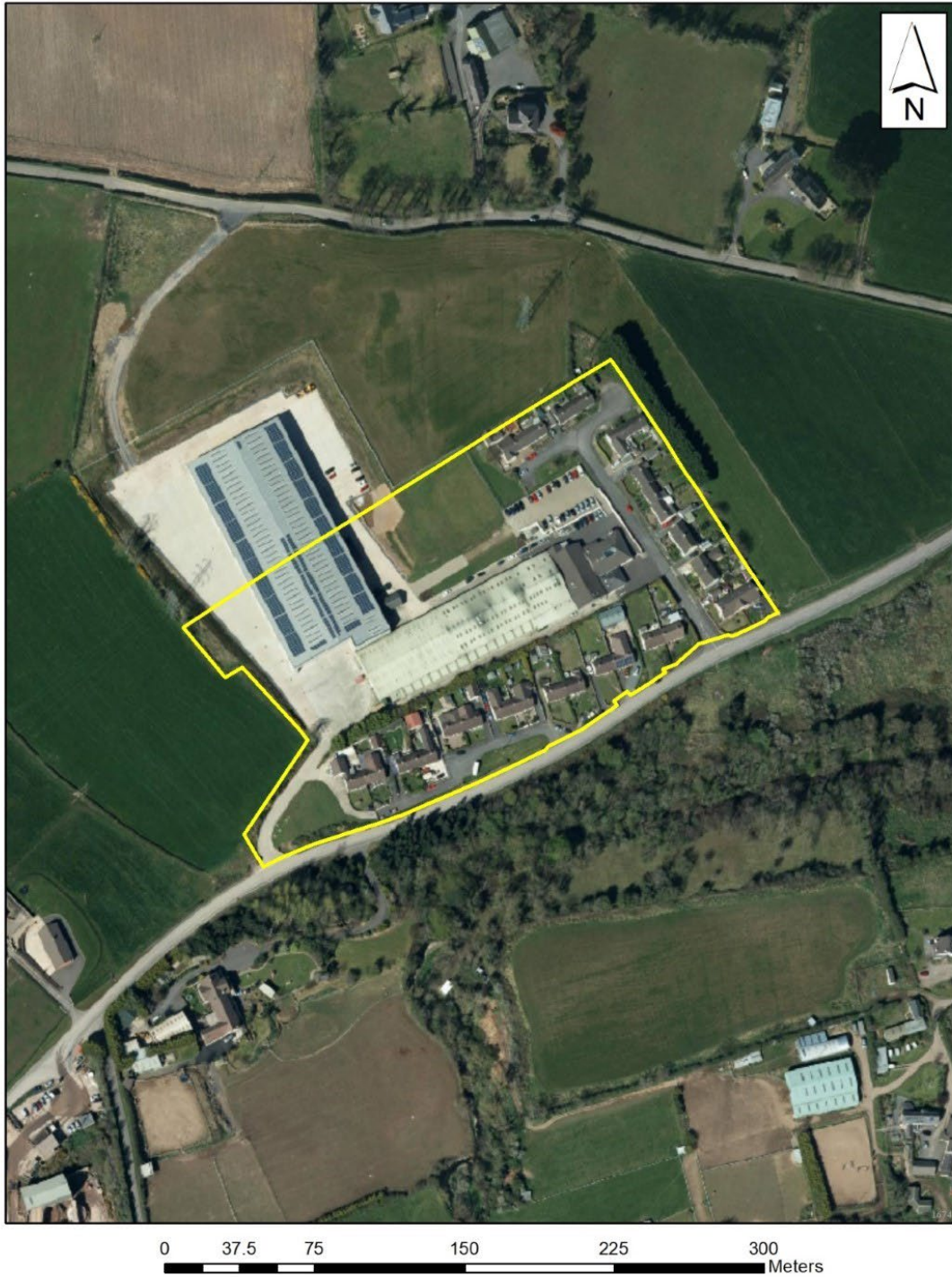
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, education.

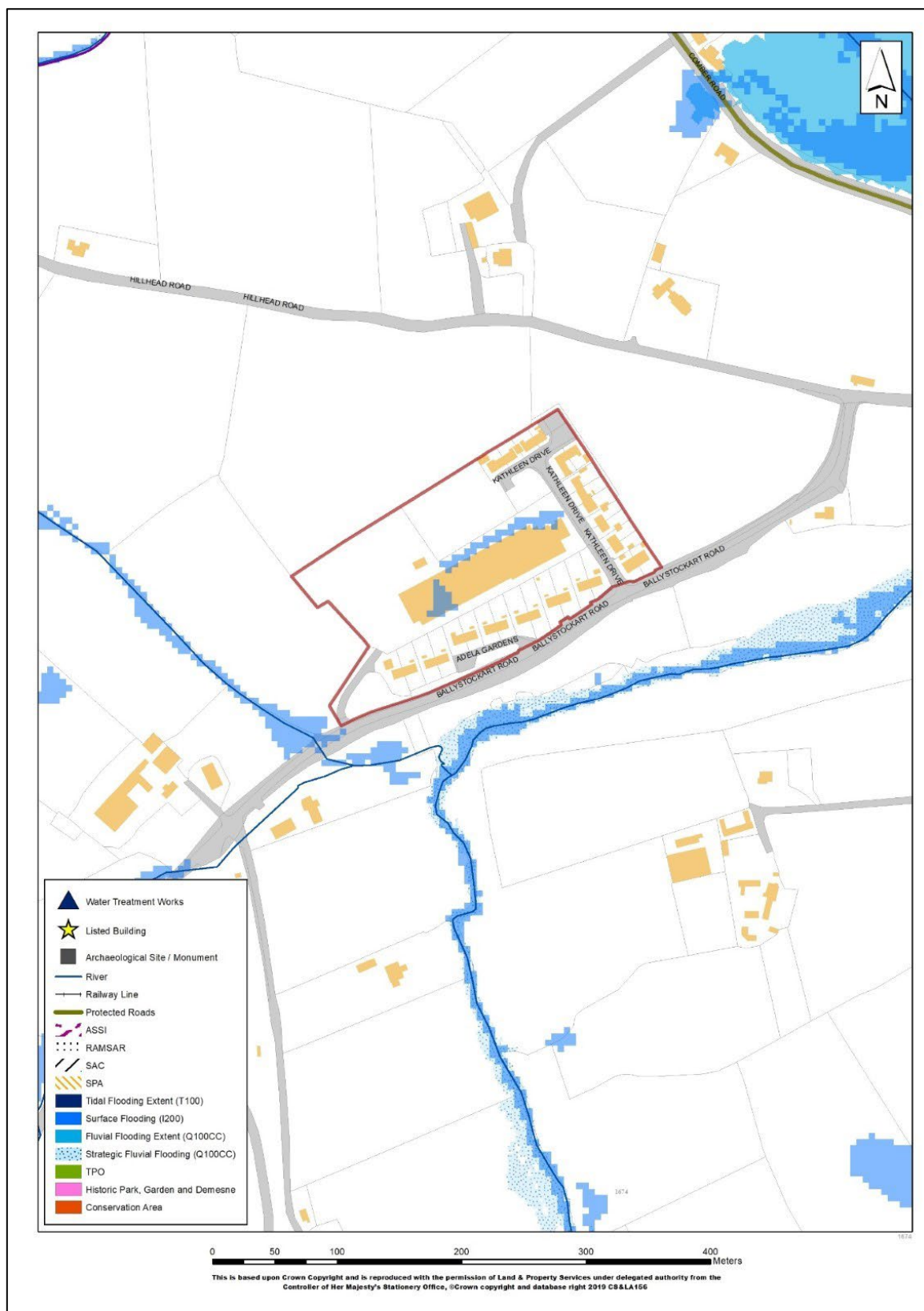
Ballystockart occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

It is considered that although Ballystockart lacks any community facilities, it does display a sense of cohesion and place and therefore should be retained as a **small settlement** within the LDP Settlement Hierarchy.

Ballystockart



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Settlement Appraisal Constraints Map - Ballystockart

Ballywalter			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Village	2,027	53.54	873
Overview of Settlement			
<p>Ballywalter is a coastal settlement located on the eastern side of the Ards Peninsula, 10.5 miles from Newtownards and 5.5 miles south of Millisle. It is an important service centre for the local area providing a wide range of facilities, including recreational and tourist facilities. Its location on the coast provides an attractive setting for Ballywalter and the wooded estate at Ballywalter Park to the south, is an attractive entrance to the settlement.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is restricted approval to connect to Ballywalter Retention Tank however it has been proposed to upgrade this facility and until completion this may constrain future development.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast are broadband available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are several shopping facilities including a convenience shop, butchers, charity shop, pharmacy, bookmakers, barbers, hairdressers/beauty salon, funeral directors a craft workshop. There are some hot food bars and a café as well as a public bar and an advice centre.</p> <p>Ballywalter benefits from a Bed and Breakfast facility (Ardmore House). A primary school (Ballywalter Primary School), village hall, play park and playing fields.</p> <p>There is a health centre and public toilets.</p> <p>A fire station is located on Stump Road.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers show there are a few areas within the settlement limit that are susceptible to fluvial flooding. There are also pockets of surface water flooding.</p>		

	<p>There are no environmental designations within the settlement limit however Ballywalter is adjacent to Outer Ards Ramsar/Special Protection Area (SPA) /Area of Special Scientific Interest (ASSI), 4 Local Landscape Policy Areas (LLPA) at Ballywalter Park (historic park, garden and demesne, Holy Trinity Church, Dunover Road and Harbour Area.</p> <p>There are a few listed buildings located within the settlement. Five B2 status, one B+ and one B1.</p>
Transport Test	<p>There are no protected routes that run through Ballywalter, the coastal route from Donaghadee to Cloughey runs through the settlement and its location, 3.4 miles from Greyabbey on the Eastern Coast, means it is accessible from both the east and west coasts of the Peninsula. There is a carpark located at Springvale Road towards the southern end of the settlement.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services Bangor (route 3) and Belfast to Ballywalter (route 7) and Belfast to Portaferry (route 9) serve the settlement.</p>
Economic Development Test	<p>There are no economic development zonings within Ballywalter, there is however, an Industrial Policy area located within the settlement limit along Greyabbey Road which is currently operating as a builder's merchant.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballywalter has semi urban influences due to the number of dwelling houses, the availability of Health and emergency services. However, it is still easily accessible to the rural hinterland.</p> <p>The settlement focal point has developed around the facilities on the main street and the harbour area.</p>
Community Services Test	<p>There are several shopping facilities including a convenience shop, butchers, charity shop, pharmacy, bookmakers, barbers, hairdressers/salon, funeral directors and a craft workshop. There are some hot food bars and a café as well as a public bar.</p> <p>There are two churches located within the settlement limits, Holy Trinity Church of Ireland and Ballywalter Presbyterian Church and the associated church halls.</p>

	<p>There is a village hall, and Ballywalter Community Action Group works to improve the settlement. The group lobbies local government and other statutory agencies for the provision of services and health initiatives to the village.</p> <p>There are areas of open space including football pitches, changing areas and children's play area at Main Street, and a children's play area and open space at the harbour.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Available transport links to Belfast. • Good quality housing areas. • Benefits from local shopping facilities. • Community facilities available (village hall, play parks, active Community Action Group). • Health centre. • Primary school. • Location adjacent to coast. • Beach access. • Harbour facilities adjacent to the settlement.
Weaknesses	<ul style="list-style-type: none"> • No library or secondary education facility. • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • Location means it is one of the more accessible settlements located on the Ards Peninsula. • No environmental designations adjacent to the western boundary of the settlement. • Tourism potential due to location and proximity of settlement to the coast.
Constraints	<ul style="list-style-type: none"> • No capacity at Ballywalter retention tank. • Some areas susceptible to surface water flooding. • Environmental designations located adjacent to the settlement boundary which may restrict future expansion.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access some services such as varied employment, post primary schools, libraries etc. and there is a lack of capacity at the Ballywalter Retention Tank.

Ballywalter occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

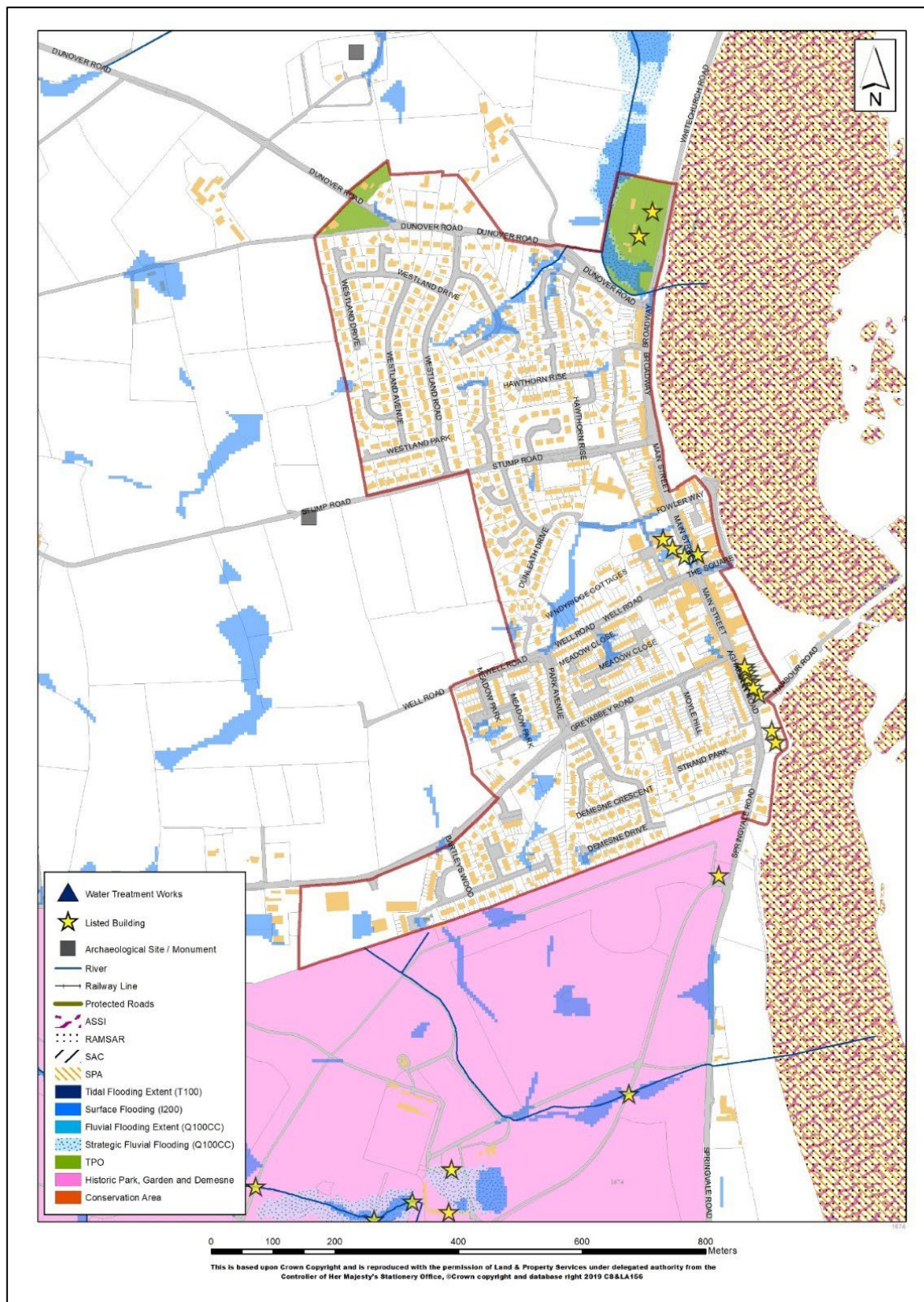
Based on these findings it is recommended that Ballywalter should be designated as a **village** in the new settlement hierarchy.

Ballywalter



0 100 200 400 600 800 Meters

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Settlement Appraisal Constraints Map - Ballywalter

Bangor			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Town	61,401	1945.53	27,068
Overview of Settlement			
<p>Bangor is located on the southern shores of Belfast Lough at the entrance to the Irish Sea, 11.8 miles from Belfast. It is the largest settlement in the Borough and has grown rapidly in recent years. 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 at Stricklands Glen, public parks at Ward Park and Ballyholme, a hospital, technical school, library and gasworks.</p> <p>In the last 30 years the holiday trade has decreased, however significant investment has sought to address the decline. 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. There are large amounts of private housing to the south and east of the town centre, off the ring-road, along with the expansion of existing retail parks/shopping centres at Bloomfield, Clondeboye and Springhill. Despite these changes, the town still retains its seaside character and possesses a rich and extensive architectural inheritance.</p> <p>Conlig, an 'urban village' 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. Conlig has experienced the most rapid rate of residential expansion in recent years, compared to the rest of the town, with new private housing developments at Ardvanagh, Bridgelea, Stonebridge and Beechfield.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at North Down WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and ultrafast broadband is available to some customers.</p> <p>In 2008 the Council installed an 800kW wind turbine at Balloo Wood to supply electricity to its nearby Waste Transfer Facility on Balloo Drive. When the turbine supplies more electricity than is required by</p>		

the facility the excess is exported to the Grid and sold to the Council's Electricity supplier.

There are a number of shopping facilities located both in the town centre and within the designated District and Local Centres of Bloomfield and Springhill. The number and range of shops within the town centre boundary has depleted somewhat over recent years with the shift appearing to take place from a range of comparison shops and retail services towards coffee shops and vacant units. The flagship shopping centre is a large vacant unit within the town centre. Asda remains as a large supermarket within the town centre boundary.

Bloomfield shopping centre and retail park and Springhill retail park both have a significant influence upon the commercial character of the town centre.

Bloomfield shopping centre contains two national food retailers and a number of High Street multiples. Within the boundary of the shopping centre there is a fast-food restaurant and a petrol filling station and associated car parking. The retail park contains a restaurant, toy shop, pet shop, homeware units and a gym.

Springhill retail Park contains a national food retailer and associated petrol filling station. The units currently operate as a mix of clothing and homeware retailers alongside coffee shops. Within the boundary of the retail park there is a bank, a pharmacy, dental surgery and a clinic.

There are a number of industrial sites within the settlement located at Balloo, Greenway and Enterprise Road.

A number of cash machines are available within the settlement limit.

Bangor has two council operated cemeteries located within the settlement limits, including Clandeboye Cemetery and Bangor Cemetery.

There are 7 council operated community centres within the settlement boundary including, Conlig, Green Road, Hamilton Road Community Hub, Kilcooley, Marquis Hall, Skipperstone and Alderman George Green.

Education facilities within the settlement include two controlled nurseries, 13 Primary Schools, four post primary schools and two special education schools. There is also a library and Bangor campus

	<p>of South Eastern Regional College, and a performing arts centre is located opposite the further education site.</p> <p>HM Coastguard, Police Service of Northern Ireland and the Northern Ireland Fire and Rescue Service all have facilities within the settlement and there are 22 public AED's.</p> <p>There are a number of health centres and doctor surgeries within the settlement including, Bloomfield Surgery, Silverbirch Medical Practice, Bangor Health Centre, Cleland Park Surgery, Ashley Medical Centre. Bangor Community Hospital provides a range of health, social and primary care services, including an Outpatient's Department, a therapy and rehabilitation centre, X Ray department and Minor Injuries Unit.</p> <p>Bangor has several residential homes, and churches encompassing all of the main religious dominations.</p> <p>Recreational and sports facilities include a cinema and facilities at Pickie Park include miniature golf, go karting and a pool with pedal boats and associated café. Within Aurora Aquatic and leisure centre Bangor boasts the only Olympic sized swimming pool as well as sports pitches, leisure waters and gym equipment.</p> <p>Twelve council owned car parks are located within the settlement limits.</p> <p>Conlig is considered to be somewhat of an urban village along the Green Road, in a small 'retail park' there is a community centre, Medical Centre, hairdresser, off-licence and convenience store. Bangor Auctions, car sales and a building merchant are also located in Conlig.</p> <p>There are a number of listed buildings and features located within the settlement. One is Grade A, Town Hall, Bangor Castle, eight are B+ Listed, including the Bangor War Memorial and the Royal Ulster Yacht Club, 15 are B1 Listed, including the Northern Bank and the Tower House and seven are B2 Listed, including Bangor Telephone Exchange and St Columbanus Church.</p>
Environmental Capacity Test	<p>Bangor's coastal location means it is subject to various environmental designations adjacent to the settlement limit to the north along the coastline. Designations include the Outer Ards RAMAR site, Outer Ards Area of Special Interest and Outer Ards Special Protected Area.</p> <p>Within the settlement there are five designated sites of Local Nature Conservation Importance. These are located at Carnalea Glen and</p>

	<p>Slopes, Clandeboye Estate, Glenganagh Estate, Rathgael and Strickland's Glen.</p> <p>Fourteen Local Landscape Policy Areas (LLPA's) are identified, examples include, Balloo, Bangor Central, Brice Park and Clandeboye Cemetery.</p> <p>The Urban Waterfront in Bangor is focused on Bangor Marina and its surroundings extend to North Pier.</p> <p>Areas of Townscape Character are designated at Bangor Central, Bangor East and Bangor West. Parts of Bangor Castle Historic Park and Demesne falls within Bangor Town Centre.</p> <p>Although a coastal town, Bangor is considered to be at risk from fluvial flooding only. The coastal fringe is generally well elevated above sea level and as a consequence, significant tidal inundation of the town is unlikely. There are six watercourses within the urban footprint which have the potential to adversely impact upon the urbanised area of Bangor.</p> <p>There are also several pockets of surface water flooding within the settlement.</p>
Transport Test	<p>Bangor Bus Centre provides frequent bus services to Belfast via Hollywood (service 1 and 2). Alternative routes available are to Ballywalter via Groomsport, Millisle and Donaghadee (service 3), to Newtownards (service 6) and the Ulster Hospital (service 4). The 302 Bangor Town Service provides transport around the settlement and service Towerview, Ashbury, Bexley, Rathgill/Breezemount, Bloomfield, Kilcooley and Rathmore.</p> <p>Bangor train station offers regular services towards Belfast and from here destinations such as Lisburn, Portadown, Larne, Londonderry and Dublin are accessible.</p> <p>There are a number of protected routes throughout the settlement examples include, Crawfordsburn Road, South Circular Road, West Circular Road and Belfast Road.</p> <p>The majority of the roads have pedestrian footpaths with street lighting and a public realm scheme has been completed within the town centre.</p> <p>There are eighteen council-controlled car parks located within the settlement, these are within or near to the town centre boundary, plus on street carparking is available for a limited time within the town centre.</p>

	<p>An area of Parking Restraint has been designated with Bangor Town Centre.</p>
Economic Development Test	<p>Bangor has zoned employment/industry lands are in a variety of locations and a number of existing areas already exist. These areas coupled with retail and the business sector offer employment opportunities within the settlement.</p> <p>There will of course be a percentage of the resident population in Bangor employed outside of the settlement and given the regular train service to Belfast it is considered that some of the population will travel to Belfast and beyond to work.</p> <p>A Town Centre boundary including a designated Primary Retail Core and Primary Retail Frontage includes, but is not limited to, Abbey Street, Main Street and High Street.</p>
Urban/ Rural Character Test	<p>Bangor is a coastal settlement and taking into account the number of dwelling houses and the infrastructure within the settlement and linkages to Belfast and beyond it is considered to be urban in character.</p> <p>Public realm works have enhanced the quality of the environment for residents and visitors.</p> <p>Areas of Townscape Character cover a portion of the settlement and historic building fabric, and maritime heritage add to the character of the place.</p>
Community Services Test	<p>The town has retained a large number of green spaces within the settlement development limits and surrounding area. These along with the existing play parks, Pickie Park and the Coastal Path provide outdoor recreation and sporting activities.</p> <p>The area around the McKee Clock provides a public realm open space area, which is used for seasonal social events.</p> <p>There are community centres and active resident's associations which aim to improve the settlement and support active participation of the local community.</p> <p>There are a number of shopping facilities located both in the town centre and within the designated District and Local Centres of Bloomfield and Springhill. The number and range of shops within the town centre boundary has depleted somewhat over recent years with the shift appearing to take place from a range of comparison shops and retail services, towards coffee shops and vacant units.</p>

Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast via train or bus. • Range of services and facilities available. • Good quality housing areas. • Health centres available. • Nursery, primary and secondary facilities. • Benefits from both independent and multi-national shopping facilities. • Community facilities available (community hall, play parks, active residents association). • Public realm works completed. • Marina. • Demand for town centre housing has remained high. • Good Quality leisure facilities.
Weaknesses	<ul style="list-style-type: none"> • Vacancy rate in retail units within the town centre including Flagship Centre. • Bangor town centre faces competition from out-of-town shopping centres and retail parks. • Dereliction of properties along Queens Parade. • Perceived lack of evening economy. • One-way traffic system within parts of the town centre.
Opportunities	<ul style="list-style-type: none"> • Good links to Bangor and Belfast. • Capacity at North Down WWTW. • Increase access to marina and surrounding area. • Tourism/recreational and sporting opportunities due to coastal location. • Bangor waterfront project. • Queens Parade development.
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to surface water flooding. • Area of Townscape Character designations may mean additional controls/restrictions on development. • Environmental designations adjacent to the settlement may restrict future expansion opportunities. • Potential impact on marine life within the harbour.

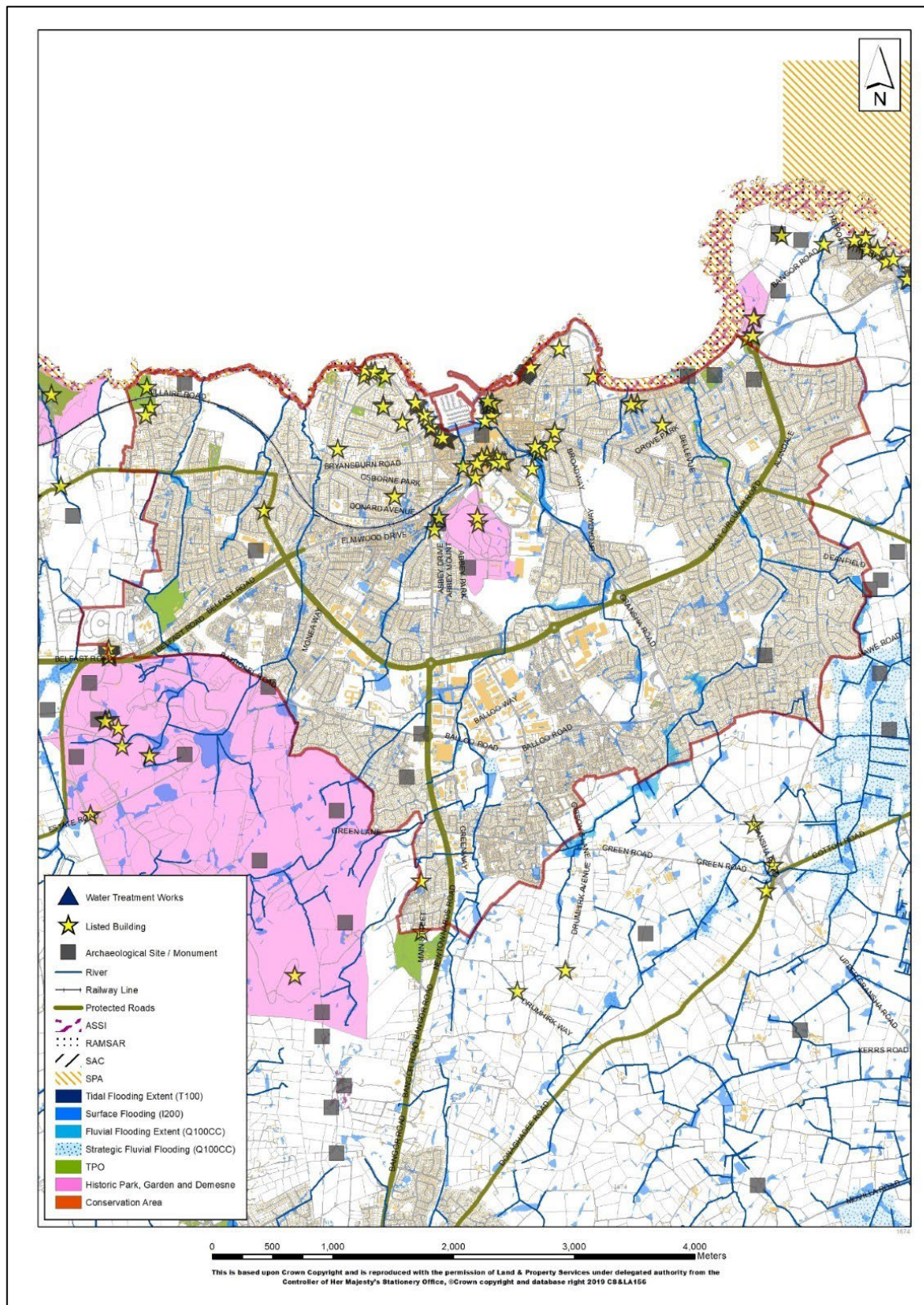
Conclusion / Key findings:

Taking into account the population size and level of services and facilities that are provided within the settlement limit, Bangor occupies a level of services and infrastructure that places it within Level 3 of the Hierarchy of Settlements and Related Infrastructure Wheel. It is considered that Bangor should be retained as a **Large Town** within the LDP.

Bangor



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Carrowdore			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Village	587	41.04	248
Overview of Settlement			
<p>Carrowdore is located about 6.2 miles south east of Newtownards and occupies an inland position at the top of the Ards peninsula. Its urban form is defined by the long Main Street, which consists mostly of housing and focused on a petrol filling station, associated shop and Post Office. There are few topographical or landscape features which might provide definition to the village limit. However, the Carrowdore Castle Estate on the higher ground to the north of the village, and its surrounding trees provides a distinctive setting to the north of the village.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is restricted approval at Carrowdore WWTW until the proposed upgrade contract is awarded.</p> <p>There is no natural gas provision, however, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area. Carrowdore Central 33/11kv sub station is located on the Ballyblack Road East.</p> <p>There is a petrol filling station and associated convenience shop incorporating a Post Office (Eurospar) and an ATM and a hot food bar.</p> <p>Carrowdore Primary School and Strangford Integrated College (with associated playing fields), a mission hall (Maranatha) and Carrowdore Presbyterian Church are all located within the settlement limits.</p> <p>Carrowdore benefits from a community centre, playpark and Carrowdore football pitch.</p> <p>There are no health services or facilities.</p>		

	<p>Carrowood is one of The Woodland Trust's "woods on your doorstep woodlands," created to commemorate the millennium. The wood is located directly adjacent to the football pitches.</p>
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p> <p>There are no listed buildings located within the settlement development limits.</p> <p>A Local Landscape Policy area is located adjacent to the north east boundary of the settlement limit. LLPA1 – Carrowdore Castle and Christ Church.</p>
Transport Test	<p>Many of the roads do have pedestrian footpaths (even just on one side).</p> <p>Translink Ulsterbus service nos.9 and 10 serve Carrowdore on route from Belfast to Portaferry.</p>
Economic Development Test	<p>There are no economic development zonings within Carrowdore.</p> <p>Based on limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Carrowdore takes on a linear form along Main Street, it appears rural given the number of dwelling houses, the transport infrastructure as well as a number of shopping facilities. However, it does display some more urban characteristics in that there are two schools, a church and a mission hall and a number of community facilities including a community hall and playpark.</p> <p>The settlement focal point has developed around the petrol filling station and the adjacent units.</p>
Community Services Test	<p>There is a petrol filling station with associated retail unit (Eurospar, incorporating Post Office), a hot food bar and off sales.</p> <p>Carrowdore benefits from a Presbyterian Church and associated church halls and also a Mission Hall, Community Hall, a play park and football pitches.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Convenience shop with Post Office. • Primary and secondary education facilities within the settlement limits.

	<ul style="list-style-type: none"> • Bus route to Belfast and Portaferry. • Community centre and play park.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities. • No library.
Opportunities	<ul style="list-style-type: none"> • Bus links to Belfast.
Constraints	<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty located to the south west of the settlement and Carrowdore Local Landscape Policy Area to the North of the settlement. • Quarry on Manse Road adjacent to the settlement limit and may constrain expansion. • Restricted approval at WWTW.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment.

Carrowdore occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

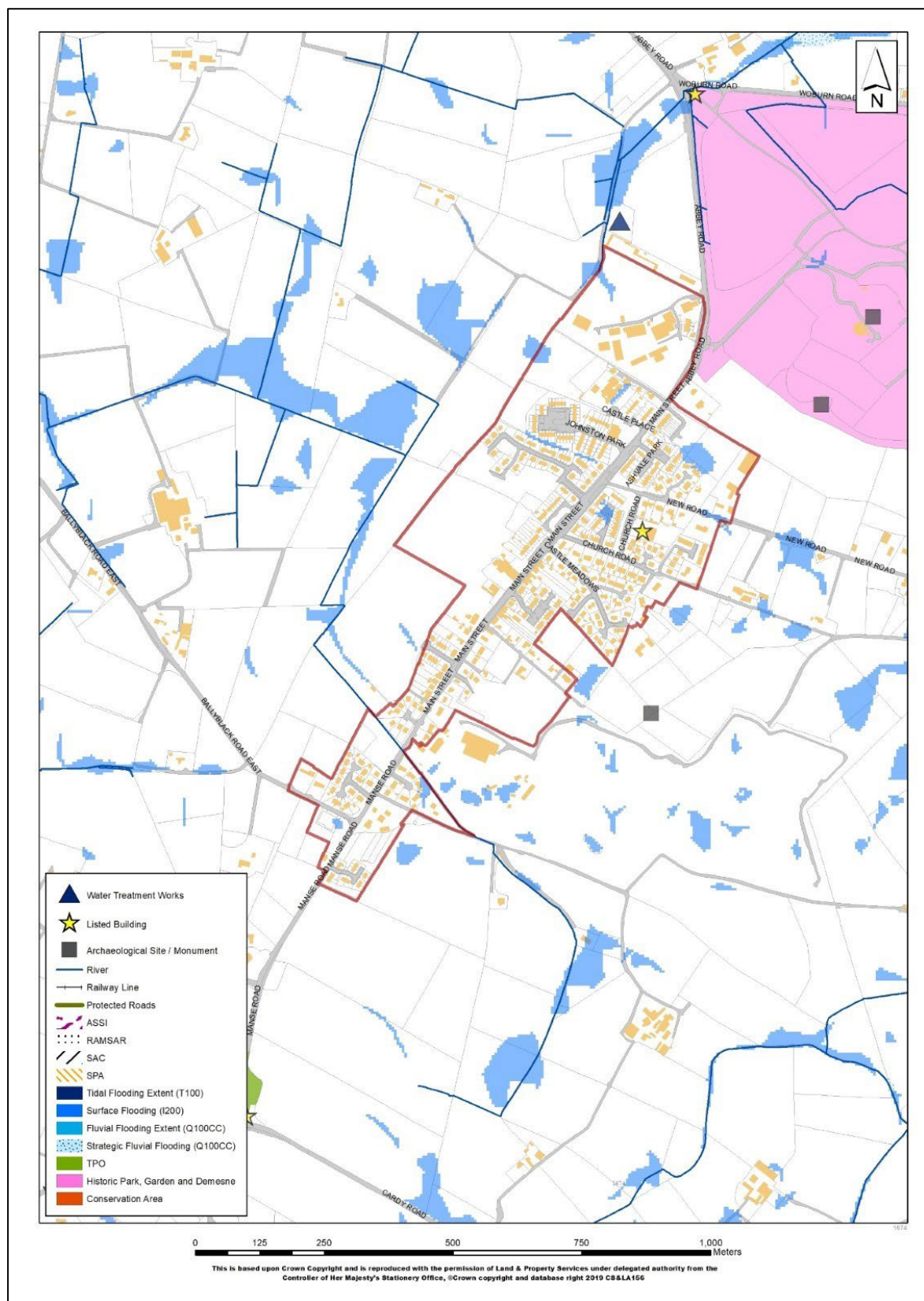
Based on these findings it is recommended that Carrowdore should be designated as a **village** in the new settlement hierarchy.

Carrowdore



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Settlement Appraisal Constraints Map - Carrowdore

Cloughey			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Village	1,075	53.51	431
Overview of Settlement			
<p>Cloughey is a linear village running along the outer coast of the Ards Peninsula for approximately 1.5 miles. Cloughey is 4.6 miles from Portaferry and 15.5 miles from Newtownards. Cloughey has been built around Cloughey Bay and the development is contained between the headlands of Ringboy Point and Slanes Point. The Northern Ireland Landscape Assessment identifies an area of land to the north of the village as a “buffer zone” between Cloughey and Portavogie. The tower house and bawn of Kirkistown Castle is an archaeological monument which, together with the disused windmill stump, forms a distinctive landmark to the west of the village. The village is characterised by its linear form and lack of development in depth. Housing has been developed back from the A2, which is the coastal road from Bangor to Portaferry, along Quarter Road and Kircubbin Road.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Cloughey retention tank.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is a petrol filling station located within the square towards the southern end of the settlement. This includes a convenience shop with a Post Office and a cash machine and a hot food bar.</p> <p>Cloughey benefits from a primary school and a Presbyterian Church.</p> <p>There are no healthcare services or facilities.</p> <p>Kirkistown Castle Golf Club.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers show that there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p>		

	<p>There are no environmental designations within the settlement limit. There are several designations located to the west of the settlement including Outer Ards Ramser, Outer Ards Special Protection Area (SPS) and Outer Ards Area of Special Scientific Interest (ASSI). Strangford and Lecale Area of Outstanding Natural Beauty (AONB) is located approximately 200 metres to the south.</p> <p>Four Local Landscape Policy Areas (LLPA) are located adjacent to three of the settlement boundaries. Strangford and Lecale Area of Outstanding Natural Beauty (AONB) is located approximately 200 metres to the south.</p> <p>There is capacity at Cloughey retention tank.</p> <p>There are no listed buildings or archaeological sites and monuments located within the settlement.</p>
Transport Test	<p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services from Portaferry to Belfast (Route Nos 9, 9b and 10b) which serve Cloughey at numerous bus stops.</p>
Economic Development Test	<p>There are no economic development zonings within Cloughey</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Cloughey has some urban influences due to the number of dwelling houses and the straight wide arterial route that runs through the settlement. Although there is a lack of a variety of commercial facilities. The settlement has developed in a linear fashion along the Main Road (A2).</p> <p>A Children's play area, tennis courts, bowling green are located outside of the development limit, as are the car park and beach. However, these facilities are considered to be a focal point for the Cloughey.</p>
Community Services Test	<p>There are some community facilities located within Cloughey including a convenience shop located at the petrol filling station, a hot food bar and a church.</p> <p>There is a playground and public car park immediately adjacent to the settlement development limit, alongside a bowling green and tennis club.</p>

Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Good quality housing area. • Coastal Location. • Proximity to tennis club and bowling green. • Car parking and access points to beach adjacent to the settlement.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library. • Limited employment opportunities. • Location within Ards Peninsula.
Opportunities	<ul style="list-style-type: none"> • Good links to Newtownards (via public transport). • Available sites zoned for housing. • Capacity at Cloughey Retention Tank.
Constraints	<ul style="list-style-type: none"> • Number of Local Landscape Policy Areas and proximity of Strangford and Lecale Area of Outstanding Natural Beauty to the settlement may restrict expansion.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment and post primary schools.

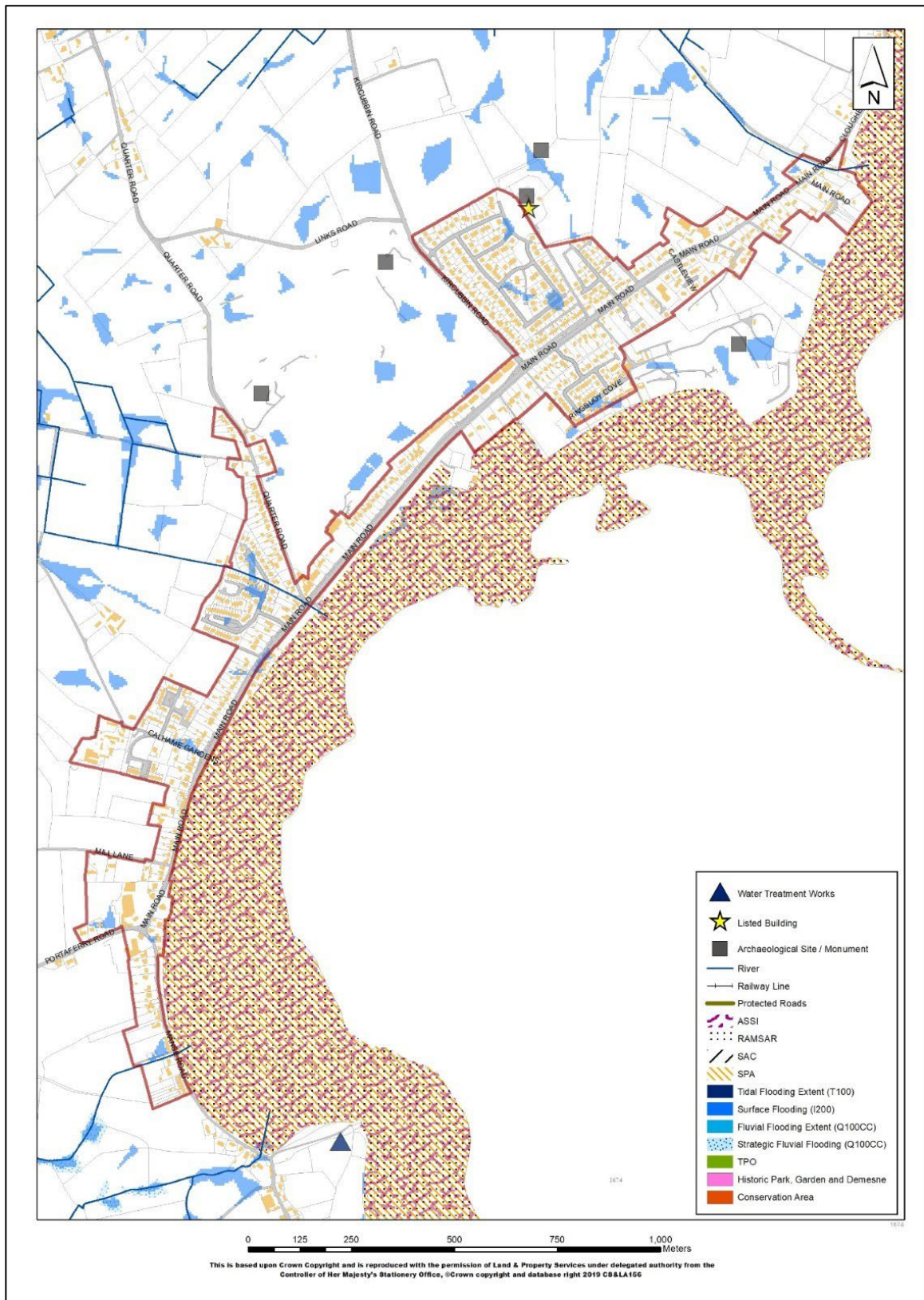
Cloughey occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Cloughey should be designated as a **village** in the new settlement hierarchy.

Cloughey



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Settlement Appraisal Constraints Map - Cloughey

Comber			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Town	9,078	350	3,973
Overview of Settlement			
<p>Comber is the third largest town in Ards and North Down Borough area and is located 12.7 miles from Belfast City Centre. It sits in an undulating drumlin landscape, with Strangford Lough to the east and Scrabo Tower in the distance to the north. It is a growing commuter settlement with trunk road connections with Newtownards (A21) and Belfast (A22).</p> <p>Industrialisation raised Comber's position from a village to an important town in the 19th Century, providing employment in the linen, flour and brewery industries. The town developed around these industries which were located in Killinchy Street and around Railway Street/Brownlow Street.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Ballyrickard WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband is also available with ultrafast broadband available to some customers.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of convenience and comparison-shopping facilities including but not limited to, a supermarket, newsagent, hardware store, butchers, greengrocers, newsagent, estate agent, dentist, pharmacist, Post Office, bookmakers, hair salon, beauty salon, chemist, off licence. Alongside the shopping facilities there are also a variety of coffee shops, restaurants, hot food takeaway bars and public houses. Services include a funeral director, financial services, accountants, laundry service, physiotherapist, travel agent and bank.</p> <p>Cash Machines are available within the settlement limit.</p> <p>There are three petrol filling stations located within the settlement limit with associated convenience stores.</p>		

	<p>A council-controlled cemetery is located along the Newtownards Road and others located within the settlement associated with the various places of worship.</p> <p>Within the development limits there are several places of worship including Comber Gospel Hall, Comber Baptist Church, Comber non subscribing Church, First Presbyterian Church Comber, 2nd Comber Presbyterian Church, Our Lady of the Visitation Church, St Marys Parish Church, Comber Methodist Church. Comber Free Presbyterian Church is located adjacent to the settlement limits.</p> <p>There is a community centre (Comber Adult Learning Centre), two playgrounds and several playing fields.</p> <p>There is a health centre comprising of doctor's surgery and associated clinics.</p> <p>There is a leisure centre with associated sports pitches.</p> <p>Three AED devices are available, and a NI Fire and Rescue station is situated within the settlement limits.</p> <p>Five council operated car parks of various sizes are located within the settlement.</p> <p>There are three primary schools located within the settlement, Comber Primary School, Andrew's Memorial Primary School and St Mary's Primary. Nendrum College is a secondary school located within the settlement.</p> <p>There is also an 'Additional Support for Children in Education' team facility and a public library.</p> <p>Two care/nursing homes are located within the settlement and 'Stepping Stones' provides retirement flats for the elderly.</p> <p>There are several listed buildings and features located within the settlement. Six of these are B1 grades including the 'Andrews Mill' complex and the Gillespie monument and some dwelling houses. Twenty B2 listed buildings/features include several churches, Andrews family burial vault, the cobbled footpath in front of 9-11 The Square and various dwelling houses. Comber Non-subscribing Presbyterian Church is listed as B+.</p>
Environmental Capacity Test	<p>The east of the settlement sits adjacent to the Strangford and Lecale Area of Outstanding Natural Beauty (AONB) and the area where the Enler river enters the settlement on the south eastern side is designated as a Special Protection Area (SPA), Special Conservation Area (SCA), Area of Special Scientific Interest (ASSI) and RAMSAR.</p>

	<p>A Seascape character area also incorporates the area north of Ballydrain and South of Newtownards Road.</p> <p>Three Local Landscape Policy Areas (LLPA) are located adjacent to the settlement boundary. These are namely, Enler River corridor and Mount Alexander, Clattering ford and surroundings, Comber Ricer and former settlement.</p> <p>Comber Non-Subscribing Presbyterian Church and its surroundings is a designated LLPA within the settlement (Windmill Hill).</p> <p>Two Areas of Townscape Character (ATC) are designated within the settlement these are located at the Square Area and the Mill Village Area. The Square has the Gillespie Monument as its central focus and the Mill Village area includes the former industrial building and several nearby terraces.</p> <p>DfI Rivers flood Maps show issues with flooding events along the Enler River that runs through the town and also pockets of surface water within the settlement.</p>
Transport Test	<p>There are several protected routes that run through the settlement – Killinchy Road, Belfast Road, High Street, Killinchy Street and the Comber Bypass (leading to Newtownards Road dual carriageway) which makes the settlement easily accessible by road.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services between Newtownards and Comber (5a) and Route (11) stops at Comber on route from Belfast to Shrigley Mill. A twice daily Town Centre Service operates on weekdays.</p> <p>The Comber greenway is a 7-mile traffic free section of the National cycling network running from Belfast to Comber along the old railway line which closed in 1950. It is a flat bitmac linear path.</p>
Economic Development Test	<p>There is one area zoned for industry within the settlement (Proposal CR 10) which is currently south of the Comber Bypass, stage 2.</p> <p>Based on the available employment opportunities within the settlement it is expected that a portion of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Comber has a relatively compact town centre focussed on the Square with residential developments concentrically growing</p>

	<p>outwards from the town centre as development has occurred. The commercial and office sector is primarily based on the streets around the Square such as High Street, Killinchy Street, Bridge Street, Castle Street and Mill Street.</p> <p>The Square remains the focal point of the town.</p>
Community Services Test	<p>There are several shopping facilities including a supermarket, convenience shops, hardware stop, butchers, bookmakers, hair salon, beauty salon, chemist and Post Office within a petrol filling station. There are several hot food bars, cafes, restaurants and public houses.</p> <p>Facilities such as sports pitches and the leisure centre along with green spaces and the play park, all provide opportunities for the community.</p> <p>There is a community hall and an active Residents Association which works to improve the settlement and support the active participation of the local community. A community garden also operates in the area.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Range of services and facilities available. • Good quality housing areas. • Health centre available. • Primary and secondary education facilities. • Benefits from local shopping facilities. • Community facilities available (community hall, play parks, active residents association). • Public realm works completed.
Weaknesses	<ul style="list-style-type: none"> • Some narrow streets within the settlement. • Second phase of Comber Bypass not yet commenced. • Some dereliction within the town centre.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast. • Available sites zoned for housing. • Regeneration opportunities available. • Capacity at WWTW. • Greenway connectivity and current greenways project to increase connectivity.
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to flooding.

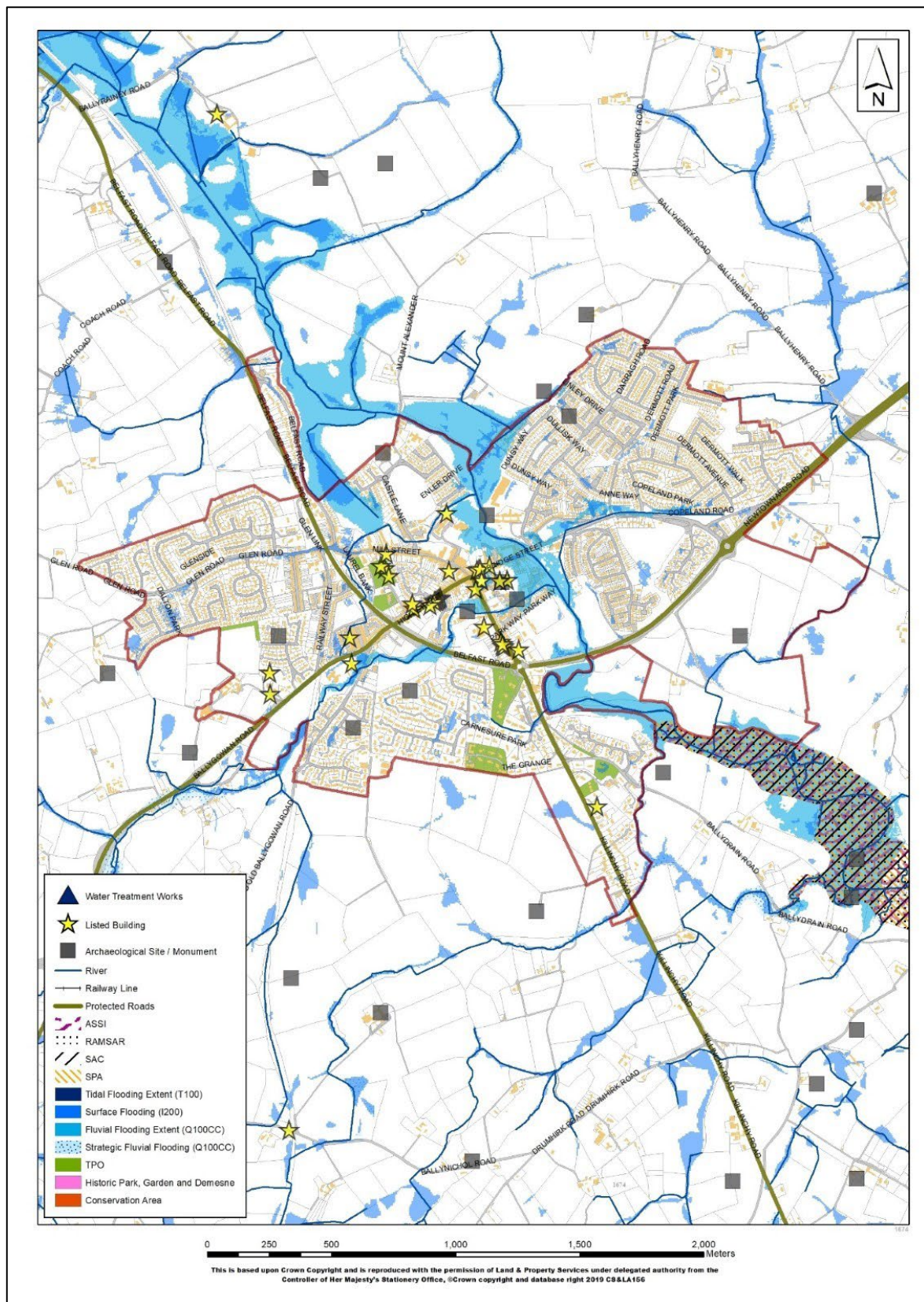
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, the availability of a health centre and education facilities. Comber occupies a level of services and infrastructure that places it within Level 2 of the Hierarchy of Settlements and Related Infrastructure Wheel. Based on these findings it is recommended that Comber should be designated as a **Town** in the new settlement hierarchy.

Comber



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Settlement Appraisal Constraints Map - Comber

Cotton			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small settlement	185	7.03	81
Overview of Settlement			
<p>Cotton is located on the A48, Cotton Road/ Newtownards Road, a Protected Route, which runs roughly west to east across the northern edge of the Ards peninsula. The settlement has developed in a linear fashion along the northern side of the road. To the north, gently undulating grassland is enclosed by mature meadows, while to the south, both arable and pastureland rises in a series of hilltops.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water and there is available capacity at North Down WWTW.</p> <p>There is no natural gas provision to this area. 4G Mobile coverage and superfast are broadband available.</p> <p>Cotton benefits from a primary school (Cotton Primary School), playground and playing fields.</p> <p>There is a nursery/garden centre located within the settlement.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are a few areas adjacent to the river within the settlement limit that are susceptible to pockets of flooding.</p> <p>There are no listed buildings or historic monuments within Cotton.</p>		
Transport Test	<p>The settlement is formed adjacent to the (A48) Newtownards Road which is a protected route.</p> <p>There are public footpaths and streetlights within the settlement.</p> <p>The no 7 Translink Ulsterbus serves the settlement on the Belfast – Newtownards- Donaghadee route.</p>		
Economic Development Test	<p>There are no economic development zonings within the settlement.</p> <p>Based on the very limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>		

Urban/ Rural Character Test	<p>Cotton is rural in character, taking on a linear form along the A48. There are a mix of dwelling types including detached, semi-detached and terrace dwellings along the roadway and development of a group of terrace style dwellings spanning north.</p> <p>No obvious distinguishable focal point within the settlement also adds to the rural character of Cotton.</p>
Community Services Test	The is a playground, playing fields and a nursery within the settlement limits.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Served by public transport. • Play park and playing fields.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, schools, library.
Opportunities	<ul style="list-style-type: none"> • Some underutilised land within the settlement limit which could potentially be developed.
Constraints	<ul style="list-style-type: none"> • Protected route.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, education and community facilities.

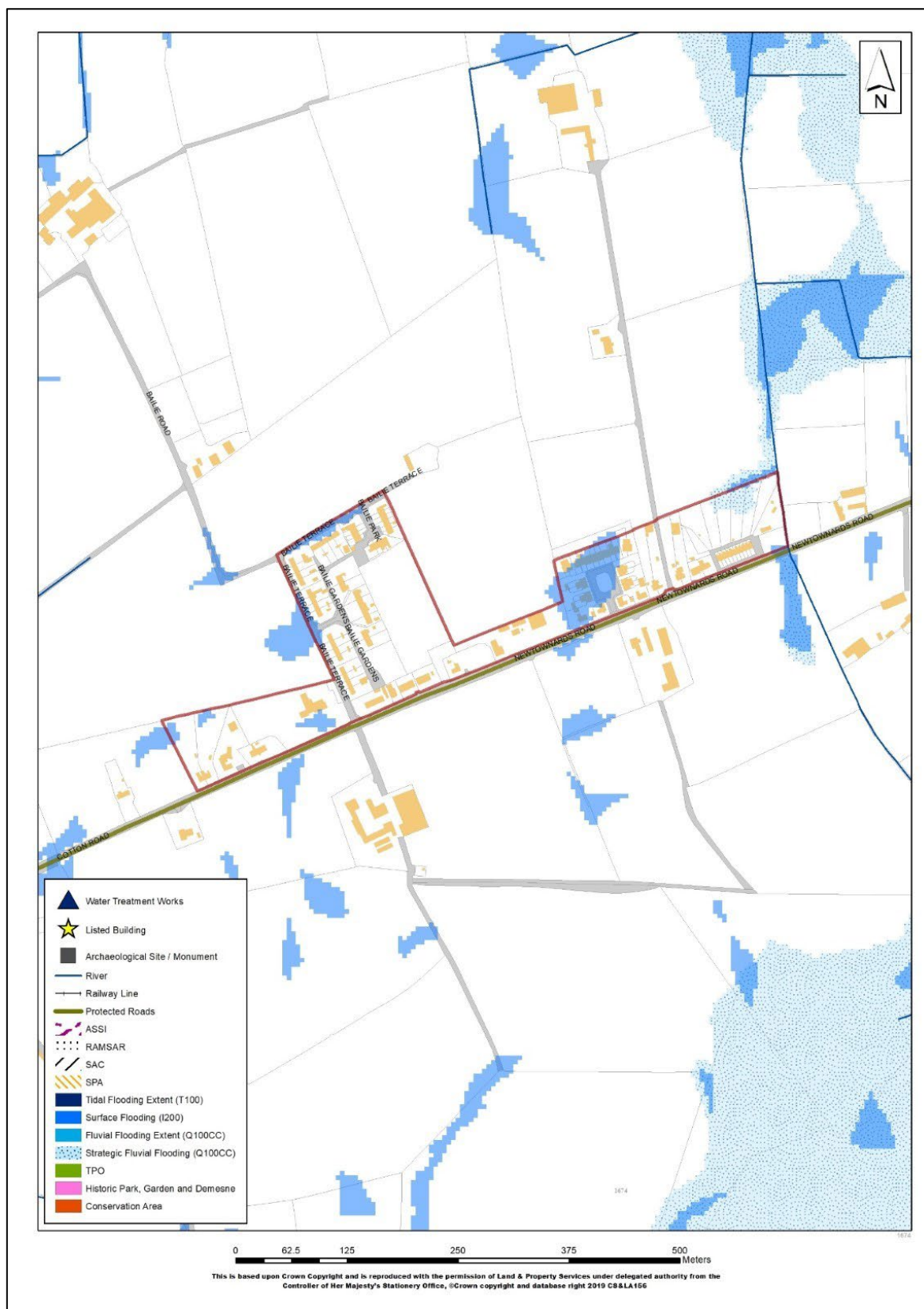
Cotton occupies a level of services and infrastructure that places it below level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Cotton should be designated as a **small settlement** in the new settlement hierarchy.

Cotton



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Craigantlet			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Small Settlement	54	2.65	24
Overview of Settlement			
<p>Craigantlet is a small settlement, situated in the Craigantlet Hills, south of Holywood. It consists of four dispersed nodes of housing, located along the main roads that link them – Whinney Hill, Ballymiscaw Road, Dunlady Road, Holywood Road and Craigantlet Road.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Newtownards WWTW.</p> <p>There is no natural gas provision, 4G Mobile coverage and standard broadband is available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping facilities within the settlement limits.</p> <p>There is a children's play park accessed from Craigantlet Cottages.</p> <p>There are no healthcare services or facilities.</p> <p>There is one church located within the settlement limit (Crossroads church).</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are no areas within the settlement limit that are susceptible to fluvial flooding or surface water flooding.</p> <p>There are no environmental designations within the settlement limit, however, two parts of the settlement are adjacent to Local Landscape Policy Areas (LLPA).</p>		
Transport Test	<p>There are three protected routes that run adjacent to the three northern pockets of the settlement – Craigantlet Road, Whinney Hill and Ballymiscaw Road.</p> <p>A pedestrian footpath links all parts of the settlement apart from the north east pocket where the church is located.</p>		

	Translink Ulsterbus serves the settlement on route no 4 (Bangor-Dundonald, Ulster Hospital).
Economic Development Test	<p>There are no economic development zonings within Craigantlet.</p> <p>A quarry is located in close proximity (Holywood Road) but outside the settlement limit.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	Craigantlet has a rural character due to its dispersed and residential nature. Given that the settlement is in four parts there is no primary node.
Community Services Test	There is a church and an orange hall and a children's playpark within the settlement limits.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> Community facilities available (church, orange hall and play parks). Easily accessed settlement via protected route.
Weaknesses	<ul style="list-style-type: none"> No doctors/ healthcare facilities, schools, library. No retail facilities. No employment opportunities within the settlement boundary.
Opportunities	<ul style="list-style-type: none"> 3.7 miles to Holywood. Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> Parts of the settlement are adjacent to Local Landscape Policy Areas. Quarry located adjacent to the settlement limit.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, schools.

Craigantlet occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

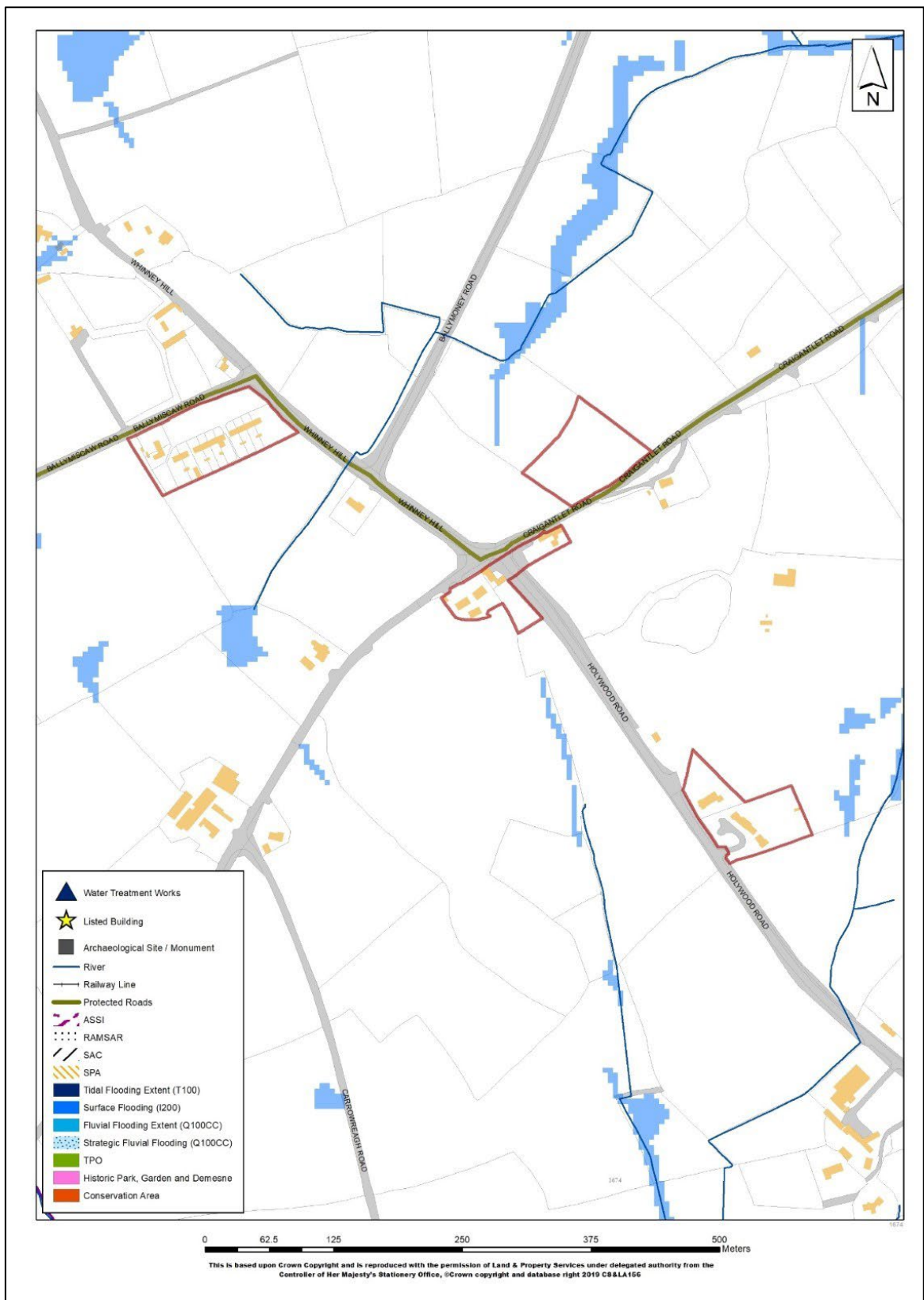
Based on these findings, Craigantlet is a cluster of rural development that provides a focal point for the rural community and therefore, it is recommended that Craigantlet is designated as a **small settlement** in the new settlement hierarchy.

Craigantlet



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Settlement Appraisal Constraints Map - Craigantlet

Crawfordsburn			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	587	41.04	248
Overview of Settlement			
<p>Crawfordsburn is located between Belfast and Bangor, south of Helen's Bay, just off the A2 and approximately 2.5 miles west of Bangor Town Centre. Crawfordsburn is essentially a commuter settlement. It is bounded to the north and west by Crawfordsburn Country Park. The character of the village owes much to its setting. The village developed originally in linear form from Main Street and westwards along Ballymullan Road. More recently, development has taken place in the Meadow Way/Meadow Park area and southwards along Cootehall Road.</p> <p>Crawfordsburn has its origins in the 17th Century, reputedly, there has been a coaching inn in the village since 1641 (The Old Inn). The Sharman-Crawford family developed the settlement in the 18th and 19th centuries. Crawfordsburn was promoted as a Victorian tourist attraction, particularly for those using the railway to nearby Helen's Bay.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Seahill WWTW.</p> <p>Natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>Crawfordsburn benefits from a petrol filling station with a convenience store containing a Post Office facility and a cash machine. A primary school, orange hall craft shop and Loaf pottery and coffee shop (a small arts centre run by the 'NOW' group providing services for people living with a learning disability are all located with the settlement limits.</p> <p>The Old Inn is an established Hotel/restaurant.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are a few areas within the settlement limit that are susceptible pockets of surface water flooding.</p>		

	<p>Two Local Landscape Policy Areas (LLPA) (CFN 06 and CFN 05) are located adjacent to the north, south and west boundaries of the settlement and a landscape wedge surrounds the north and east boundaries.</p> <p>Crawfordsburn House, Historic Park, Garden and Demesne extends into the north east tip of the settlement.</p> <p>Within the settlement there is a listed bridge (Red Bridge) and a listed house, Glen House (B2). An Area of Village character has also been designated.</p>
Transport Test	<p>There is one protected route that runs along the north of the settlement (Ballyrobert Road, B20). This is a route from Bangor to Belfast.</p> <p>Some of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus routes 1, 1b and 502a (Belfast- Holywood- Bangor) serve the settlement.</p>
Economic Development Test	<p>There are no economic development zonings within Crawfordsburn.</p> <p>Based on the limited employment opportunities within Crawfordsburn it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Crawfordsburn has a historic character and is considered to be semi-rural due to the number of dwelling houses, the transport infrastructure and lack of a mix of shopping facilities.</p>
Community Services Test	<p>Crawfordsburn lacks in community facilities, however, there is a children's playground at Crawfordsburn Glen. The settlement is close to Crawfordsburn Country Park which provides an opportunity for sport and recreation in the area.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Proximity to Bangor. • Close to services and facilities at Bangor. • Quality Landscape setting. • Public Transport Route (Translink bus services). • Close to rail services at Helens Bay.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library etc. • Limited employment opportunities. • Limited car parking.

Opportunities	<ul style="list-style-type: none"> • Good links to Belfast via bus. • Available land within the development limit for potential development. • Capacity at Seahill WWTW.
Constraints	<ul style="list-style-type: none"> • Designations may restrict potential expansion of the settlement. • Several scheduled and unscheduled monuments in the area.

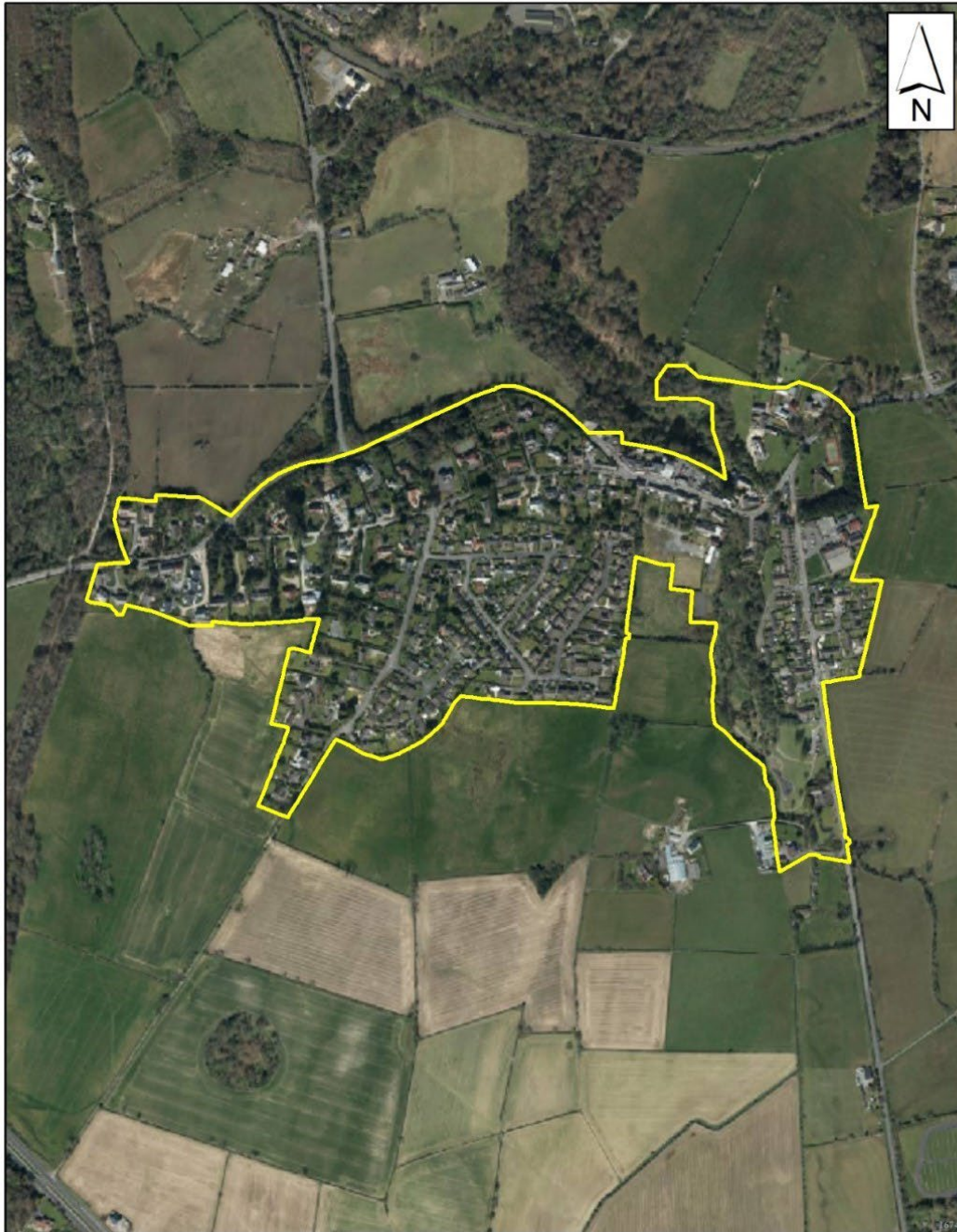
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools.

Crawfordsburn occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

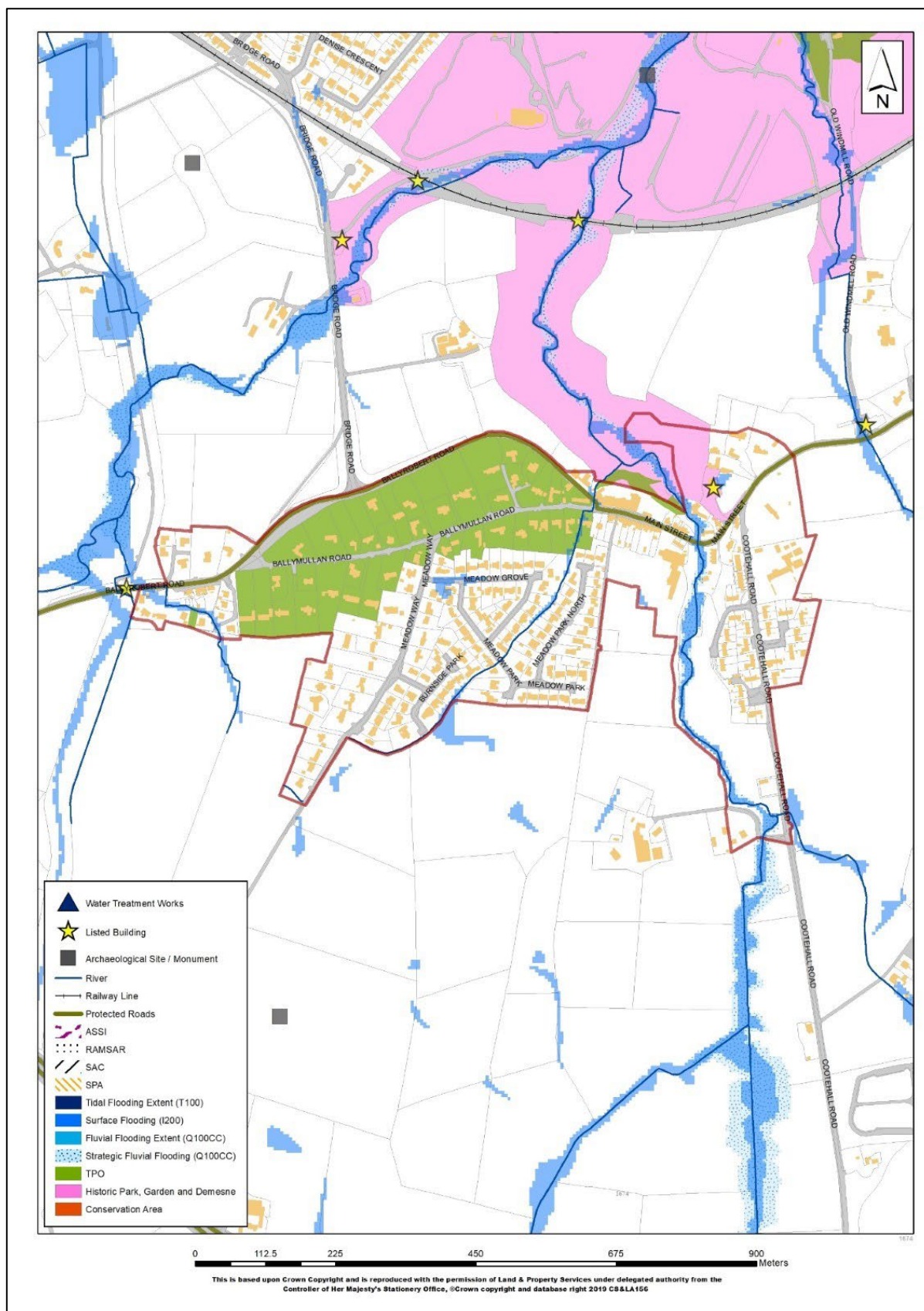
Based on these findings it is recommended that Crawfordsburn should be designated as a **village** in the new settlement hierarchy.

Crawfordsburn



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Settlement Appraisal Constraints Map - Crawfordsburn

Donaghadee			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Town	6,869	293.97	3,257
Overview of Settlement			
<p>Donaghadee functions as a dormitory settlement and seasonal tourist destination. It is situated on the eastern coast of the Ards Peninsula. The town has a significant number of archaeological sites and listed buildings, particularly within the compact historic core which was designated as a Conservation Area in 1994. The focal points in the town are the harbour with its lighthouse on the South Pier, the attractive terraces of white painted buildings along the promenade and the Moat - a castellated building complete with turrets and battlements, located on top of an Anglo-Norman motte dating from the 13th Century.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at North Down WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband are available with ultrafast broadband available to some customers.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of shopping facilities including but not limited to, antiques, ice cream shop, chemist, fashion shop, convenience shop, estate agents, butchers, hardware shop, greengrocers, Post Office, watchmaker, shoe shop, opticians, funeral directors, art studio and flower shop. Hairdressers, barbers and beauty salons are also available.</p> <p>There are several public houses, coffee shops, restaurants and hot food bars, a sailing club as well as tourist accommodation.</p> <p>Cash machines are available within the settlement limit.</p> <p>There is one council-controlled cemetery within the settlement, Ballyvester. There are others located within the settlement associated with the various places of worship.</p>		

	<p>Within the development limits there are several places of worship including Donaghadee Free Presbyterian Church, Shore Street Presbyterian Church, Donaghadee Baptist Church. Donaghadee Methodist Church, Donaghadee Parish Church, First Presbyterian church and Donaghadee Elim Pentecostal Church.</p> <p>There are two primary schools and a co-educational controlled school providing specialist provision for pupils aged 3-18.</p> <p>There is a community centre (Donaghadee Community Centre), four playgrounds (one just outside the development limits, Lemon's Wharf).</p> <p>Donaghadee benefits from a health centre comprising of a doctor's surgery, featuring associated clinics. Edgewater Lodge care home provides care for the elderly alongside various assisted living accommodation facilities.</p> <p>Six AED devices are available, and a NI fire and Rescue station is situated within the settlement limits.</p> <p>One council operated car park is located at Railway Street and one to the south of the settlement limit at 231 Millisle Road (Templepatrick car park).</p> <p>There are a number of listed buildings and features located within the settlement. One of these is Grade A, (The Manor House) five are B + (Donaghadee Church of Ireland Parish Church), fourteen are B1 (Lighthouse) and 27 are B2 Grade (Tower on the Moat).</p>
Environmental Capacity Test	<p>Donaghadee is a coastal settlement and as such is adjacent to a number of coastal designations including Ards Peninsula Seascape Character Area, Outer Ards Area of Special Scientific Interest and Special Protected Area and RAMSAR site.</p> <p>There are eight designated Local Landscape policy areas designated either within or adjacent to the settlement. LLPA1 - Portavo House and Demesne, LLPA2 - Donaghadee Parish Church, Moat Farm and surrounding lands. LLPA3 - Water Tower and associated land, LLPA4 - Croagh Park Nursing Home, St Patricks Graveyard, Standing Stone and associated vegetation, LLPA5 – Donaghadee Motte, LLPA6 Listed buildings and Gardens, LLPA7 - Lands to south of Newtownards Road, and LLPA8 - The Commons and coastline.</p> <p>An Area of Archaeological Potential and Historic Park, Garden and Demesne, and a conservation area are designated.</p>

	<p>DfI Rivers Flood Maps show some issues with flooding events along Ballyhay Burn River the that runs through the town and there are also pockets of surface water within the settlement.</p>
Transport Test	<p>Moat Street, Newtownards Road and High Bangor Road are protected routes that run through the settlement which helps to make the settlement easily accessible.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services between Bangor and Ballywalter serving Donaghadee (service Nos. 3 and 7). The Belfast to Bangor service (203) also calls at Donaghadee. Donaghadee- Bangor town service (303a) operates twice daily on weekdays providing a link between and around the settlements.</p>
Economic Development Test	<p>The former carpet factory site on High Bangor Road has now been redeveloped for housing, following historic planning appeals commission decision. This site was previously designated as DE15 - Existing Industrial site.</p> <p>Based on the available employment opportunities within the settlement it is expected that a portion of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Donaghadee is steeped in history and with a rich legacy of architectural quality. The architecture reflects the occasional medieval and Jacobean remnants, with a core of late Georgian buildings and predominance of late Victorian and Edwardian buildings. Donaghadee has a relatively compact town centre surrounded by the sea front and the residential developments which have concentrically grown outwards from the town centre as development has occurred. The core of the town centre remains to appear to be founded around the collection of built form between The Parade and High Street.</p> <p>Public realm works have enhanced the quality of the environment for residents and visitors.</p> <p>The majority of the town is within a conservation area and the built environment consists of a number of buildings displaying high quality architecture. The Harbour and sea front provide an attractive and historic area and remains an economic opportunity for the settlement.</p>
Community Services Test	<p>The town has retained a large number of green spaces within the settlement development limits and surrounding area. These along</p>

	<p>with the existing play parks provide outdoor recreation and sporting activities.</p> <p>There is a community centre and an active resident's association which aim to improve the settlement and support active participation of the local community.</p> <p>There are a number of shopping facilities including, but not limited to a convenience shop, hardware store, butchers, bookmakers, hair salons, beauty salon, chemist and Post Office within a petrol filling station. There are several hot food bars, cafes, restaurants and public houses.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Range of services and facilities available. • Good quality housing areas. • Health centre available. • Primary and special education facilities. • Benefits from local shopping facilities. • Community facilities available (community hall, play parks, active residents association). • Public realm works completed. • Attractive seaside location.
Weaknesses	<ul style="list-style-type: none"> • No major supermarket. • Lack of tourist facilities. • Lack of car parking provision. • Underutilised harbour area.
Opportunities	<ul style="list-style-type: none"> • Good links to Bangor and Belfast. • Capacity at North Down WWTW. • Harbour utilised to full potential. • Linkages to Copland Islands.
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to surface water flooding. • Conservation Area and Area of Townscape Character designations may mean additional controls/restrictions on development. • Environmental designations adjacent to the settlement may restrict future expansion opportunities.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, the availability of a health centre and education facilities. Donaghadee occupies a level of services and infrastructure that places it within Level 2 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Donaghadee should be designated as a **Town** in the new settlement hierarchy.

Donaghadee



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Glastry

Glastry			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement	59	10.66	21
Overview of Settlement			
<p>Glastry is a settlement in two parts that is located 2km southwest of Ballyhalbert and 4km northwest of Portavogie. The western part has developed at the junction of Victoria Road, Manse Road and Glastry Road and has a reasonable amount of mature vegetation surrounding it. The eastern part of the settlement has developed along Victoria Road and contains a secondary school, Glastry College and several dwellings with agricultural land to the rear.</p> <p>There are agricultural fields, and a small number of residential properties situated between the two nodes.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water.</p> <p>There is available capacity for part of the settlement at Ballyhalbert Victoria WWTW.</p> <p>There is no natural gas provision.</p> <p>4G Mobile coverage available and standard broadband available to all premises. Ultrafast broadband available to some, but not all premises.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There is a secondary school, Glastry College and two churches, Glastry Methodist and Glastry Presbyterian Church with a church hall and graveyard.</p> <p>There is a post box.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates that there are no areas within the settlement limit that are susceptible to flooding.</p> <p>A portion of the settlement at Glastry Road and Victoria Road is within a Local Landscape Policy Area (LLPA) - Presbyterian Church, Glastry House, and surroundings. This may constrain development as land within it is adjacent to listed buildings and consists of mature</p>		

	<p>trees and vegetation and landscaped grounds which gives the impression of a traditional rural settlement within an attractive setting.</p> <p>The settlement limit is defined by mature trees and hedging.</p> <p>Glastry Presbyterian Church at Manse Road is a Grade B1 Listed Building with a church hall and adjoining graveyard.</p>
Transport Test	<p>The settlement has developed in a linear form along Victoria Road and its junction with Manse Road and Glastry Road.</p> <p>National speed limits applies within the settlement and there are streetlights and a footpath at the crossroads and adjacent to the church.</p> <p>Translink Ulsterbus services Nos.9 and 10b serve Glastry on journeys between Portaferry and Newtownards.</p> <p>Potential for local children to walk to secondary school and good public transport links with the school.</p>
Economic Development Test	<p>There are no economic development zonings within Glastry.</p> <p>There are limited employment opportunities within the settlement, the school may provide some employment, but it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Glastry has a rural character given that the settlement has developed at a staggered crossroads and development forms a linear pattern along the roads. There are also no retail facilities or services or healthcare which reinforces the rural character.</p> <p>The settlement consists of detached dwellings with generous plot sizes.</p> <p>There is no obvious sense of place as the settlement limit is divided into two parts. Within the western part of the settlement the focal point is the staggered crossroads and within the eastern part the focal point is the school.</p>
Community Services Test	<p>There are two churches and a secondary school within the settlement that provide a community role.</p> <p>People travel from within the Borough to the school for employment and education.</p>

Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Secondary School. • Good transport links.
Weaknesses	<ul style="list-style-type: none"> • No retail, health services.
Opportunities	<ul style="list-style-type: none"> • To link separate parts of the settlement.
Constraints	<ul style="list-style-type: none"> • Only part of settlement has available capacity at WWTW. • LLPA within the settlement.

Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access all services, such as health care facilities and employment.

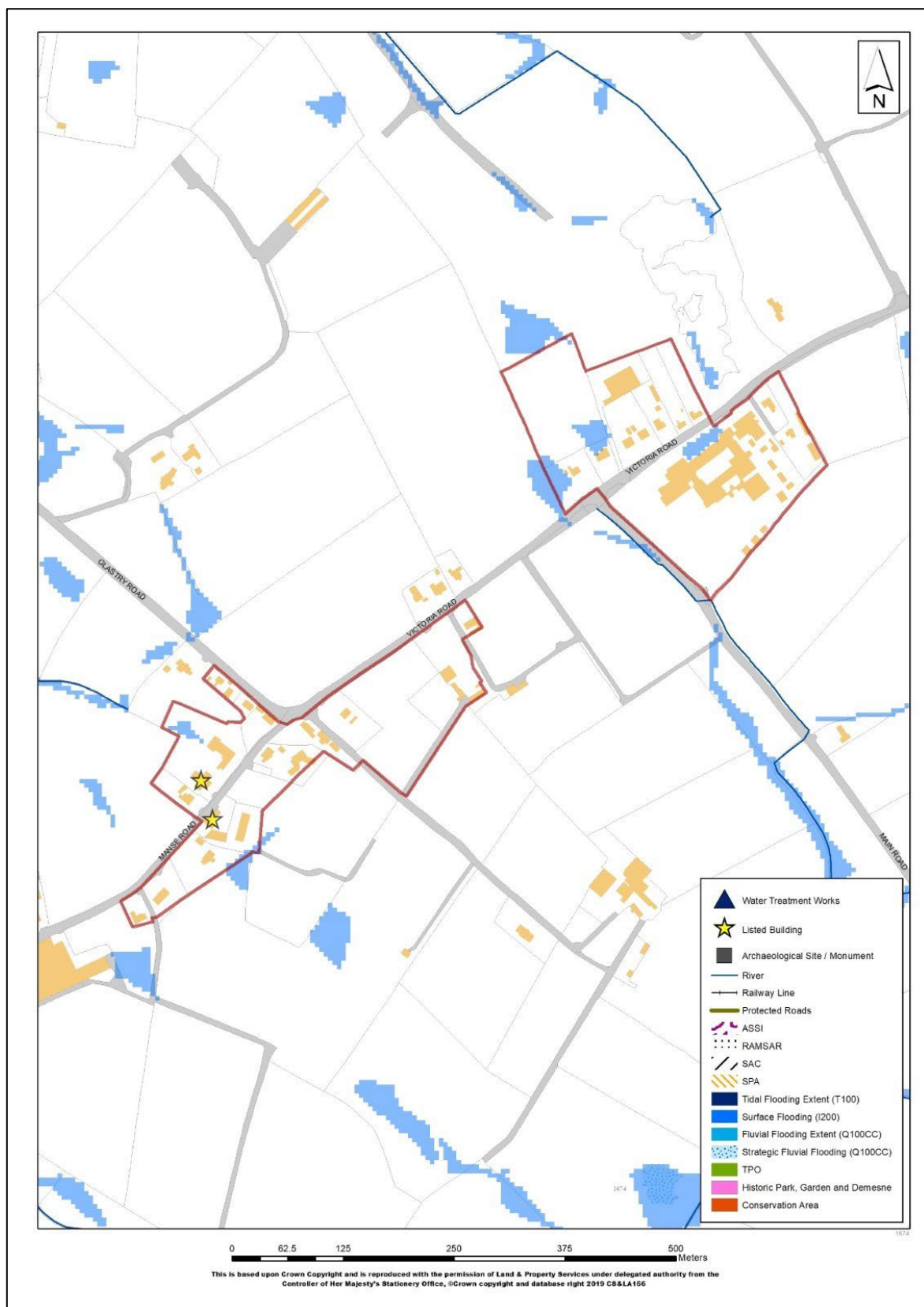
On comparison with the Hierarchy of Settlements and Related Infrastructure Wheel, Glastry has a post primary school which is within Level 2 on the wheel. However, the settlement does not have a level of services and infrastructure that fully places it within Level 2 or Level 1 and therefore it is considered that Glastry provides a level of services and infrastructure that places it below Level 1.

Based on these findings, Glastry is a cluster of rural development that provides a focal point for the rural community and therefore, it is recommended that Glastry is designated as a **small settlement** in the new settlement hierarchy.

Glastry



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Settlement Appraisal Constraints Map - Glastry

Greyabbey			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Village	939	31.40	406
Overview of Settlement			
<p>Greyabbey is situated on the Strangford Lough shore of the Ards Peninsula, between Newtownards and Kircubbin on the A20 route. Greyabbey is an attractive settlement and the scale and proportions of the older properties, especially to the south of the settlement add much to the character. There are a number of listed buildings in this area. The treescape of Rosemount House provides a significant backdrop. These features, along with the Abbey ruins, after which the village is named, give the settlement a unique and distinctive landscape setting.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is currently capacity at Greyabbey WWTW, however upgrade of works is programmed for 2020/2021.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast are broadband available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are several shopping facilities including a pharmacy, numerous antique and craft shops, Vivo and Post Office, butchers, hairdressers. There are a couple of restaurants and beauty salon.</p> <p>There are also a number of offices located at both ground and first floor.</p> <p>Greyabbey benefits from one primary school and a community centre (Village Hall) within the settlement. A playschool operates from the community centre, and it has associated open space and tennis courts on the Newtownards Road.</p> <p>Public toilet facilities, a telephone box and defibrillator are all available within the settlement.</p> <p>Two playing fields are located adjacent to the settlement limits and there is an area of open space immediately beyond the settlement limit south of Cuan Gardens.</p>		

	<p>There are no healthcare services or facilities within Greyabbey.</p> <p>Greyabbey has three churches, Trinity Presbyterian Church, The First Presbyterian Church (Non- subscribing) and St. Saviour's Church and associated church halls.</p>
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible of surface water flooding.</p> <p>The settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB). Towards the coastal side immediately adjacent to the south of the settlement are several environmental designations including Strangford Lough Area of Special scientific interest (ASSI), Strangford Lough Special Conservation Area (SCA) and Strangford Lough Special Protection Area (SPA). Three Local Landscape Policy areas (LLPA) are located to the North East and South East boundaries of the settlement.</p> <p>There are several listed buildings within the settlement. These are located around the square area and Main Street. Six of these buildings are B1 listed, fifteen are B2 listed. The listed buildings vary in use and include houses, shops and the red BT telephone case located on Main Street, adjacent to Trinity Presbyterian Church is B2 listed.</p> <p>Grey Abbey is situated adjacent to the settlement along the South East boundary. This is a Cistercian Abbey and a State Care Monument.</p>
Transport Test	<p>There are no protected routes that run through the settlement, its location means it is situated on the main through route between Newtownards and Portaferry.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services from Belfast to Portaferry (Route No.10), this service stops within Greyabbey.</p>
Economic Development Test	<p>There are no economic development zonings within Greyabbey.</p> <p>Based on the employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Greyabbey has a distinct historical character which has formed the basis for the designation of part of the settlement as an Area of</p>

	<p>Townscape Character. The settlement consists of varied land uses but is tied together by the scale and proportion of the buildings, in particular those around The Square and Main Street.</p> <p>The settlement focal point has developed at The Square.</p>
Community Services Test	<p>There are a small selection of shopping facilities including a convenience shop (with Post Office), butchers, hair salon, beauty salon, pharmacy. There are several antiques and craft shops and some restaurants, cafes and a public bar.</p> <p>There is a village hall, and two play parks are located adjacent to the settlement limit (still accessible to the settlement).</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Newtownards. • Close to services and facilities at Newtownards. • Good quality housing areas. • Benefits from local shopping facilities. • Community facilities available (Village hall, play parks, tennis courts). • Designated Area of Townscape Character. • Settlement located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library • Limited employment opportunities. • Limited car parking.
Opportunities	<ul style="list-style-type: none"> • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Area of Townscape Character. • Settlement surrounded by environmental designations apart from the northeast boundary which may act as a constraint on expansion. • Settlement located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools.

Greyabbey occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

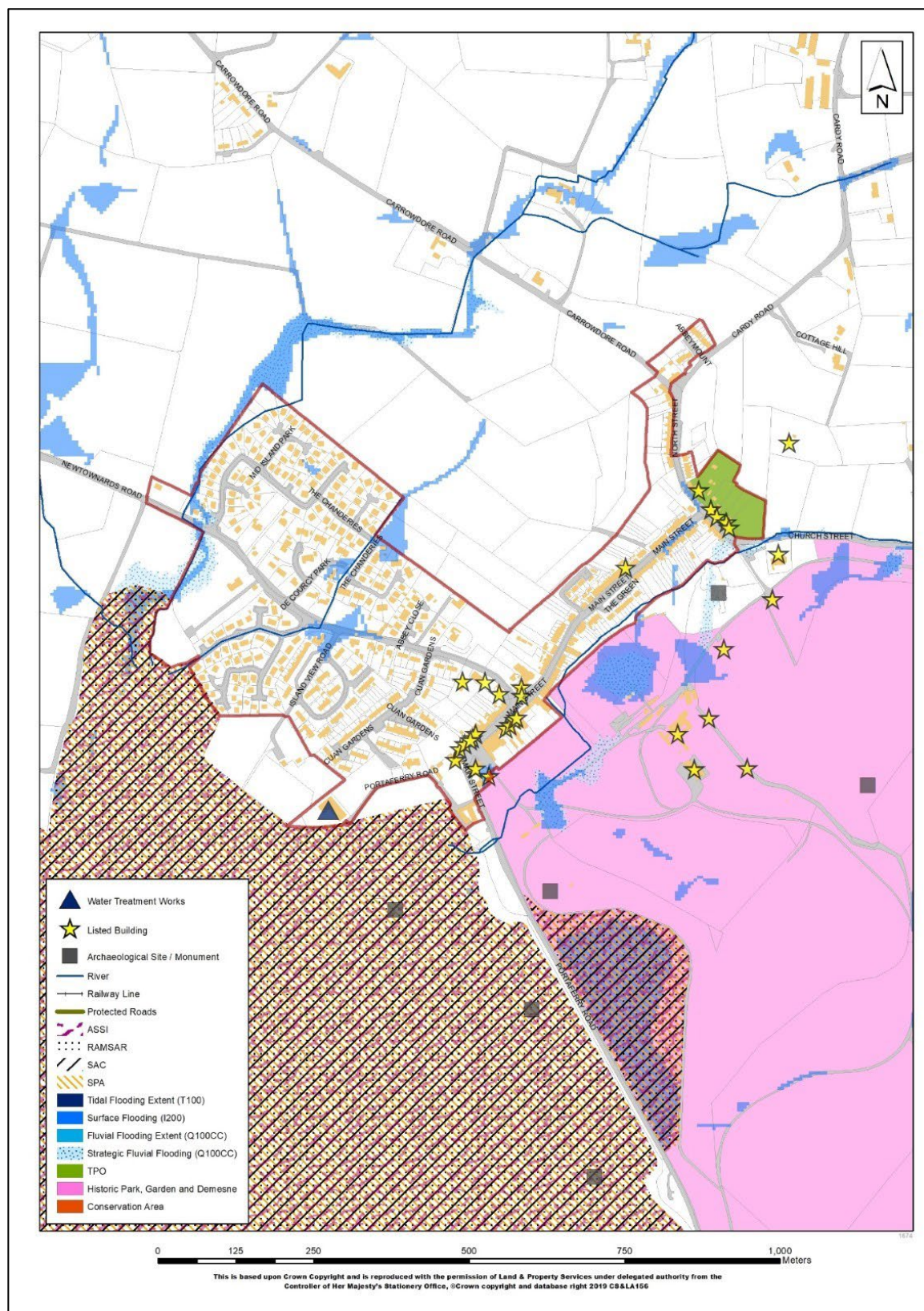
Based on these findings it is recommended that Greyabbey should be designated as a **village** in the new settlement hierarchy.

Greyabbey



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Settlement Appraisal Constraints Map - Greyabbey

Groomsport			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Village	1,233	40.80	611
Overview of Settlement			
<p>Groomsport is a dormitory seaside and holiday village which lies 2 miles 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 powerboating have contributed to its attractiveness. Service and community facilities are adequately provided on a village scale.</p> <p>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 back to the 9th and 10th Century. Groomsport remained as a fishing village through the Victorian and Edwardian periods until the 1920s. It 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, particularly east of Main Street at Groomsport House and Cove Bay.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>Groomsport benefits from some shopping facilities including a spar, and an off License. There is also a hairdresser and a cosmetic clinic and a former bar/restaurant (The Stables), a public house and a café.</p> <p>There are two playgrounds, tennis courts and a paddling pool.</p> <p>There are no healthcare services or facilities although there is an AED device located at the Spar premises on Main Street.</p>		

	<p>There are three churches within the settlement.</p> <p>Groomsport harbour is a small amenity harbour accommodating an inshore fishing fleet of two under 10m boats annually on fore and aft moorings and up to eighty under 7.5m pleasure craft. The majority of pleasure crafts are berthed on swinging moorings with several fore and aft against the quay wall.</p> <p>The harbour has facilities for slippage, drying out berth, hard standing, electric, water, waste collection, and waste oil can be collected by arrangement.</p>
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers Agency shows that there are a few areas within the settlement limit that are susceptible pockets of surface water flooding.</p> <p>There are various environmental designations adjacent to the north of the settlement. These include, Outer Ards Special Protected Area (SPA), Ramsar Site, Area of Special scientific Interest (ASSI).</p> <p>There are 7 listed buildings or structures within the settlement including the War Memorial (B2), Cockle Row Cottage (B1), offices at 'The Lodge' 1 Donaghadee Road (B2), Groomsport Parish Church (B1), Rectory/Manse 11 Bangor Road (B2) and Groomsport House including the Gatelodge (B2). An Area of Village character is also designated within the settlement.</p> <p>There is one Industrial Heritage site within the settlement at Cove Avenue (Brick Hole).</p>
Transport Test	<p>There are no protected routes that run through the settlement.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services from Bangor to Ballywalter (Route No 3) and a weekday service from Belfast- Bangor (Route No 203).</p> <p>Groomsport benefits from two car parks located within the settlement.</p>
Economic Development Test	<p>There are no economic development zonings within Groomsport.</p> <p>Based on the employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>

Urban/ Rural Character Test	<p>Groomsport has semi urban influences due to the number of dwelling houses and facilities However, it is still easily accessible to the rural hinterland.</p> <p>The settlement focal point has developed around the Harbour Road area and Cockle Row Cottages and the paddling pool area.</p>
Community Services Test	<p>The village has landscaped picnic and play areas around the harbour, and beach area. It also has a recreation ground with two football pitches, tennis court and a historic boathouse at the harbour that dates back to 1884. There is also a range of businesses within the village such as a coffee shop, public house, restaurant, hairdressers, off-licence, health clinic and Spar convenience store. In addition, there are three churches serving the local community.</p> <p>Groomsport Village Association work to enhance the general character of the village and the association seeks to promote and encourage a range of activities, events and programmes across the village.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Close to services and facilities Bangor. • Good quality housing areas. • Benefits from some local shopping facilities. • Community facilities available (play parks, active resident's association). • Areas of open space. • Area of Village Character. • Car parking available.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, education facilities, post primary schools, library. • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast via Bangor. • Capacity at WWTW. • Harbour area.
Constraints	<ul style="list-style-type: none"> • Environmental designations located to the north and east of the settlement which may impact on the potential expansion of the settlement.

Conclusion / Key findings:

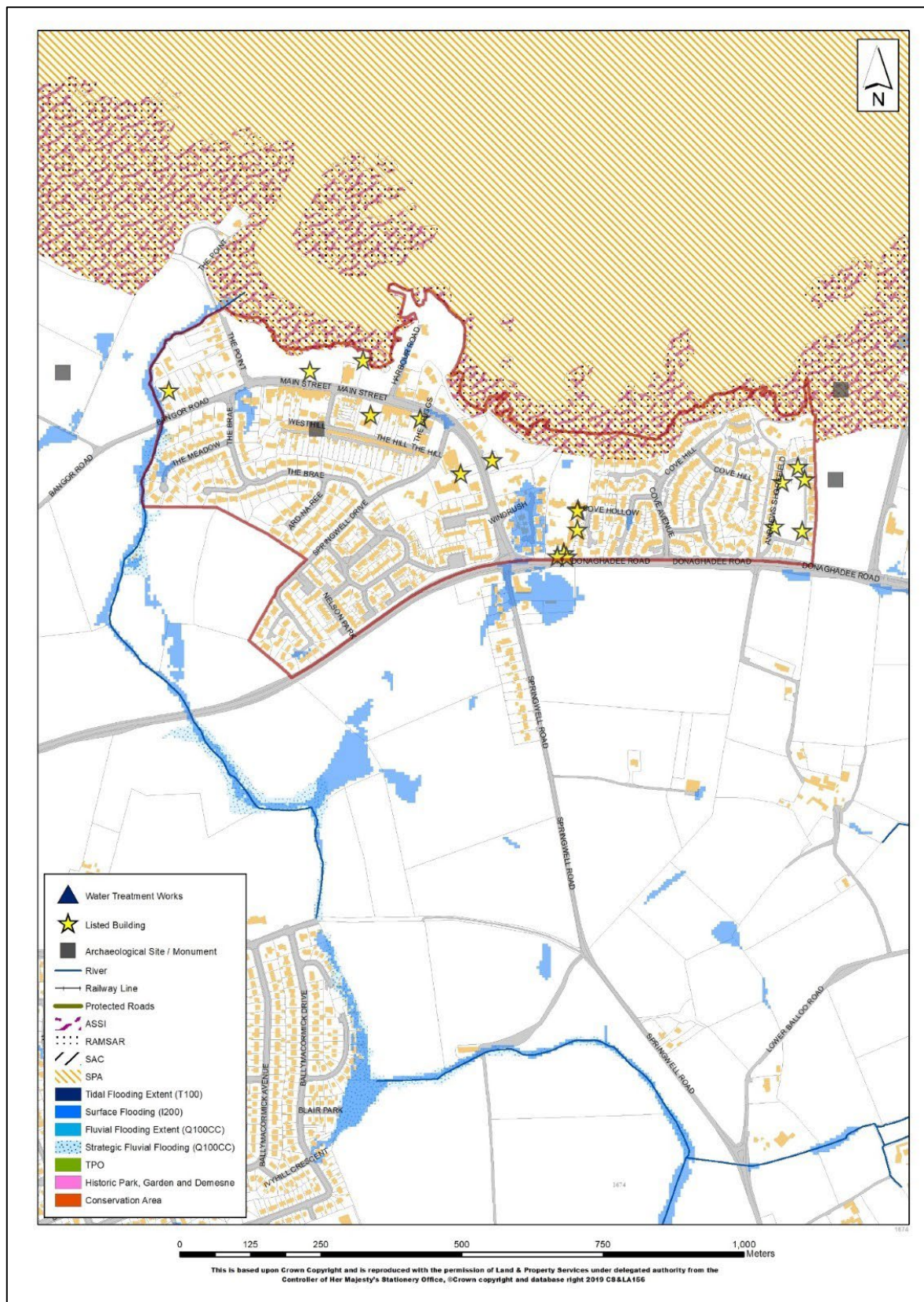
Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, education facilities.

Groomsport occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel. Based on these findings it is recommended that Groomsport should be designated as a **village** in the new settlement hierarchy.

Groomsport



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Settlement Appraisal Constraints Map - Groomsport

Helen's Bay			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	1,390	76.72	634
Overview of Settlement			
<p>Helen's Bay is situated at Grey Point on the coast, 1.2 miles north of Crawfordsburn and 4 miles to Bangor. It is a commuter settlement whose popularity is enhanced by the high amenity value of the surrounding area and several recreational assets including Crawfordsburn Country Park, the golf course, coastal walk and beach. The settlement has expanded rapidly eastward and westwards since 1971 to the extent that it is now largely contained by the boundary of the park to the west, north and east and by the railway line to the south. The focal point of the village is Station Square, where most service and community facilities are grouped.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are several units used to provide local services located within Station Square. These include a pharmacy, wine shop, make up and beauty parlour, hairdressers, dentist and access to the railway station.</p> <p>There are no healthcare services or facilities within the settlement.</p> <p>Public toilet facilities are located within the car park at the junction of Fort Road, Grey Point and Church Road.</p> <p>Helen's Bay tennis Courts are a council owned facility located off Fort Road.</p> <p>There are two churches located within the settlement, Helens Bay Presbyterian Church and St John's Church of Ireland Church.</p>		

Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates that there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p> <p>The settlement is adjacent to Outer Belfast Lough Area of Special Scientific Interest (ASSI), Belfast Lough Ramsar and Belfast Lough Special Protection Area (SPA). Sites of Local Nature of Conservation Interest (SLNCI) are located to the north, east and west of the settlement as well as landscape wedges and Local Landscape Policy Areas (LLPA) to the south and east of the settlement.</p> <p>There is an Area of Village Character (AVC) located within the Helens Bay incorporating Kathleen Avenue and Clandeboyne Avenue, The Fort, Grey Point, part of Church Road and Bridge Road.</p> <p>There are several listed buildings or structures within the settlement limits including two B2 listed dwelling houses, Helens Bay Presbyterian Church (B2), a road bridge, coach yard and railway station structures, station buildings, walling and steps and the former Station Masters House.</p> <p>To the north of the settlement there are three defence Heritage Records, including two coast artillery search lights and a coastal battery. Grey Point Fort is also identified as a State Care Monument.</p>
Transport Test	<p>There are no protected routes that run through the settlement – the settlement can all be accessed off Bridge Road.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>NI Railways provides a service from Helens Bay towards Belfast and Bangor from Helens Bay train station.</p> <p>Translink Ulsterbus do not operate a bus service to Helens Bay.</p>
Economic Development Test	<p>There are no economic development zonings within Helen's Bay.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Helens Bay has urban influences due to the number of dwelling houses, and the transport infrastructure. However, the adjacent landscape wedges ensure that the settlement has not sprawled into the adjacent countryside.</p>

	The settlement focal point has developed at the shops/services located in Station Square.
Community Services Test	<p>There are no convenience stores located within the settlement, however there are a number of units used to provide local services located within Station Square. These include a pharmacy, wine shop, make up and beauty parlour, hairdressers, Dentist and access to the railway station.</p> <p>The active Helen's Bay and Crawfordsburn resident's association (HBCRA) exists to preserve and enhance the environment and character of the historic village.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Close to services in Holywood. • Good quality housing areas. • Car parking available. • Designated Area of Village Character.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library. • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast via road and rail. • Designated area of open space. • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Settlement surrounded by environmental designations and Local Landscape Policy Area which may constrain future expansion.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools.

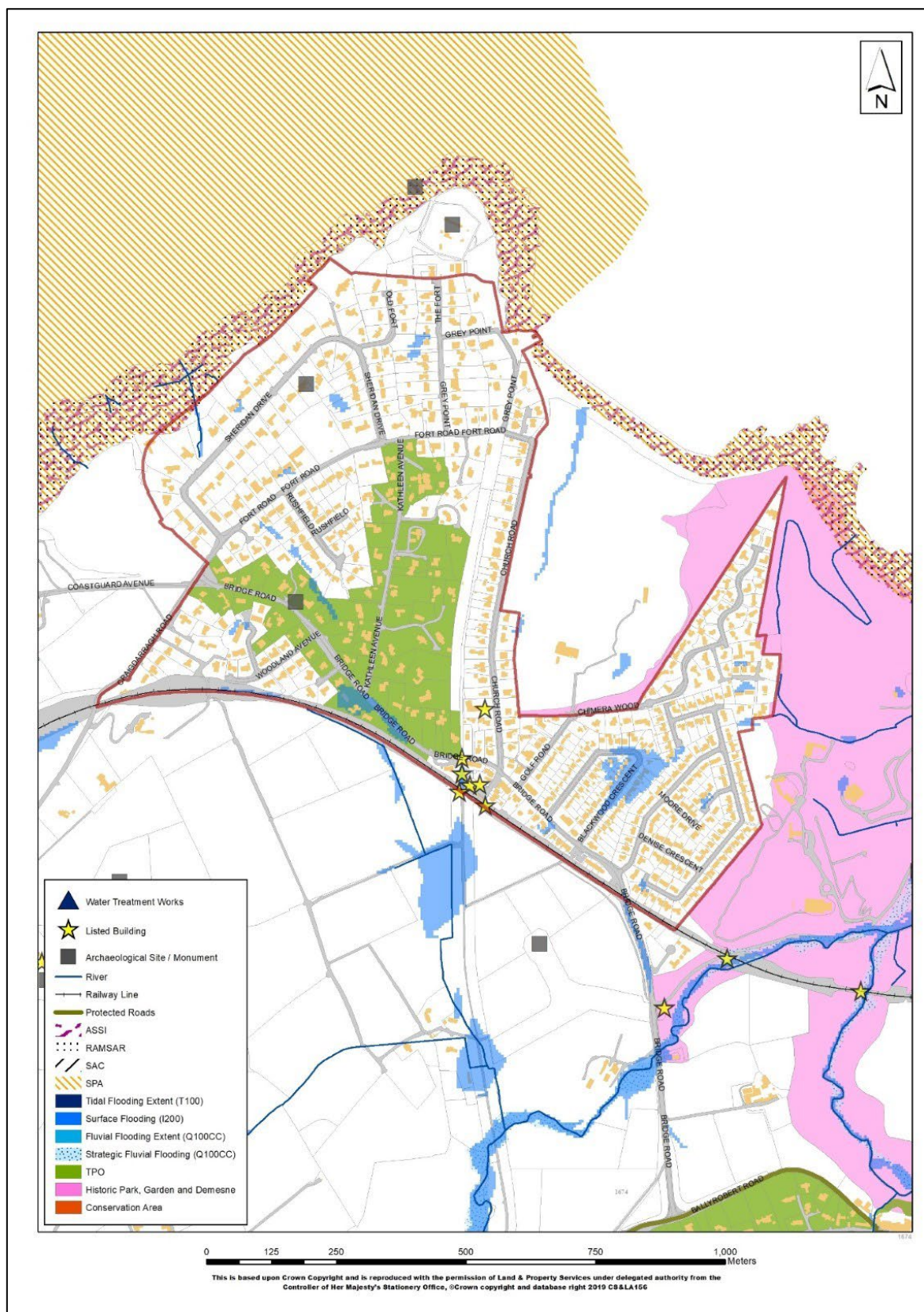
Helens Bay occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Helens Bay should be designated as a **village** in the new settlement hierarchy.

Helen's Bay



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Settlement Appraisal Constraints Map – Helen's Bay

Hollywood			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Town	11,332	654.24	4,962
Overview of Settlement			
<p>Hollywood nestles between the Hollywood Hills and the southern shores of Belfast Lough. The settlement forms a gateway to the Borough and consists of a coastal corridor of commuter development concentrated around an attractive commercial town centre. Hollywood is situated along a good communication network comprising of the main A2 dual carriageway and the Belfast railway line and is in close proximity to Belfast City Airport. Following the introduction of the railway in 1865, Hollywood experienced significant growth with high quality residential suburbs being developed on the lower slopes of the Hollywood Hills to the east of the town. Today Hollywood functions as a local commercial centre and commuter town.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Kinnegar WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband is available widely with ultrafast broadband available to some customers.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of shopping facilities and other services available within the settlement including but not limited to, a multinational convenience supermarket, hair dressing and beauty salons, bakery, jewellers, newsagent, hardware store, butchers, greengrocers, estate agent, dentist, pharmacist, Post Office, bookmakers, chemist, off licence, hot food bars, coffee shops and hot food takeaway bars and public houses. Services include dentists, funeral directors, financial services, accountants, laundry service, physiotherapist, travel agent and bank.</p> <p>Cash machines are available within the settlement limit.</p> <p>There are three petrol filling stations located within the settlement limit (Marino, Torgrange and Kinnegar) with associated convenience stores.</p>		

Two council-controlled cemeteries are located within the settlement limits (Priory and Redburn) others are located within the settlement which are associated with the various places of worship.

Within the development limits there are a number of places of worship, including, First Holywood Presbyterian Church, High Street Presbyterian Church, First Presbyterian Non subscribing Presbyterian Church, and St Comcille Church. Many of these places of worship have associated church halls.

There is a public library within the town centre.

There is one nursery school, Holywood Nursery school, two primary schools, Holywood Primary and St Patrick's Primary School and two secondary schools, Sullivan Upper school and Priory College, Rudolf Steiner School and an adult education facility.

Kinnegar and Palace Barracks are situated within the settlement limit as well as a police station and fire station.

There is a community centre (Redburn community centre), three playgrounds and three designated parks/areas of open space (Seapark, Ballymenoch Park and Glenlyon Park).

Various sporting clubs are located in or near the town. Seapark Recreation Grounds include a bowling green, tennis courts, play park and pavilion. There are other playing fields at Spafield and also a golf course. There is a leisure centre and spa fields playing fields alongside Kerr Park rugby and cricket ground.

There are two GP Practices (Brook Street Surgery and Priory Surgery). The town also has several residential/care homes and folds.

Seven AED devices are available for public use three of which are located within the town centre boundary.

Three council operated car parks of various sizes are located within the settlement.

There are several listed buildings and features located within the settlement (131 in total). Six of these are B+ grades including Lorne and Holywood Parish Church of Ireland. 54 are B1 grade, including Cultra Station House and First Holywood Non-Subscribing Presbyterian Church. Two are B grade listed including the clock tower in Palace Barracks. Sixty-nine are B2 grade including Johnny the Jig memorial sculpture.

<p>Environmental Capacity Test</p>	<p>The settlement sits alongside the Belfast Metropolitan Area Coastal Area.</p> <p>An area of High Scenic Value (AOHSV) is located adjacent to the south east of the settlement and rural landscape wedges are located at both ends of the settlement.</p> <p>Several designations are located around the seaward boundary which runs the length the northern boundary of the settlement. Including Belfast Lough Ramsar site, Inner and Outer Belfast Lough ASSI and Belfast Lough SPA.</p> <p>Five areas of high-quality townscape are designated as Areas of Townscape Character (ATC) – North, South, Kinnegar, Cultra/Marino/Craigavad and Bangor Road. A Conservation Area has been designated. There is one Area of Archaeological potential and one Historic Park, Garden and Demesne.</p> <p>Three Local Landscape Policy Areas are located at Ballymenoch, Folk Park/Creighton, Glennlyon/Twiselburn, Marino/Cultra, Maryfield, Redburn, Seapark.</p> <p>Due to the coastal location the settlement abuts the floodplain.</p> <p>The south western boundary of Holywood is within 0.2 miles of the boundary of Belfast City Council Area, and a landscape wedge covers this area.</p> <p>Redburn Country Park and LLPA sit adjacent to the south eastern settlement boundary.</p> <p>The Ulster Folk and Transport Museum SLNCI, LLPA and Historic Park and Demesne adjoin the south eastern settlement boundary.</p> <p>Although not directly abutting the existing settlement development, Creighton's Green Reservoir is located approx. 1 mile to the south (as the crow flies).</p>
<p>Transport Test</p>	<p>One protected route, A2 (Holywood bypass) runs through the settlement, and this helps to makes the settlement easily accessible.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink offer both local and express bus and train services towards Belfast and beyond.</p>

	<p>The parking demands within the settlement, impact on town centre residents, and the parking of cars on footpaths can have a negative effect on the pedestrian experience.</p>
Economic Development Test	<p>There are no areas zoned for employment within the settlement.</p> <p>There are several offices within the settlement and a busy high street offering employment opportunities. Based on the available employment opportunities within the settlement it is expected that a portion of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Hollywood can be viewed as comprising two distinctive components. The existing town centre and its surrounding residential neighbourhoods south of the A2 and the community of Kinnegar north of the railway line. Both these areas have been historically shaped and defined by the introduction of the railway line and later the construction of the A2. The severance has resulted in a disconnect between the town and coast.</p> <p>Hollywood's range of architectural heritage assets and unique landscape setting contribute to the attractiveness of the town. The town displays a distinct character with a mix of Medieval, Victorian and Edwardian architecture along a well-preserved historic street pattern. The towns heritage assets are not limited to the boundary of the existing conservation area.</p> <p>Hollywood contains several land uses including residential with retail, commercial and ecclesiastical uses located in the larger older properties in the Town Centre.</p> <p>High Street/Shore Road 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.</p> <p>Priory/Victoria Road/Croft Road comprises the oldest part of the town, characterised by 19th Century dwellings, historic landmark buildings, meandering streets, distinct topography and views to the sea.</p> <p>Church Road/Demesne Road with much of the 19th Century built form remaining, are characterised by the steep gradients of the streets and the landscape setting.</p> <p>My Lady's Mile/Demesne comprises of fine examples of historical 19th Century suburban dwellings, in a strong landscape setting.</p>

Community Services Test	<p>There are several shopping facilities including convenience and comparison retail, butchers, bookmakers, hair salons, beauty salons, chemist, Post Office and petrol filling stations. There are also several hot food bars, cafes, restaurants and public houses.</p> <p>Facilities such as sports pitches and the leisure centre along with green spaces and the play park, all provide opportunities for the community.</p> <p>There is a community hall and highly active Residents Associations which works to improve the settlement and support the active participation of the local community.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast and Bangor (rail and bus). • Range of services and facilities available. • Good quality housing areas. • Health centre available. • Nursery, primary and secondary education facilities. • Convenience and comparison-shopping facilities. • Community facilities available (community hall, active resident's association). • Public realm works completed. • Coastal Area has high amenity value. • Designated Conservation Area.
Weaknesses	<ul style="list-style-type: none"> • Hollywood bypass is a protected route. • Settlement is bounded environmental designations which may impact on possible expansion of the settlement.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast. • Regeneration opportunities available. • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to surface water flooding. • Environmental designations abutting the settlement limits may be a constraint to further expansion.

Conclusion / Key findings:

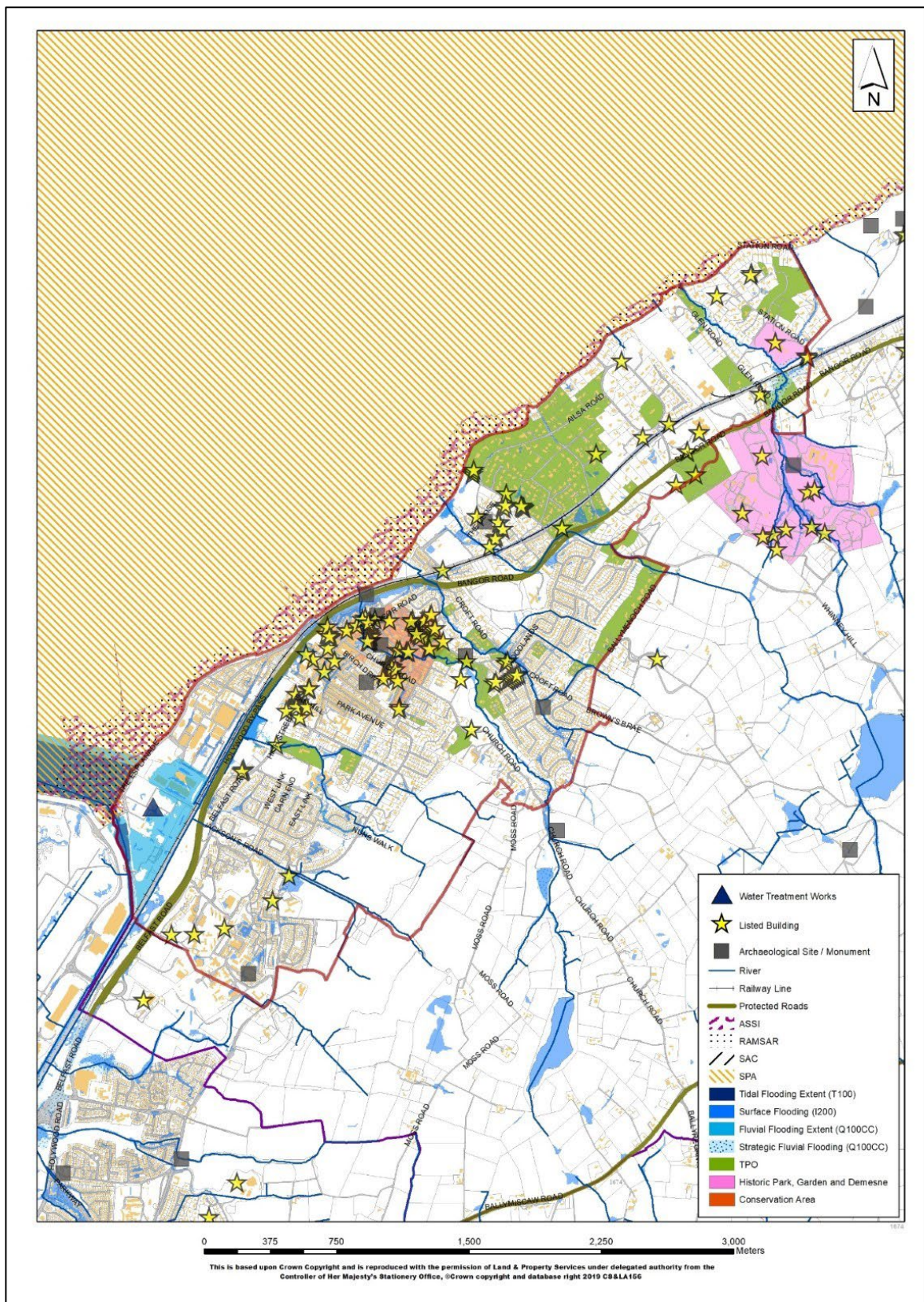
The population size and range of services and facilities that are provided within the settlement limit including the presence of a health centre and education facilities indicates that Hollywood occupies a level of services and infrastructure that places it within Level 2 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Hollywood should be designated as a **Town** in the new settlement hierarchy.

Hollywood



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Settlement Appraisal Constraints Map - Hollywood

Killinchy			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	539	22.79	205
Overview of Settlement			
<p>Killinchy is a small hilltop village situated on the western side of Strangford Lough 11 miles south of Comber, 1.4 miles inland from Whiterock, with Balloo a short distance to west (0.6 miles). A church and windmill stump occupy the highest points and define the village limit to the north and south respectively. They act as distinguishing landmarks not only within the village but also throughout the surrounding area. Killinchy village consists mostly of housing. The western portion of the village is characterised by fairly dense development form, while the eastern half benefits from good tree cover and larger plot sizes. The small Main Street contains groups of terraced and semi-detached dwellings on one side overlooking Strangford Lough to the east.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is no capacity at Killinchy WWTW which may constrain future development, however, upgrade of works is programmed for 2021.</p> <p>There is no natural gas provision, and this area does not form part of the 'Gas to East Down' schedule, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping facilities within the settlement. Shopping facilities within the neighbouring settlement of Balloo can accessed via a public footpath.</p> <p>Killinchy Primary School is accessed via Main Street.</p> <p>Killinchy community centre and playing fields and play park are located as you enter the village from Balloo via the Beechvale Road. Killinchy community hall provides a range of social, cultural, and community-based activities. The local community established Killinchy and District Community Development Association Ltd to help manage the community hall and it is run by volunteers.</p> <p>There are no health services or facilities.</p>		

Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicate there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p> <p>The entire settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>There is one listed building located within the settlement development limit (Killinchy Church of Ireland Parish Church B2).</p> <p>Two archaeological sites (LLPAs) are situated within the settlement development limit; the listed Church of Ireland church to the north on the Church Hill and the windmill stump to the south, off Main Street.</p>
Transport Test	<p>The settlement has spanned from a crossroads with Main Street, Beechvale Road, Whiterock Road and Church Hill. None of these routes are protected.</p> <p>The majority of the roads do have pedestrian footpaths with street lighting and a public footpath along Beechvale Road links Balloo with the nearby Killinchy village.</p> <p>Translink Ulsterbus service No.11 serves Killinchy on route to Belfast (No weekend service).</p>
Economic Development Test	<p>There are no economic development zonings within Balloo.</p> <p>Based on the very limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Killinchy appears rural given the number of dwelling houses, the transport infrastructure and the number of shopping facilities.</p> <p>The settlement focal point has developed around the community centre, which is in regular evening use by a variety of service user types.</p>
Community Services Test	<p>Killinchy community hall is in regular use with a variety of service users and a play park and playing fields are adjacent.</p> <p>There is one church and associated church hall and Killinchy Primary School and an Orange Hall.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> Killinchy benefits from a community hall, play park and playing fields.

	<ul style="list-style-type: none"> • Close to services and facilities at Balloo and Comber is accessible by bus. • Closely formed settlement within Strangford and Lecale Area of Outstanding Natural Beauty.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, schools, library. • Limited employment opportunities. • Limited car parking around community hall.
Opportunities	<ul style="list-style-type: none"> • Bus links to Belfast (weekdays).
Constraints	<ul style="list-style-type: none"> • No capacity at WWTW • LLPA's are located to the north and the south of the settlement which may constrain potential expansion of the settlement. • The settlement is within Strangford and Lecale AONB.

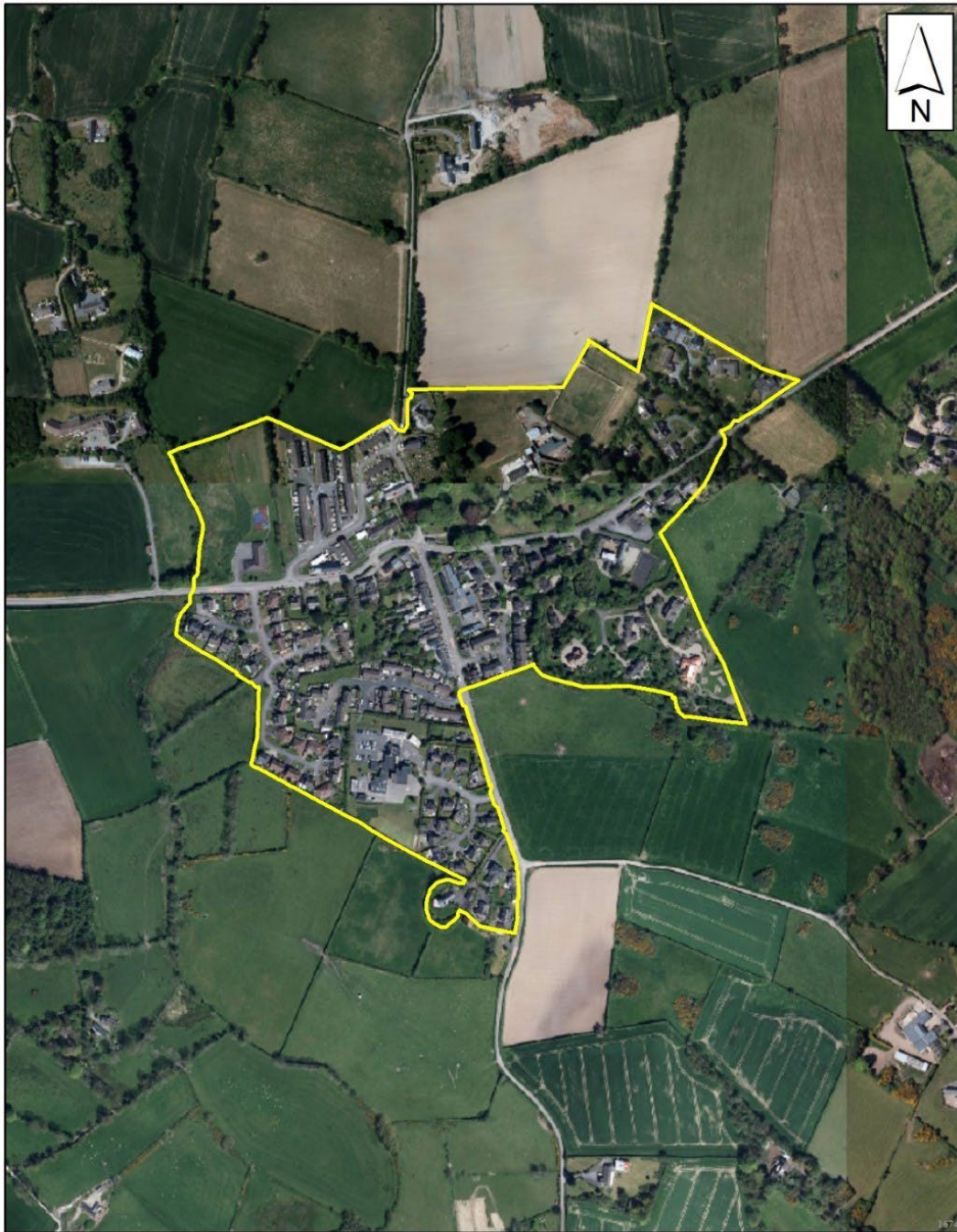
Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools etc. and there is a lack of capacity at the WWTW.

Killinchy occupies a level of services and infrastructure that places it within Level 1 on Hierarchy of Settlements and Related Infrastructure Wheel.

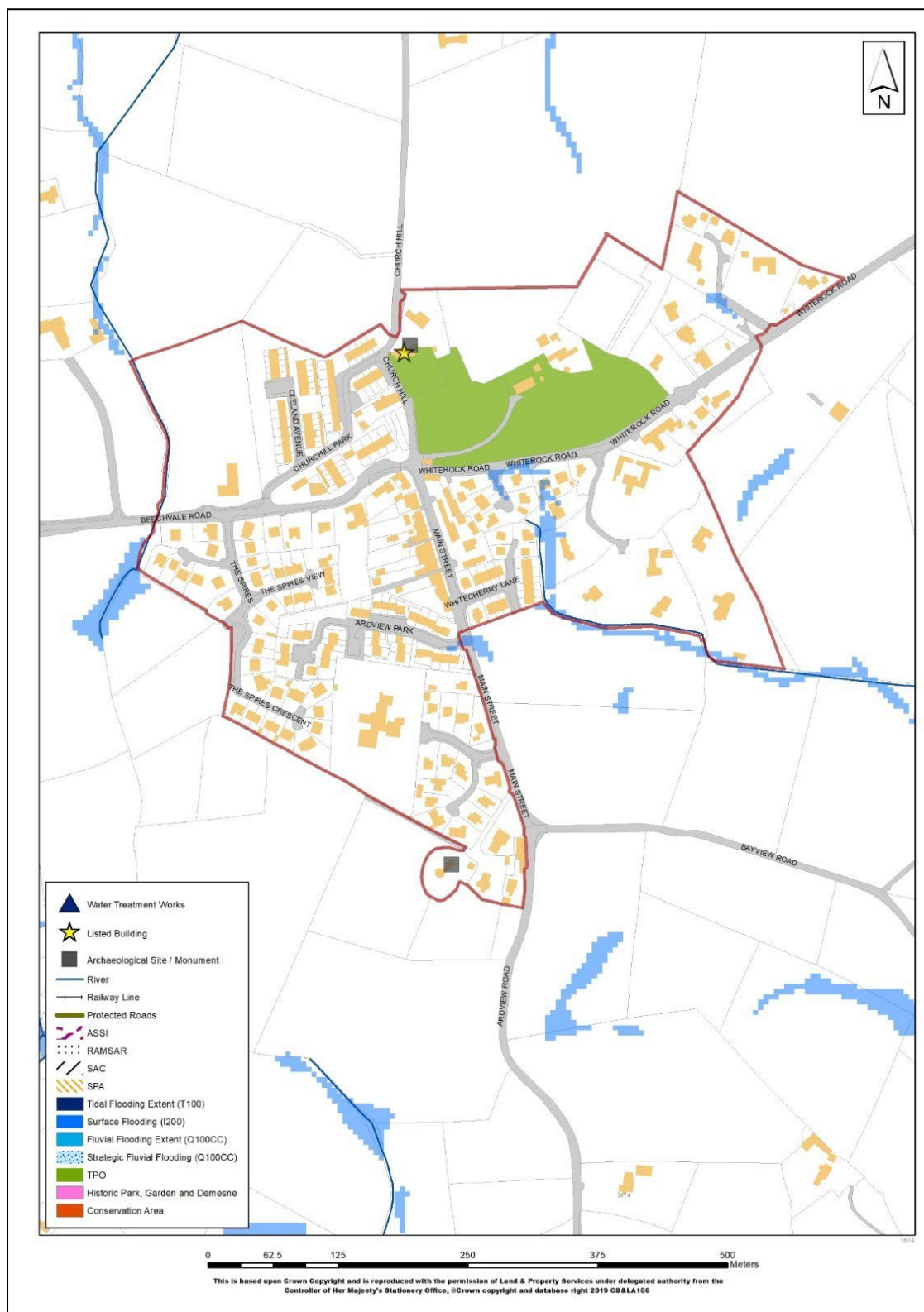
Based on these findings it is recommended that Killinchy should be designated as a **village** in the new settlement hierarchy.

Killinchy



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Settlement Appraisal Constraints Map - Killinchy

Kilmood			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement	140	7.64	36
Overview of Settlement			
<p>Kilmood lies approximately half way between Ballygowan and Balloo, 3 miles from Ballygowan and 2.4 miles to Balloo. It is a small rural settlement, situated on low lying ground and surrounded by hills. There are a number of dwellings located in the Ballybunden Road, but most development, both historic and recent, has developed around the Anglican Church and the old courthouse, along Church Road.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Kilmood WWTW.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no retail facilities.</p> <p>There is a children's day nursery.</p> <p>There are no healthcare services or facilities.</p> <p>No environmental designations within the settlement.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are no areas within the settlement limit that are susceptible to fluvial flooding. There is one pocket of surface water flooding.</p> <p>There are no environmental designations within the settlement limit. There is, however, a Local Landscape Character Area (St Mary's Church, graveyard, old courthouse and school) within the centre of the settlement.</p> <p>There are three listed buildings within the settlement, St Mary's Church of Ireland Church (B1), Church hall (B+) and Sexton's Lodge (B1).</p>		
Transport Test	<p>The settlement has formed in a linear fashion along Kilmood Church Road which does not have pedestrian footpaths but has some sporadic street lighting.</p>		

	Translink Ulsterbus offers no regular services from Kilmoody.
Economic Development Test	There are no economic development zonings within Kilmoody. Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.
Urban/ Rural Character Test	Kilmoody is rural in character, taking on a linear form along the Kilmoody Church Road and consists of detached properties with large gardens towards the southern end of the settlement and a mix of semi-detached, detached and townhouses in the northern part of the settlement. The primary node of the settlement would appear to be in the vicinity of St Mary's Parish Church. Kilmoody's landscape is relatively flat.
Community Services Test	There are no shopping facilities however there is a day nursery and a church with associated church hall.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to services and facilities at Lisbane (1.4miles), Balloo (2.4miles) and Comber (4.5 miles). • Good quality housing.
Weaknesses	<ul style="list-style-type: none"> • No community/healthcare/education facilities. • Limited employment opportunities. • No public transport services.
Opportunities	<ul style="list-style-type: none"> • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Local Landscape Policy Area within the centre of the settlement.

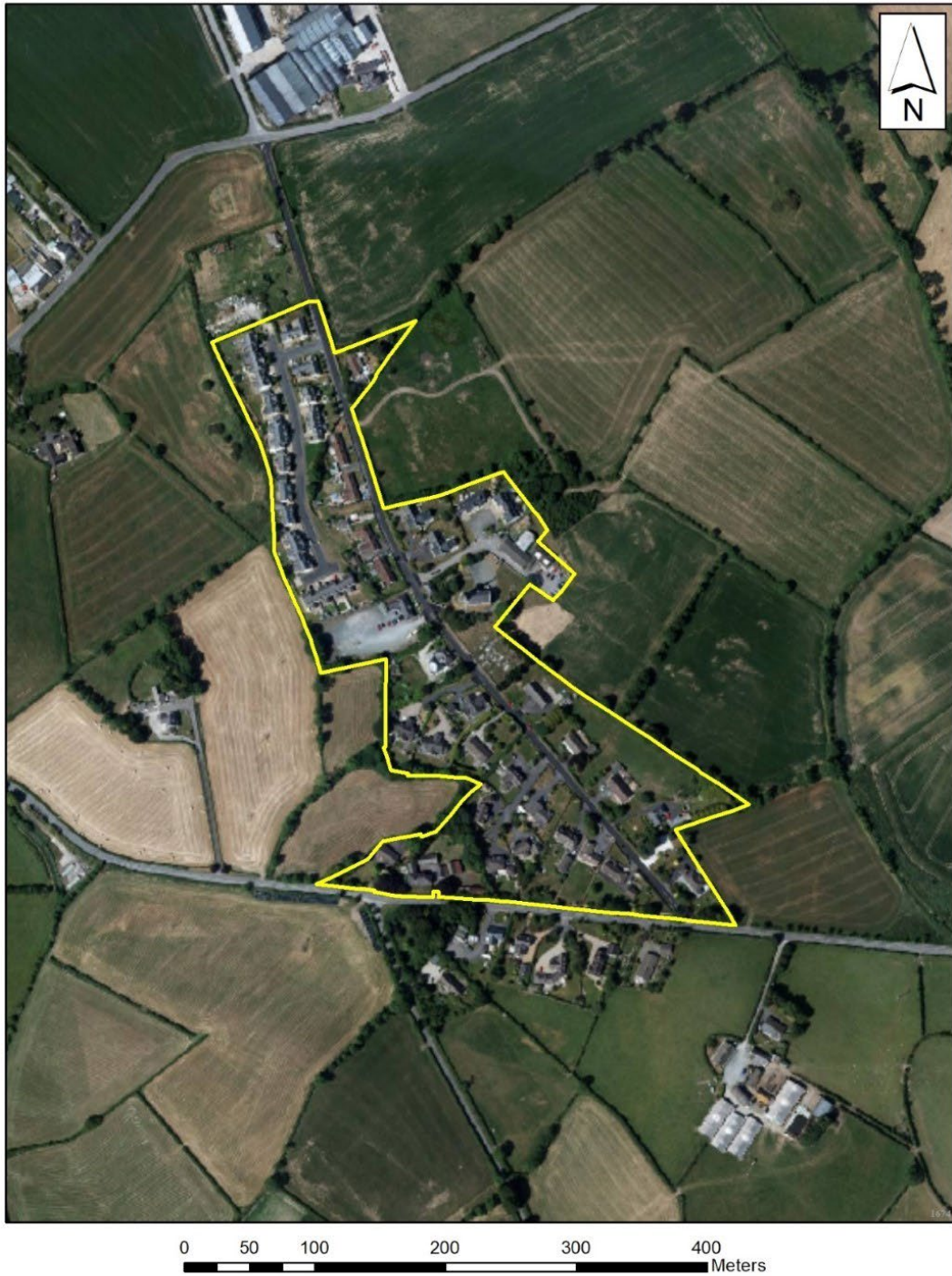
Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access services, such as health care facilities, employment, schools.

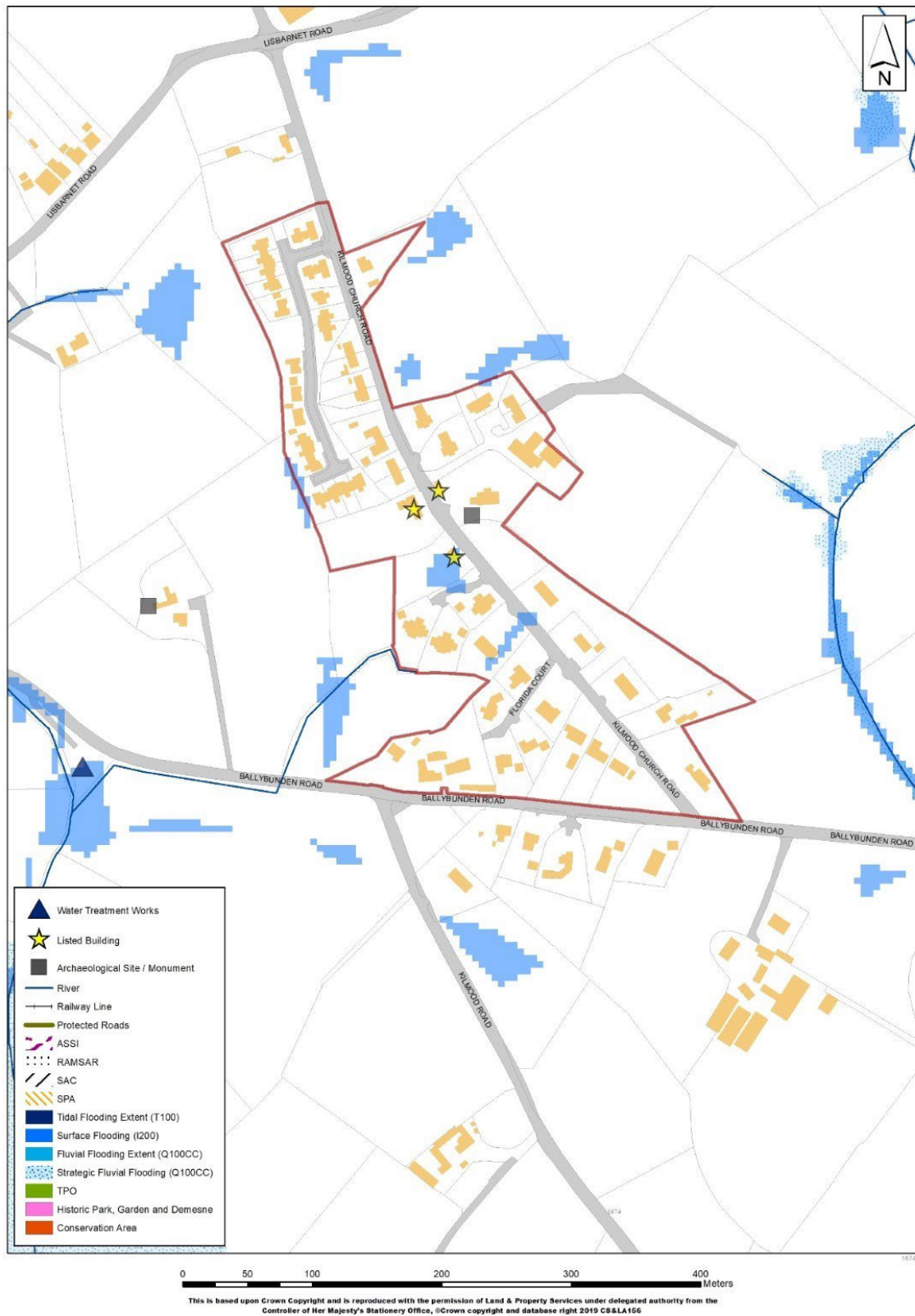
Kilmoody occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

It is considered that although Kilmoody lacks and retail facilities, it does display a sense of cohesion and place and therefore should be retained as a **small settlement** within the LDP 2030.

Kilmood



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Settlement Appraisal Constraints Map - Kilmoody

Kircubbin			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Village	1153	37.89	471
Overview of Settlement			
<p>Kircubbin is located mid-way down the Ards Peninsula on the Newtownards to Portaferry Road (A20), approximately 20 miles from Belfast and 11 miles from Newtownards. The neighbouring settlements of Greyabbey and Ballyhalbert lie within 4 miles of Kircubbin.</p> <p>A small village on the shores of Strangford Lough, Kircubbin extends around a small bay and is enclosed by steep slopes inland. The headlands at Nunsquarter House and Doctor's Bay, and land just south of the village known as Fish Quarter, are distinctive landscape settings. There are 2 archaeological sites that affect land within the village off Parsonage Road and 12 listed buildings within the settlement limit, one of which is The Rectory at Parsonage Road with the remainder located at Main Street.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Kircubbin WWTW.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of shopping facilities including but not limited to, a petrol station including a Post Office, convenience shop, fast food outlets, internet café, public houses, estate agents, charity shops, dental surgery, hairdressers, off-license, bakery, opticians, barbers, florist, bookmaker, chemist, butcher, restaurants/cafes, ice cream parlour and pet shop.</p> <p>Kircubbin benefits from an integrated primary school, St Marys Primary School and a community nursery as well as two play parks.</p> <p>There is a community centre, Orange Hall, car parks and public toilet facilities, a telephone exchange and a cemetery.</p> <p>A medical centre a church, credit union and an Alliance advice centre are all located within the settlement limits.</p>		

	Kircubbin harbour is located on Shore Road and Kircubbin Sailing Club is located along the northern edge of Kircubbin Bay.
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to fluvial flooding. There are also pockets of surface water flooding.</p> <p>An Area of Townscape Character (ATC) is identified along part of Main Street, encompassing The Green, Blackhall Mews and part of Roden Street and Cook's Brae.</p> <p>The entire settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB). Due to its proximity to the coastline, the settlement is located adjacent to a number of designations including, Strangford Lough Special Area of Conservation (SAC), Strangford Lough Special Protection Area (SPA), Strangford Lough NI Seascape Lough, Strangford Marine Natural Reserve, Strangford Lough Area of Special Scientific Interest (ASSI), Strangford Lough Ramsar Site.</p> <p>There is one Local Landscape Policy Area (LLPA) located within the settlement (Rectory and Grounds) and to the north, north east and south east of the settlement there are a further three LLPA's, Monaghan Bank, Nunsquarter and associated lands and Tubber na Carrig and associated lands.</p> <p>There are several listed buildings located within the settlement. These are located along Main Street and are either dwellings or shops. No. 15 Main Street is B1 listed, as well as Nos. 25-27, 35, 37, 53, 55, 57 and 59 Main Street. Holy Trinity Church of Ireland Church is B+ listed.</p> <p>An Area of existing amenity open space and recreation is identified south of Kircubbin Presbyterian Church and incorporates the area around the Community Centre and Kircubbin Community Nursery.</p>
Transport Test	<p>There are no protected routes that run through the settlement.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers regular services between Portaferry and Belfast (Route No.10) and this route services Kircubbin.</p>
Economic Development Test	<p>There are no economic development zonings within Kircubbin.</p> <p>There are a number of employment opportunities within the settlement, however, it is expected that the some of the</p>

	economically active travel outside the settlement for employment opportunities.
Urban/ Rural Character Test	<p>Kircubbin has urban influences due to the amount of commercial and leisure and community facilities as well as a number of dwellings. Properties in the southern part of the settlement are a mix of semi-detached and terraces and to the north of the settlement there are a number of detached dwelling houses.</p> <p>A settlement focal point has developed along the main street.</p>
Community Services Test	<p>Kircubbin benefits from a community hall and there are a number of shopping facilities including but not limited to, a petrol station including a Post Office, convenience shop, fast food outlets, internet café, public houses, estate agents, charity shops, dental surgery, hairdressers, off-license, bakery, opticians, barbers, florist, bookmaker, chemist, butchers, restaurants/cafes, ice cream parlour and pet shop.</p> <p>A medical centre, cemetery and public toilets are also available.</p> <p>There is also an area of existing amenity open space and recreation located adjoined to the community hall.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Transport links to Belfast. • Benefits from local shopping facilities. • Community facilities available (community hall, open space, public toilets). • Medical centre. • Primary school facilities. • Car parking available. • Designated Area of Townscape Character. • Located within Strangford and Lecale AONB. • Coastal location.
Weaknesses	<ul style="list-style-type: none"> • No post primary schools, library. • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • links to Belfast via Translink Ulsterbus. • Capacity at WWTW. • Coastal location.
Constraints	<ul style="list-style-type: none"> • Designated ATC and several listed buildings. • LLPA's adjacent to the settlement. • Coastal location may restrict outward expansion of the village.

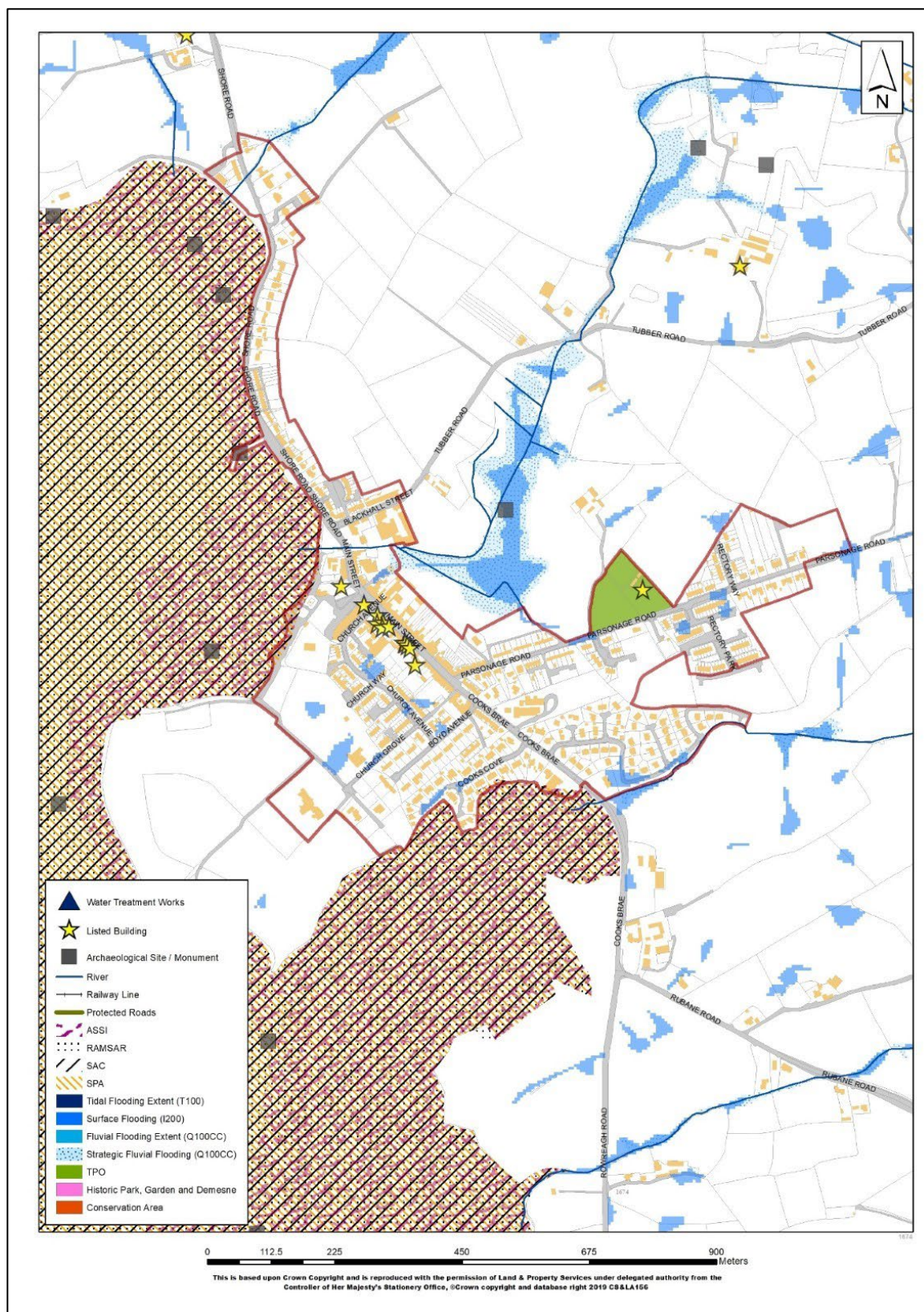
Conclusion / Key findings: Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access some services, such as employment, post primary schools. Kircubbin occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel. Based on these findings it is recommended that Kircubbin should be designated as a **village** in the new settlement hierarchy.

Kircubbin



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Kirkistown

Kirkistown			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Small settlement	96	12.55	35
Overview of Settlement			
<p>Kirkistown is situated in the middle of the Ards Peninsula, approximately 5 miles north of Portaferry and 1.8 miles west of Portavogie. It is a medium sized settlement, which has developed around a crossroad and a church, which act as a focal point. Kirkistown is centred on the junction of four roads, Quarter Road, Ballygelagh Road, Blackstaff Road and Ballyeasborough Road.</p> <p>The land surrounding the crossroads is relatively flat, with rising land reaching crest lines at the northwest, southwest, southeast and gently undulating land to the south.</p>			
Evaluation Framework			
Resource Test	<p>No public sewerage network available. A small public septic tank within Kirkistown serves 3 properties.</p> <p>There is no natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping facilities.</p> <p>Kirkistown has one listed building, Christ Church of Ireland, Ardkeen Parish Church. The church has an associated church hall.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to fluvial flooding. There are also pockets of surface water flooding.</p> <p>There are no environmental designations within the settlement limit.</p> <p>There is no Waste Water Treatment Works.</p>		
Transport Test	There is a 30mph speed limit in force within the settlement.		

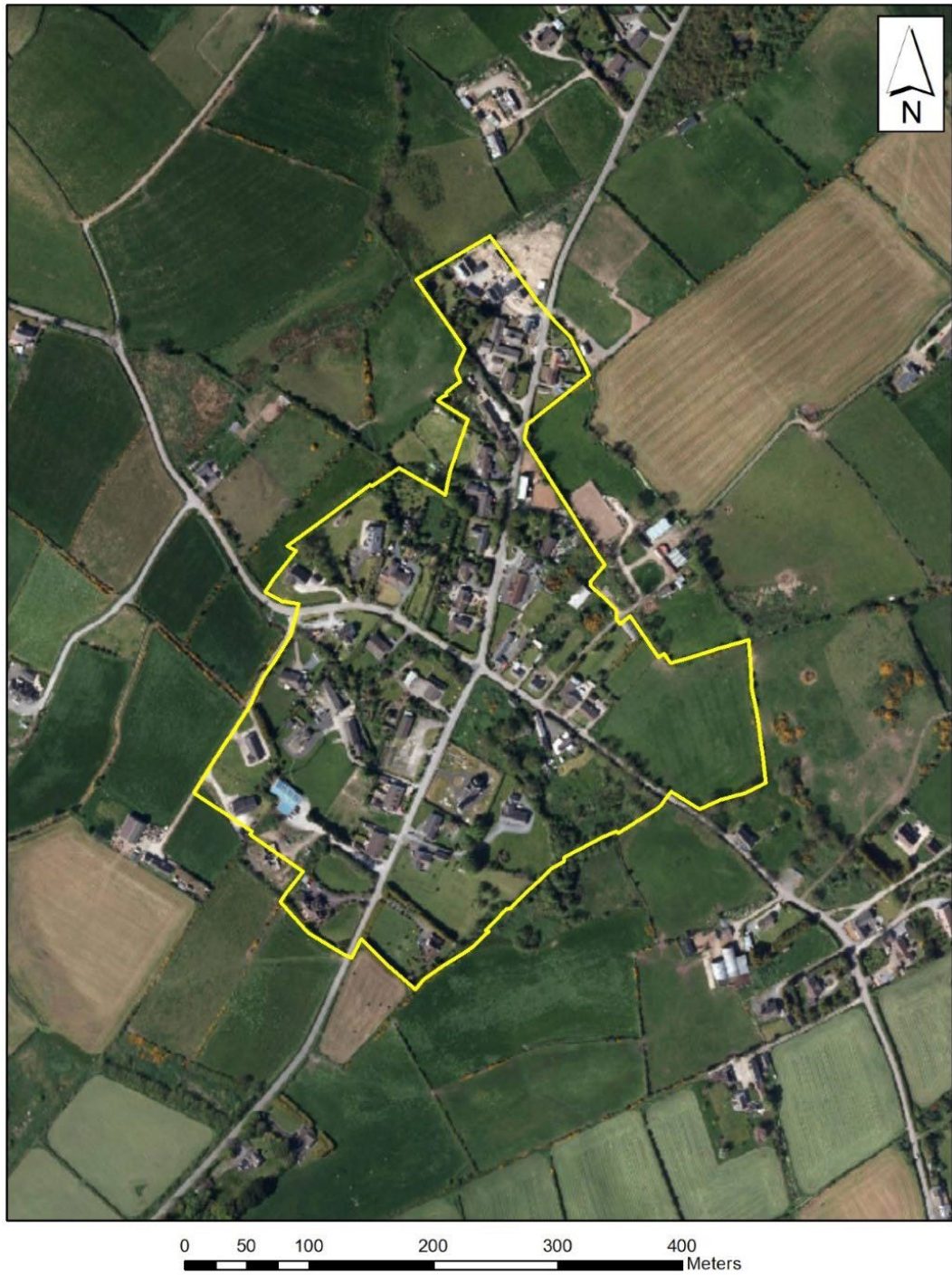
	<p>There is no footpath (apart from a small area to the front of the church) but there are streetlights at the crossroads.</p> <p>Translink Ulsterbus serve the settlement on the Belfast-Newtownards- Portaferry route No 9.</p>
Economic Development Test	<p>There are no economic development zonings within Kirkistown.</p> <p>Based on the very limited employment opportunities within the settlement, it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>The settlement has formed around the junction of four roads; Quarter Road, Ballygelagh Road, Blackstaff Road and Ballyeasborough Road. The church and crossroads provide a focal point, however, there are no additional community features. The character of the area is rural with predominately single dwellings in their separate plots.</p>
Community Services Test	<p>Kirkistown has no public of community features other than the church.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to services and facilities in Portaferry and Portavogie. • Church. • Close to employment opportunities in Portaferry and Portavogie.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library or other community facilities. • No employment opportunities within the settlement boundary. • Limited public transport opportunities.
Opportunities	<ul style="list-style-type: none"> • Some available undeveloped land within current settlement limits.
Constraints	<ul style="list-style-type: none"> • No WWTW. • Some areas susceptible to surface water flooding.

Conclusion / Key findings:

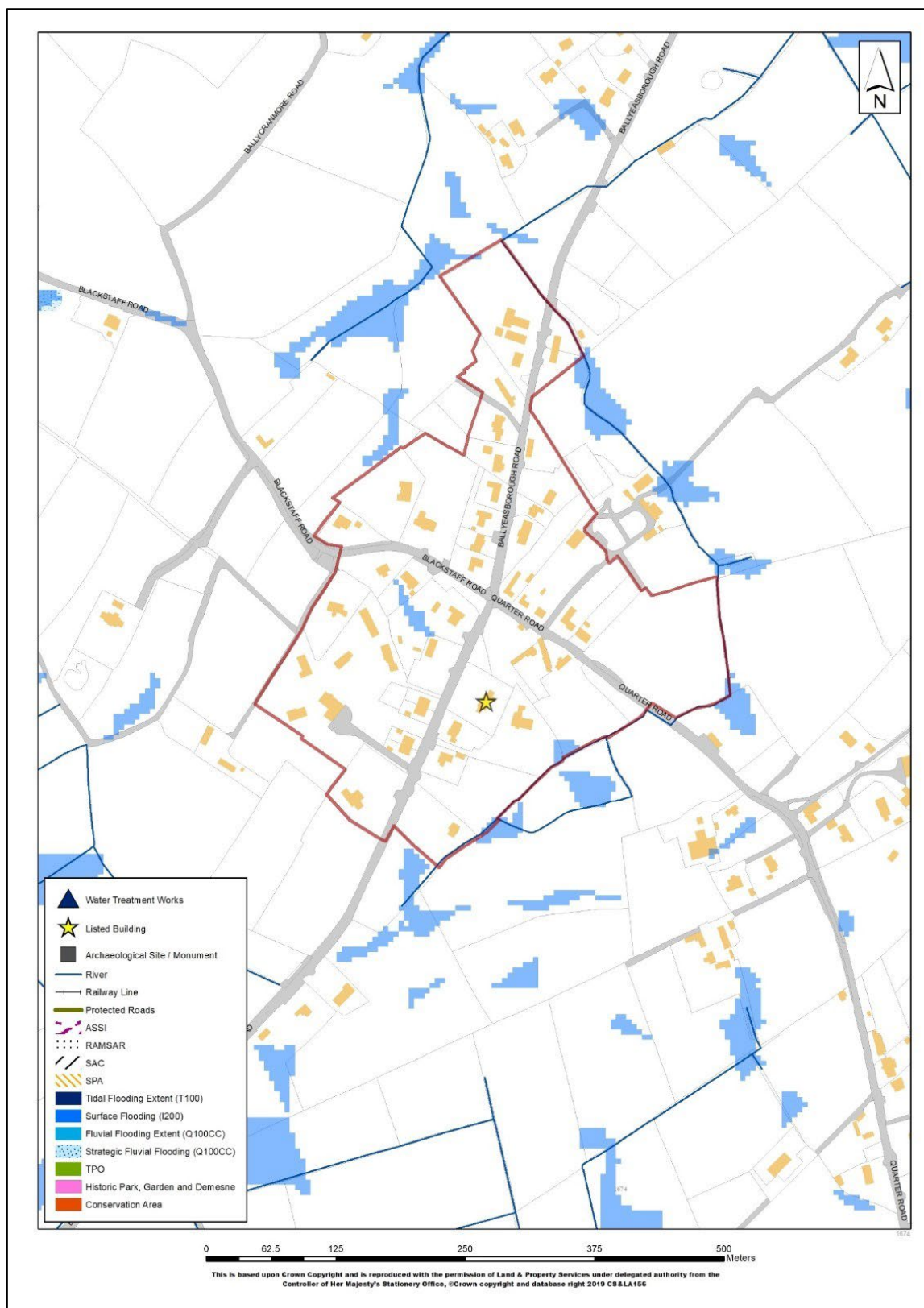
Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, education and there is currently no Wastewater Treat Works. It is considered that Kirkistown occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Kirkistown should be designated as a **small settlement** in the new settlement hierarchy.

Kirkistown



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Settlement Appraisal Constraints Map - Kirkistown

Lisbane

Lisbane			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small Settlement	430	20.93	178
Overview of Settlement			
<p>Lisbane is located approximately 4 miles southeast of Comber, on the A22, a Protected Route between Downpatrick and Belfast on high ground overlooking Strangford Lough. Lisbane has historically developed in a linear fashion, integrating with the surrounding drumlin countryside, along the Killinchy Road and to a lesser extent along the Quarry Road and the Straits. Development has also focused on the western side of the settlement, north and south of the Lisbarnett Road, in both public and private housing developments.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. Lisbane is served by Ringneil WWTW which has spare capacity.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>Lisbane benefits from some shopping facilities including a convenience store (associated with a petrol filling station) and a pantry/deli. A public house/restaurant and a coffee shop are situated along the Killinchy Comber Road.</p> <p>Glass recycling bins are available within the carpark of the public house/restaurant and a defibrillator is available at the petrol filling station.</p> <p>There is a community centre, an afterschool's club and a playpark available as well as a post box and a telephone call box.</p> <p>A doctor's surgery and a pharmacy are located just outside of the settlement limits accessible via a pedestrian footpath.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p>		

	<p>The settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>Lisbane is served by Ringneil WWTW which has spare capacity.</p> <p>There is one listed building (B2), this is a thatched property currently operating as a coffee/gift shop.</p>
Transport Test	<p>The A22, along which the settlement has developed is a Protected Route.</p> <p>The A22 has pedestrian footpaths with street lighting and a layby provides some parking alongside but not obstructing the roadway. There is no footpath along the Quarry Road.</p> <p>Translink Ulsterbus service no.11 serves Lisbane en-route to Belfast and terminating at Shrigley Mill in Newry, Mourne and Down District Council area.</p>
Economic Development Test	<p>There are no economic development zonings within Lisbane.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Lisbane is semi-rural in character given the small number of shopping facilities within the settlement.</p> <p>The settlement focal point has developed in the area around the 'Poacher's Pocket' public house and restaurant which is centrally located within the settlement along the main protected route.</p>
Community Services Test	<p>Lisbane benefits from a convenience store with post office facilities associated with a petrol filling station a public house/restaurant and a coffee shop.</p> <p>There is a community hall and a playpark. Lisbarnett and Lisbane Community Association is a rural based voluntary group set up to benefit the community.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Close to services and facilities at Comber. • Good quality housing areas. • Community facilities available (community hall, play park). • Doctors' surgery and pharmacy located to the south west of the settlement within walking distance - via footpath.

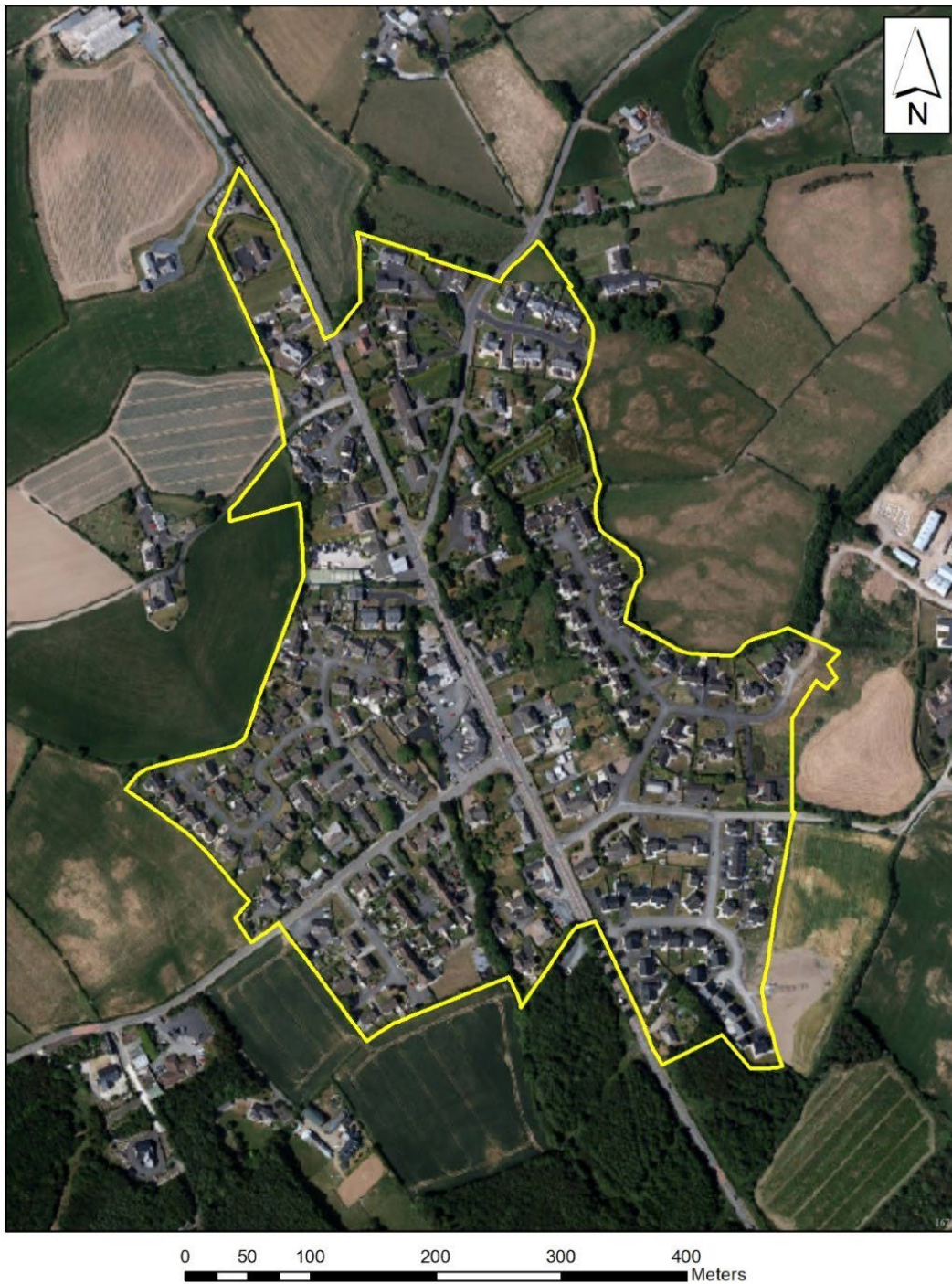
Weaknesses	<ul style="list-style-type: none"> • No schools, library. • Limited employment opportunities. • Limited car parking particularly around the community hall.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast via Comber. • Some land remains undeveloped within the settlement limit.
Constraints	<ul style="list-style-type: none"> • Settlement has developed adjacent to A22 which is a protected route. • Settlement located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, schools and Lisbane WWTW is nearing capacity and connection is assessed on application which may constrain future development.

Lisbane occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel. However, its community hall and proximity to healthcare facilities elevates it to between small settlement and village status. On balance, it is recommended that Lisbane should be designated as a **Village** in the new settlement hierarchy.

Lisbane



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Loughries

Loughries			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Small settlement	188	7.17	85
Overview of Settlement			
<p>Loughries is a small settlement located in the northwest of the Ards Peninsula approximately 1.8 miles to the south east of Newtownards. A compact settlement surrounded by three groups of low-lying hills (below Seaview Farm), Loughries has developed on the south side of the Ballyblack Road and Bowtown Road at the junctions with the Finlay's Road and Ballyhaft Road. The settlement is surrounded by good agricultural land, with high land to the south and open agricultural land to the west and east.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water and there is available capacity at Loughries WWTW.</p> <p>There is no natural gas provision to this area. 4G Mobile coverage and standard broadband are available.</p> <p>Loughries Integrated Primary school is located adjacent to the settlement limit.</p> <p>There is a telephone call box.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are no areas within the settlement development limits that are susceptible to flooding.</p> <p>There are no listed buildings or historic monuments within Loughries.</p> <p>The whole settlement is located within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p>		
Transport Test	<p>There is a 30mph speed limit within the settlement limit.</p> <p>There are no public footpaths and sporadic streetlights within the Loughries.</p> <p>The Nos. 9 and 10 Translink Ulsterbus serves the settlement on the Belfast – Newtownards- Portaferry route.</p>		

Economic Development Test	<p>There are no economic development zonings within the settlement.</p> <p>Based on the very limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Loughries is rural in character, it is a compact settlement formed along Ballyblack Road and Finlay's Road and Ballyhaft Road. There are a mix of dwelling types including detached, semidetached and terrace dwellings.</p> <p>No obvious distinguishable focal point within the settlement also adds to the rural character of Loughries.</p>
Community Services Test	<p>There are no community facilities located within the settlement limit of Loughries, however, the primary school is adjacent to the settlement limit.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Served by public transport. • Location within Strangford and Lecale AONB. • Primary school adjacent to settlement limit.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, library. • No community facilities.
Opportunities	<ul style="list-style-type: none"> • Some underutilised land within the settlement limit which could potentially be developed.
Constraints	<ul style="list-style-type: none"> • Location within AONB may restrict expansion of the settlement.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools and the lack of community facilities. Loughries occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

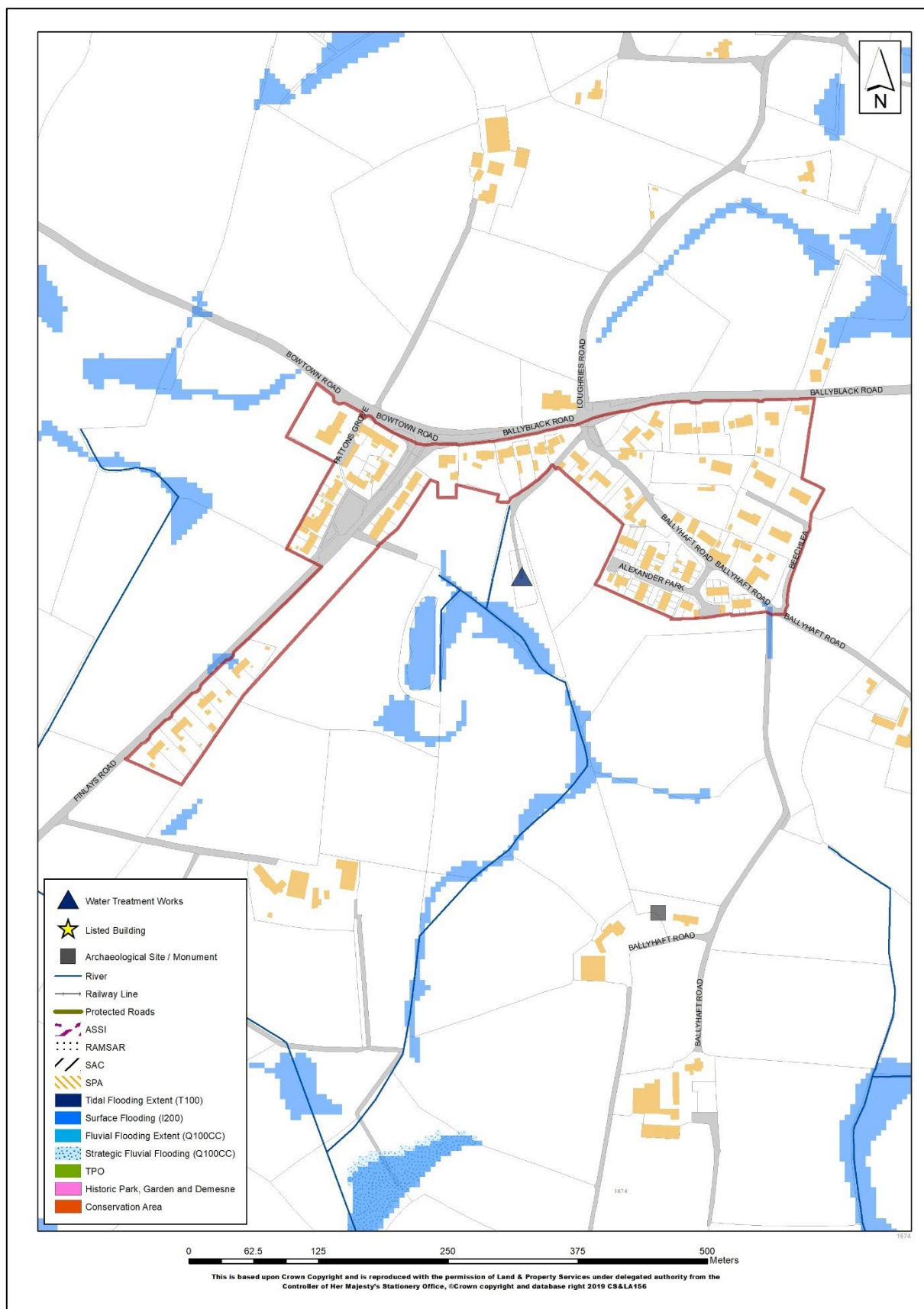
Based on these findings it is recommended that Loughries should be designated as a **small settlement** in the new settlement hierarchy.

Loughries



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Settlement Appraisal Constraints Map - Loughries

Millisle			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Village	2,318	70.72	991
Overview of Settlement			
<p>Millisle is situated on the eastern coast of the Ards Peninsula, 4 kilometres south of Donaghadee on the coast road to Ballywalter. It has a linear form with development stretching along the rocky coastline from James Point in the north to Drumfad Bay in the south. The settlement has developed inland along Moss Road and Abbey Road. Originally a small fishing village, Millisle has become a popular tourist centre with a large number of holiday homes and caravan parks. More recently, however, many of these holiday homes and caravan sites have also been replaced by permanent dwellings. Woburn House and estate to the south, a landscaped, wooded area, contributes to the setting of Millisle and forms a natural limit to development.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at North Down WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of facilities including a convenience store incorporating a Post Office, charity shop, pharmacy, ice cream shop, café, bookmakers, off license, beauty salon, hot food bar and a public house.</p> <p>Millisle benefits from one primary school and a play park is located outside the settlement limit but within walking distance.</p> <p>There are no healthcare services or facilities, however, there is a community hub at 75 Main Street.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to fluvial flooding. There are also pockets of surface water flooding. The Mill Burn River runs through the village west to east towards the coast.</p>		

	<p>There is one listed building within the settlement, Millisle and Ballycopeland Presbyterian Church and an Area of Archaeological potential covers an area of the settlement around junction of Moss Road and Main Street.</p> <p>There are no environmental designations within the settlement limit. However, Local Landscape Policy Areas are located adjacent to the settlement boundaries to the south (LLPA1 Woburn House and wooded estate) and the East (Shoreline and amenity area).</p> <p>The settlement is served by North Down Wastewater Treatment Works.</p>
Transport Test	<p>The A2 passes through the centre of the settlement.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers services from Donaghadee – Bangor, Donaghadee – Newtownards - Ulster Hospital I- Belfast and Donaghadee – Groomsport- Bangor all of which serve the settlement.</p>
Economic Development Test	<p>There are no economic development zonings within Millisle.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities</p>
Urban/ Rural Character Test	<p>Millisle is characterised by its coastal location, historic village centre and panoramic sea views. Millisle is of compact form with the oldest part of the settlement stretching along the coast and more recent development located westwards inland.</p> <p>Millisle's proximity to Donaghadee, Bangor, Newtownards and Belfast the settlement appears to have established itself as seaside commuter village.</p>
Community Services Test	<p>There are some shopping facilities including a convenience shop, hardware store, butchers, bookmakers, hair salon, beauty salon, chemist and Post Office within a petrol filling station. There are several hot food bars, two public houses, a church and an Orange Hall.</p> <p>There is a community hub and an active Community Association which works to improve the settlement and support the active participation of the local community.</p>

Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Transport links to neighbouring towns. • Close to services and facilities at Donaghadee. • Good quality housing areas. • Benefits from local shopping facilities. • Proximity to the coast and beach. • Community facilities available (community hub).
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, education facilities, library. • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • Transport links to neighbouring towns and Belfast. • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Environmental designations adjacent to site including LLPA's.

Conclusion / Key findings:

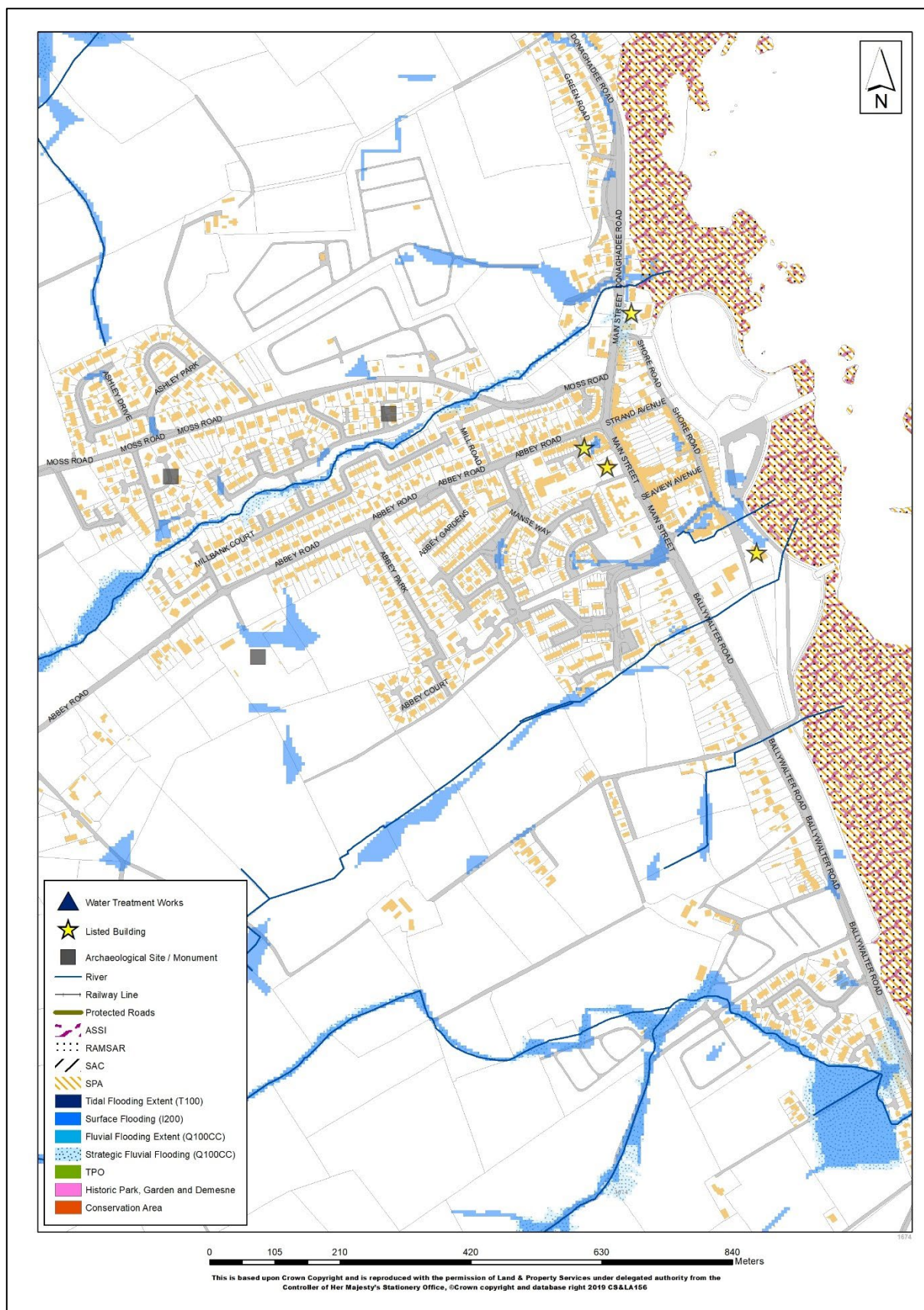
Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment and education facilities. Millisle occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Millisle should be designated as a **village** in the new settlement hierarchy.

Millisle



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Newtownards			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Town	28,039	1133.61	
Overview of Settlement			
<p>Newtownards is the second-largest town in the Ards and North Down Borough and is situated 10 miles east of Belfast, 3.7 miles south of Bangor and 3.1 miles north of Comber. It is set within a natural saucer shaped depression defined by the steep volcanic backdrop of Scrabo Hill to the south-west and the Holywood Hills and Whitespots Ridge to the north and the drumlins at Movilla and Bowtown to the east. Its setting is further distinguished by its position at the head of Strangford Lough.</p> <p>Effectively a gateway to the Ards Peninsula and Strangford Lough, the town is dominated by Scrabo Hill and its tower which rises dramatically above the alluvial plain at the Lough head. Newtownards occupies much of this plain and looks southwards towards one of the largest sea loughs in Ireland.</p> <p>The origins of the street layout and urban form of the town centre can be traced back to the 17th Century, when the establishment of a town by Montgomery provided the foundation for today's Newtownards. The Priory Church was refurbished as the parish church and a marketplace set up marked by a cross at the junction of Movilla Street and Greenwell Street. Its establishment as a market town was further enhanced towards the end of the 17th Century when it was bought by the Colvill family. The Colvills enlarged the town by creating a market square and streets laid out in a grid pattern alongside the existing irregular street layout created by Montgomery. During the regency of George III, the town took on the shape that is recognisable today. The opening of the New Coach Road from Dundonald via Bradshaw's Brae necessitated changes in the street pattern and the focus of attention shifted away from the cruciform plan centred on Conway Square to the east-west axis formed by the building of Regent Street and Francis Street.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Ballyalton WWTW as well as there being a number of pumping stations located around the settlement.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband is available with ultrafast broadband available to some customers.</p>		

There are no non-domestic turbines or anaerobic digestors operating in the area.

Newtownards is a key centre in the Borough for retail, commercial and administrative activity. Within the primary shopping core there is a vibrant mix of comparison retail uses with a number of substantial independent businesses amongst the key attractors.

Examples of the type of shopping and professional services available include, but are not limited to, hairdressing salons, barber shops, beauty salons, building society, bank facilities, estate agents, solicitors, clothes shops, gift shops, charity shops, pharmacies, bakeries, butchers, greengrocers, jewellery shops, veterinary practices, coffee shops, restaurants, hot food bars, public houses and ice cream parlours. A weekly market takes place on Saturdays in Conway Square.

Ards Shopping Centre, on the western periphery of the built-up area, is a significant influence upon the commercial character of the town centre. The centre contains two national food retailers and a number of High Street multiples. Within the boundary of the shopping centre there is a cinema, two fast-food restaurants and a petrol filling station and associated car parking.

Castlebawn Retail Park is located at the eastern edge of the town consists of a number of large retail units (including a national food retailer), petrol station and a fast-food restaurant.

Several cash machines are available within the settlement limit.

Newtownards has two controlled nursery schools, six primary schools, one grammar, and a further education campus as well as the Ards Arena Youth Centre and a library.

Within the development limits there are a number of places of worship including Thriving Life Church, North Down CFC, Newtownards Congregational Church, Second Presbyterian Church, Gospel Hall, Stream Presbyterian, Newtownards Reformed Presbyterian Church, Regent Street Methodist Church, St Marks Parish Church, Scrabo hall, Ards Elim Pentecostal Church, Greenwell Street Presbyterian Church, Church of God, Scrabo Presbyterian Church, Grace Free Presbyterian Church and Movilla Presbyterian Church.

There are three council-operated community centres (West Winds Community Centre, Manor Court Community Centre, and Glen Community Centre and seven play parks.

	<p>Ards Community Hospital provides a range of health, primary and social care services, including a minor injuries unit and X ray department, GP wards, Outpatients Department and GP out of Hours.</p> <p>Killynether Practice, The Surgery, Old Mill Surgery, Regency Medical Centre provide GP services and associated clinics within the settlement.</p> <p>Fifteen AED devices are available and a PSNI station, NI Fire and Rescue Station, as well as an ambulance station are located within the settlement limits.</p> <p>There are a number of listed buildings and features located within the settlement. One of these is Grade A Listed (St Mark's Church of Ireland Parish Church), twenty-three are Grade B Listed (Masonic Hall, Methodist Church and a number of houses along Court Street), Two are B+ Listed (Newtownards Model Primary and Newtownards Town Hall), eight are B1 Listed (including the Northern Bank, now Danske and Corry Burial Vault, Mausoleum) and twenty-three are B2 Listed (including Bank of Ireland and a number of dwellings along Court Street).</p> <p>Newtownards is also a focus for industrial activity with industries such as engineering, food processing and metalwork clustered in Kiltonga Industrial Estate. Other industrial uses are also located at Glenford Way and North Road. Jubilee Road contains a number of businesses which are open to the public and also government buildings such as Newtownards MOT Centre and the Department of Agriculture, Environment and Rural Affairs.</p>
Environmental Capacity Test	<p>There are 6 Local Landscape Policy Areas in and around Newtownards, LLPA 1, Kiltonga and surrounding vegetation, LLPA 2, Lieutenant Hill, slopes and properties on Belfast Road, LLPA 3 Whitespots, Lead Mines, Golden Glen and associated lands, LLPA 4 Beech Hill House, Portaferry Road, LLPA 5 Scrabo Tower and Landform, LLPA 6 Drumlins and slopes on Bowtown Road.</p> <p>An Area of Townscape Character is designated around the Court Street/Court Square Area alongside an Area of Archaeological Potential.</p> <p>Strangford and Lecale AONB runs along the southern Boundary of the settlement and extends from Old Belfast Road in the West, generally following the settlement boundary limits to the Bowtown Road in the East. Some land currently falling with the settlement development limits of Newtownards is also designated as being part</p>

	<p>of this AONB, e.g. Gregstown Park and the Teal Rocks development in the east and Marcella Park in the west of the settlement.</p> <p>Strangford Lough is located to the south of the settlement and there are a number of environmental designations associated with the body of water and its surrounding coastline. These include North Strangford Lough National Nature Reserve, RAMSAR, Special Area of Conservation (SAC), Special Protection Area (SPA) and an Area of Special Scientific Interest (ASSI).</p> <p>Scrabo Tower is located a short distance from the south western boundary of the settlement, and it is a designated scheduled monument and the Scrabo Hill on which it is located is another ASSI.</p> <p>Three listed buildings are located a short distance from the north east of the settlement. Milecross House (B+) and Milecross Lodge (B1) on Belfast Road and Milikens Mausoleum (B1) on Tullynagardy Road.</p> <p>Whitespots ASSI and SLNCI is located to the north of the settlement boundary.</p> <p>Newtownards is considered to be at significant risk from both tidal and fluvial flooding. However, the refurbished sea defence system is operating effectively and in good structural condition to mitigate for a 1 in 200-year tidal storm surge event. Ballycullen Stream is the only one considered by Rivers Agency to present a potential risk to property. A 1 in 25-year flood event could incur flooding of 15 properties in the area and a 1 in 100-year event would increase the extent of the damage to 33 properties. There are also areas at risk from surface flooding and reservoir inundation from Strangford Lough Wildfowlers Pond and Kiltonga Dams.</p> <p>There are also several pockets of surface water flooding within the settlement.</p>
Transport Test	<p>Newtownards bus station offers a number of regular bus services within the Borough and also to Belfast. Service 307 provides transport throughout the town itself.</p> <p>There are a number of protected routes throughout the settlement examples include Bangor Road, Donaghadee Road, Portaferry Road, Court Street, Frances Street, Blair Mayne Road, Kempstones Road, Messines Road. Newtownards can experience congestion in the town centre, particularly at peak times.</p>

	<p>The majority of the roads have pedestrian footpaths with street lighting and a public realm scheme has been completed within the town centre.</p> <p>There are eleven car parks located within the settlement, these are within or near to the town centre boundary, plus on street carparking is available for a limited time within the town centre.</p>
Economic Development Test	<p>The former carpet factory site on High Bangor Road has now been redeveloped for housing. This site was previously designated as DE15 Existing Industrial site.</p> <p>Based on the available employment opportunities within the settlement it is expected that a portion of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Newtownards is urban in character.</p> <p>The basic structure of Newtownards is strong, clear and robust. The street pattern remains largely unchanged and many of the original plot boundaries, building lines and pre-Victorian buildings are retained.</p> <p>Newtownards is structured around two main east-west axis roads, with north-south side roads connecting between those axes and the outlying areas. Plot sizes within the designated town centre are small and have been developed out leading to a very dense urban form.</p> <p>There are a number of unique architectural features that contribute to the identifiable character of Newtownards including, strong vertical emphasis on windows, arches providing access to rear yards and the use of local (Scrabo) stone for civic buildings.</p> <p>In recent years parts of the town centre have benefited from enhanced public realm with new footpaths and a redeveloped Conway square.</p> <p>Newtownards, however, currently lacks a strong evening economy.</p>
Community Services Test	<p>The town has retained a large number of green spaces within the settlement development limits and surrounding area. These along with the existing play parks provide outdoor recreation and sporting activities.</p> <p>Conway Square provides a public realm open space area currently used for the Saturday market and other social events.</p>

	<p>There are community centres and active resident's associations which aim to improve the settlement and support active participation of the local community.</p> <p>Newtownards displays a strong retail and service provision with a number of independent shops and boutiques within the town centre boundary and the shopping centre and Castlebawn Retail Park.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast. • Range of services and facilities available. • Good quality housing areas. • Health centres available. • Nursery, primary and secondary facilities. • Benefits from both independent and multi-national shopping facilities. • Community facilities available (community hall, play parks, active residents association). • Excellent provision of sports facilities. • Public realm works completed. • Gateway to the Ards Peninsula. • Conway Square events space and acts as a town focal point. • Relatively flat topography. • Free WIFI within the town centre.
Weaknesses	<ul style="list-style-type: none"> • Lack of nighttime economy. • Lack of tourist facilities. • Limited number of multi-national shops with the town centre. • Congestion of traffic at peak times.
Opportunities	<ul style="list-style-type: none"> • Capacity at WWTW. • Potential of linkages to current greenway route. • Areas of non-developed land within the settlement development limits. • Potential to expand the evening economy sensitively. • Excellent built heritage examples in the town centre.
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to surface water flooding. • Environmental designations adjacent to the settlement may restrict future expansion opportunities.

Conclusion / Key findings:

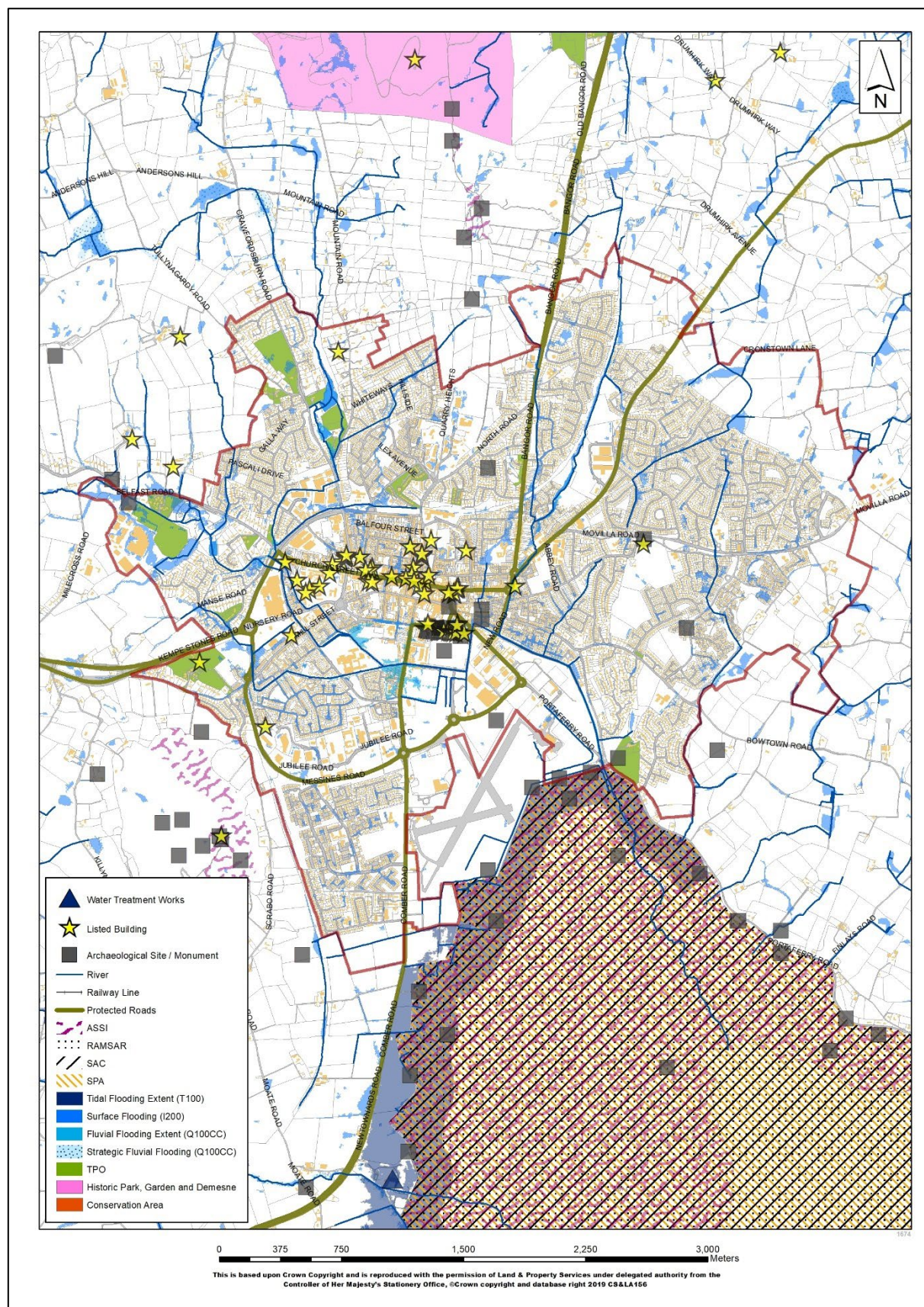
Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access services, such as health care facilities, employment, schools. Newtownards occupies a level of services and infrastructure that places it within Level 3 of the Hierarchy of Settlements and Related Infrastructure

Wheel. It is considered that Newtownards should be retained as a **Large Town** within the LDP.

Newtownards



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Orlock			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households(2011 Census)
Small settlement	126	7.53	50
Overview of Settlement			
<p>Orlock is a small coastal settlement which consists of an established group of buildings along Coastguard Lane and Sandeel Lane. The settlement exclusively consists of housing and the former coastguard lookout was converted to a single dwelling some years ago.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. The settlement is serviced by North Down WWTW where there remains capacity.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no retail or service for community facilities within the settlement.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there is one small pocket of surface water flooding located around the south western corner of the settlement.</p> <p>The northern boundary of the settlement is adjacent to several environmental designations. NI Seascape character Area - Ards Peninsula, Outer Ards Special Protection area (SPA), Outer Ards Area of Special Scientific Interest (ASSI) and Outer Ards Ramsar Site.</p> <p>There is one defence Heritage record – Coastal Battery located within the settlement and one Industrial Heritage record – Coastguard Station.</p>		
Transport Test	<p>The settlement is accessed via private roadways (Coastguard Lane and Sandeel Lane) which are accessed via Orlock Road.</p>		

	<p>Translink Ulsterbus offers services from just outside the settlement limits (on Orlock Road). Route no 3, runs to both Bangor and Donaghadee.</p> <p>The path around Orlock Point has been managed by The National Trust since 1984. It runs from Portavo to Sandeel Bay and is a section of the North Down Coastal Path.</p>
Economic Development Test	<p>There are no economic development zonings within Orlock.</p> <p>Based on there being no employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Orlock has a rural character taking on a linear form along Coastguard Lane, there are a mix of dwelling types ranging from terraces along Sandeel Lane and large detached properties in large plots on Coastguard Lane overlooking the coast. There is no distinct settlement node.</p>
Community Services Test	<p>There are no community services located within the settlement.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Coastal Location. • Quality landscape setting. • Bus Route nearby to Bangor and Donaghadee. • National Trust managed walkway adjacent to settlement.
Weaknesses	<ul style="list-style-type: none"> • Private road.
Opportunities	<ul style="list-style-type: none"> • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Environmental Designations to the northern boundary.

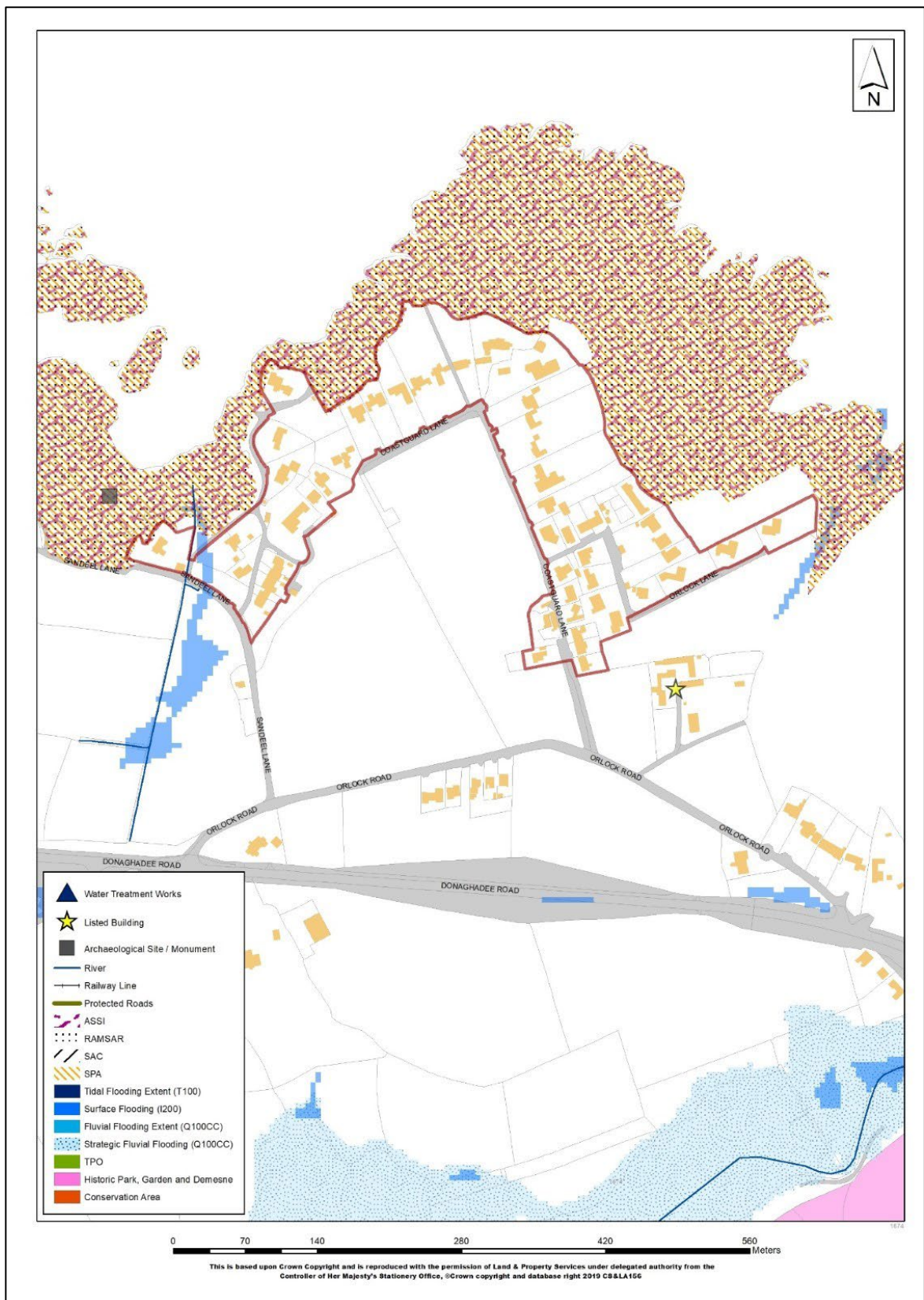
Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access services, such as health care facilities, employment, schools. Orlock occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel. It is considered that although Orlock lacks any community facilities, it does display a sense of cohesion and place and therefore should be retained as a **small settlement** within the LDP.

Orlock



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Settlement Appraisal Constraints Map - Orlock

Portaferry			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	2,514	93.21	12,001
Overview of Settlement			
<p>Portaferry is located in the southern part of the Ards Peninsula and sits on the opposite shore of Strangford Lough from Strangford village. It is 8.5 miles from Downpatrick, 28.5 miles from Belfast and 18.5 miles from Newtownards.</p> <p>The village is set in an area of very high amenity value, the major features being the wooded grounds of Portaferry House to the north, the prominent Windmill Hill to the south and the visual relationship of the village with Strangford and Castle Ward across the narrow mouth of the Lough. Portaferry developed originally as a market centre and port and the village is linked to Strangford by means of a car and passenger ferry across the narrow channel. Thus, the village has a linear structure with two axes radiating from a central nucleus, one extending inland along Church Street and High Street and the other following the sweep of the Lough shore.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Portaferry WWTW.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are a number of facilities including but not limited to a pharmacy, butchers, charity shop, bakery, barbers, hairdressers, ice cream shop, craft shop, clothes shop, convenience food shop, off-license, school uniform supplies, sports shop, bookmakers, Post Office and galleries.</p> <p>There are also several hot food bars, cafes and a hotel as well as a credit union, library, visitor information centre and three public AED locations.</p> <p>The Portico Arts and Heritage centre is a multi- purpose venue that hosts cultural, educations and heritage events and exhibitions. Portaferry Market House in The Square acts as a community centre,</p>		

	<p>and within the settlement there is also a fire and rescue station and a RNLI Lifeboat Station.</p> <p>Exploris Aquarium, presently Northern Ireland's only Aquarium is located within the settlement limits.</p> <p>Portaferry Integrated Primary School and St Columba's College are within the settlement limits and St Marys Primary School is 0.2 miles as the crow flies from the settlement limit. Queens University also have a marine Biology Centre within the settlement.</p> <p>Two health centres, Cuan Clinic and Portaferry Health Centre alongside the elderly resource centre provide healthcare services for residents.</p> <p>The settlement contains several places of worship including Ballyphilip Parish and Portaferry Presbyterian Church. St Patricks church is located approximately 0.2miles from the settlement limit.</p> <p>A Council run sports centre, playing fields and three play parks are available.</p>
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows that there are areas within the settlement limit that are susceptible to fluvial flooding (to the north of the settlement). There are also pockets of surface water flooding and given the coastal location there is a risk of coastal flooding along the shore.</p> <p>There is one Local Landscape Policy area within the settlement, LLPA3 (Rectory and large houses and associated vegetation), and two adjoining the settlement boundary to the north and the south, LLPA1 - Portaferry House, grounds and associated plantings, and LLPA2 - Windmill Hill and environs.</p> <p>A Historic Park, Gardens and Demesne is located to the north of the settlement as well as an Area of Archaeological Potential.</p> <p>Strangford Lough NI Seascape Character, Strangford and Lecale Area of Natural Beauty (AONB). Strangford Lough Special Protected Area, Strangford Lough RAMSAR Site, Strangford Lough Special Area of Conservation (SAC) and Strangford Lough Area of Special Scientific Interest (ASSI) are designated areas located adjacent to the settlement boundary with Strangford Lough.</p> <p>There are a number of industrial sites and monuments within the settlement including Ballyphilip (state care). A defused sea mine is designated as a defence heritage record along the strand.</p>

	<p>Portaferry Castle over looks Portaferry Harbour.</p> <p>There are a number of listed buildings within the settlement limits. Portaferry Presbyterian Church is the only Grade A Listing. Two dwelling houses along Ferry Street are Grade B Listed. The Market House and a dwelling at No.15 The Square are Grade B+. There are 17 Grade B1 listed buildings including Ballyphilip (C of I) Parish Church and the QUB Marine Biology Station. Lastly, there are also 17 Grade B2 listed buildings including Portaferry Orange Hall (Credit union Building) and the Public House at Nos. 9-11 Ferry Street.</p> <p>A Conservation Area is designated within the settlement.</p>
Transport Test	<p>There are no protected routes that run through the settlement.</p> <p>A ferry service operates a regular daily service (weather permitting) from Portaferry to Strangford in the adjoining council of Newry, Mourne and Down District.</p> <p>Most of the roads have pedestrian footpaths with street lighting. Some of the roads and footpaths within the centre of the settlement are narrow and curved.</p> <p>Translink Ulsterbus offers services from Portaferry to Belfast (Route No.9/10). This route serves a number of other settlements within the Peninsula including Portavogie, Ballywalter, Ballyhalbert, Rubane, Kircubbin, Greyabbey, Carrowdore, Newtownards.</p>
Economic Development Test	<p>Portaferry is a 'market town' however presently there are no economic development zonings within the settlement. There are no industrial areas and only a relatively small number of offices.</p> <p>Portaferry is known for its fishing tradition and commercial fishing of clams, prawns and Strangford Lough oysters and mussels.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities. Given the ferry link with Strangford in Newry, Mourne and Down District some of the population may travel out of the Borough for employment.</p>
Urban/ Rural Character Test	<p>Portaferry has urban influences due to the number of dwelling houses, the transport infrastructure (including ferry terminal) and a number of shopping/tourist facilities and community hall. However, it is still easily accessible to the rural hinterland.</p>

	<p>Streets within the core of the settlement and especially within the Conservation Area are narrow and curved and the settlement slopes steeply from Market Square to the Lough Shore.</p> <p>The Square and Market House and the marina and ferry terminal provide focal points to the settlement and its seafront and traditional layout give Portaferry its character.</p>
Community Services Test	<p>There are several shopping facilities including a convenience shop, butchers, bookmakers, hair salons, beauty salons, pharmacist and post office. There are several hot food bars, public houses, hotel and various places of worship.</p> <p>There is a community hall and an active Residents Association (Portaferry Community Collective) which works to improve the settlement and support the active participation of the local community. The Portico multi-purpose venue links to the arts section of the Borough and is a venue for a wide selection of events.</p> <p>The settlement's coastal location and areas of existing open space within and adjacent to the settlement boundaries provide recreational opportunities for both residents and visitors.</p> <p>Play park facilities are located at Steel Dickson Park and Cloughey Road Portaferry. Automated Public Conveniences are available in Castle Street.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Public transport links to Belfast and surrounding areas available. • Ferry link with Strangford in Newry, Mourne and Down District Council. • Benefits from local shopping facilities. • Community facilities available (community hall, play parks, active residents association). • Primary and secondary school facilities. • Car parking facilities. • Designated Conservation Area. • Located in Strangford and Lecale Area of Outstanding Natural Beauty. • Attractive coastal location. • Exploris and small marina are attractive to tourists. • Compact/walkable nature. • Portico multi use arts venue.
Weaknesses	<ul style="list-style-type: none"> • Limited employment opportunities. • Geographical location at the tip of the Ards Peninsula.

	<ul style="list-style-type: none"> • Poor road surface in places.
Opportunities	<ul style="list-style-type: none"> • Public Transport links to Belfast and ferry service to Down District. • Available sites zoned for housing. • Capacity at WWTW. • Location on Strangford lough and potential recreation value.
Constraints	<ul style="list-style-type: none"> • Coastal location therefore may be subject to associated restrictions relating to environmental designations. • Some areas susceptible to flooding e.g. around the shoreline. • Local Landscape policy Area (LLPA) and (ANOB) designations adjacent to the settlement limit may restrict opportunities for expansion.

Conclusion / Key findings:

Despite falling under the population threshold for a town as defined by NISRA, Portaferry has many services and facilities, including a library and a Credit Union, reflective of those more commonly found within a **town**. It is considered that Portaferry enjoys a level of services and infrastructure that places it within Level 2 of the Hierarchy of Settlements and Related Infrastructure Wheel.

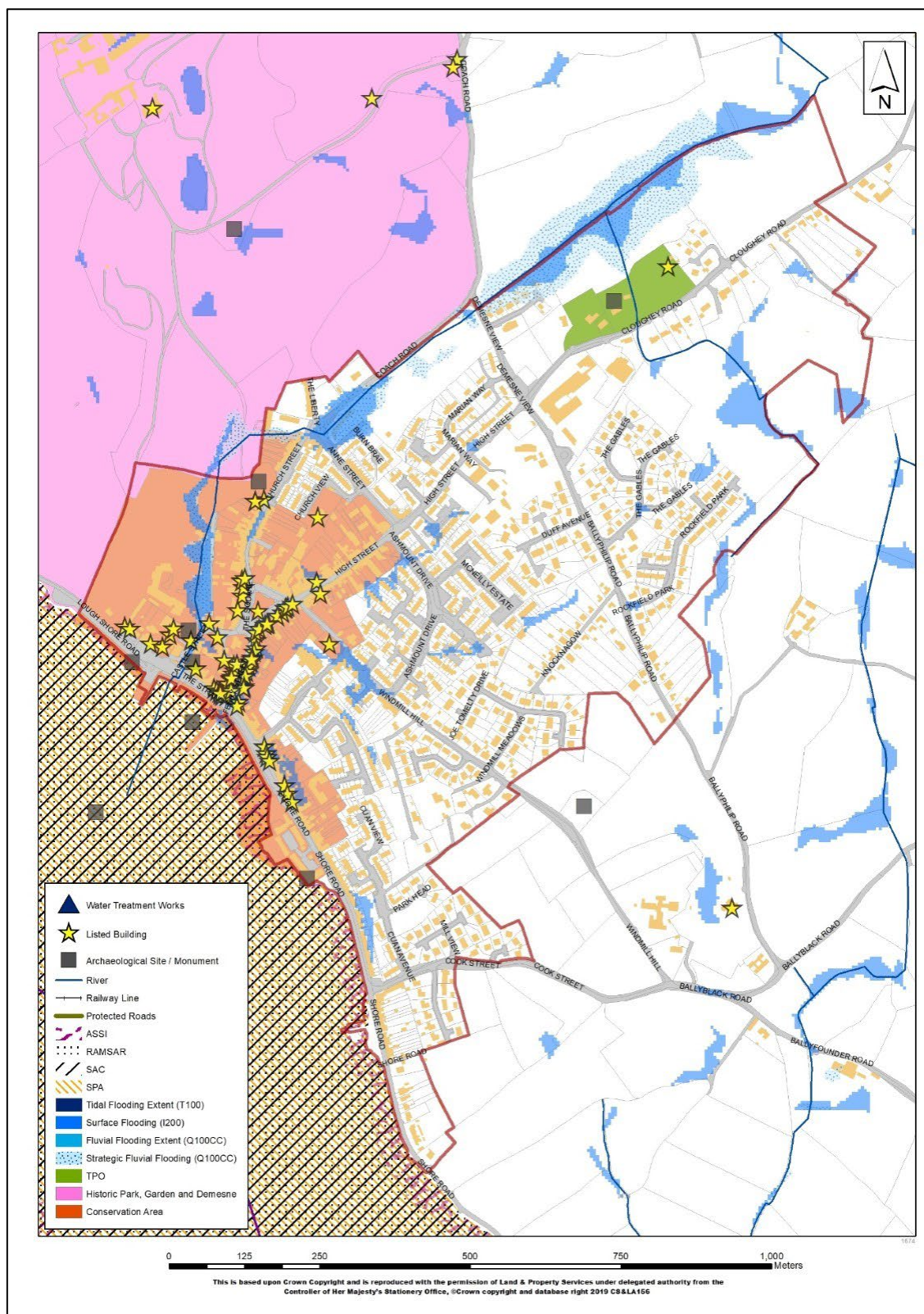
Based on these findings it is recommended that Portaferry should be designated as a **Town** in the new settlement hierarchy.

Portaferry



0 125 250 500 750 1,000 Meters

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Portavogie			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Village	2,122	92.01	833
Overview of Settlement			
<p>Portavogie is located on the outer coast of the Ards Peninsula on the A2 road from Bangor to Portaferry. It is 15.5 miles from Newtownards and 7.5 miles from Portaferry. Cloughey lies just 0.4 miles to the south. Portavogie is the most eastern settlement on the island of Ireland. Portavogie is one of the principal fishing ports in Northern Ireland with the result that fishing and the processing of fish are the mainstays of the local economy. The area around and adjacent to the harbour is the focus for most of the fishing related activities such as boat repair facilities, tackle storage and the offices of fish buyers. The main concentration of development in the village is contained by Main Road, Warnocks Road, Springfield Road and New Harbour Road. The more elevated lands to the north and south provide a setting for the village.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Ballyhalbert Victoria WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>Within Portavogie there is a convenience store/filling station and a small number of other local shops including, post office, fishing supplies shop/boat supplies, butchers, hot food bar, beauty salon and pharmacy.</p> <p>There is one primary/nursery school, Portavogie Primary School.</p> <p>There is a community centre, playing fields and a multipurpose pitch (3G). There are two playgrounds within the settlement and one with public toilet facilities located directly adjacent to the settlement along the coast. There is a beach located directly adjacent to the settlement development limits.</p> <p>Portavogie health clinic is located at New Harbour Road as is Green Isle Care Home.</p> <p>Portavogie benefits from two churches and two gospel halls.</p> <p>Portavogie Harbour is one of the main fishing ports in Northern Ireland. Currently over forty boats of assorted sizes operate from</p>		

	<p>Portavogie harbour. Many of these vessels are small, inshore potting boats, targeting crab and lobster around the coast whilst larger vessels venture further out to sea fishing for prawn. Portavogie also is in close proximity of the beach.</p>
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers shows there are a few areas within the settlement limit that are susceptible to tidal flooding, in particular the south east of the settlement around the harbour area.</p> <p>Ards Peninsula NI Seascape Character area covers parts of the East and South East parts of the settlement, Outer Ards Area of Special Scientific Interest (ASSI) Outer Ards Ramsar site and Outer Ards Special Protected Area (SPA) are adjacent to the settlement on the coastal side.</p> <p>Two Local Landscape Policy Areas (LLPA) are located adjacent to the southern boundary of the settlement including an area of rough grassland south of the New Harbour Road and landform between Portavogie and Cloughey.</p> <p>There is a Wastewater Treatment Works at Ballyhalbert Victoria where capacity remains.</p> <p>There are no listed buildings located within the settlement development limit, however, three industrial heritage records have been noted at Portavogie Harbour, Shipbuilding yard and flax windmill.</p>
Transport Test	<p>There are no protected routes that run through the settlement.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>Translink Ulsterbus offers services from Portaferry to Belfast (Route Nos 9 and 10b) which serve the settlement.</p>
Economic Development Test	<p>There are no economic development zonings within Portavogie. The town is famous for its prawns and herrings, which have given rise to a fish processing industry as well as boat building.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Portavogie has rural influences due to the number of dwelling houses, the transport infrastructure and lack of shopping facilities.</p>

	There is no obvious sense of place. The settlement focal point has developed around the harbour area.
Community Services Test	<p>Portavogie benefits from a community centre, playing fields and a multipurpose pitch. There are two playgrounds within the settlement and one with public toilet facilities located directly adjacent to the settlement along the coast.</p> <p>There is a community hall and an active Residents Association which works to improve the settlement and support the active participation of the local community.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Transport links to Belfast. • Coastal/beach location. • Working harbour. • Community facilities available (community hall, play parks, playing fields). • Current location for annual seafood festival.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library etc. • Limited employment opportunities. • Limited car parking. • Number of derelict properties. • Location at lower part of Ards Peninsula.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast. • Available sites for housing. • Capacity at WWTW.
Constraints	<ul style="list-style-type: none"> • Local Landscape Policy Areas to the south of the settlement. • Environmental designations adjacent to the settlement boundaries may limit the ability of the settlement to expand.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools.

Portavogie occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

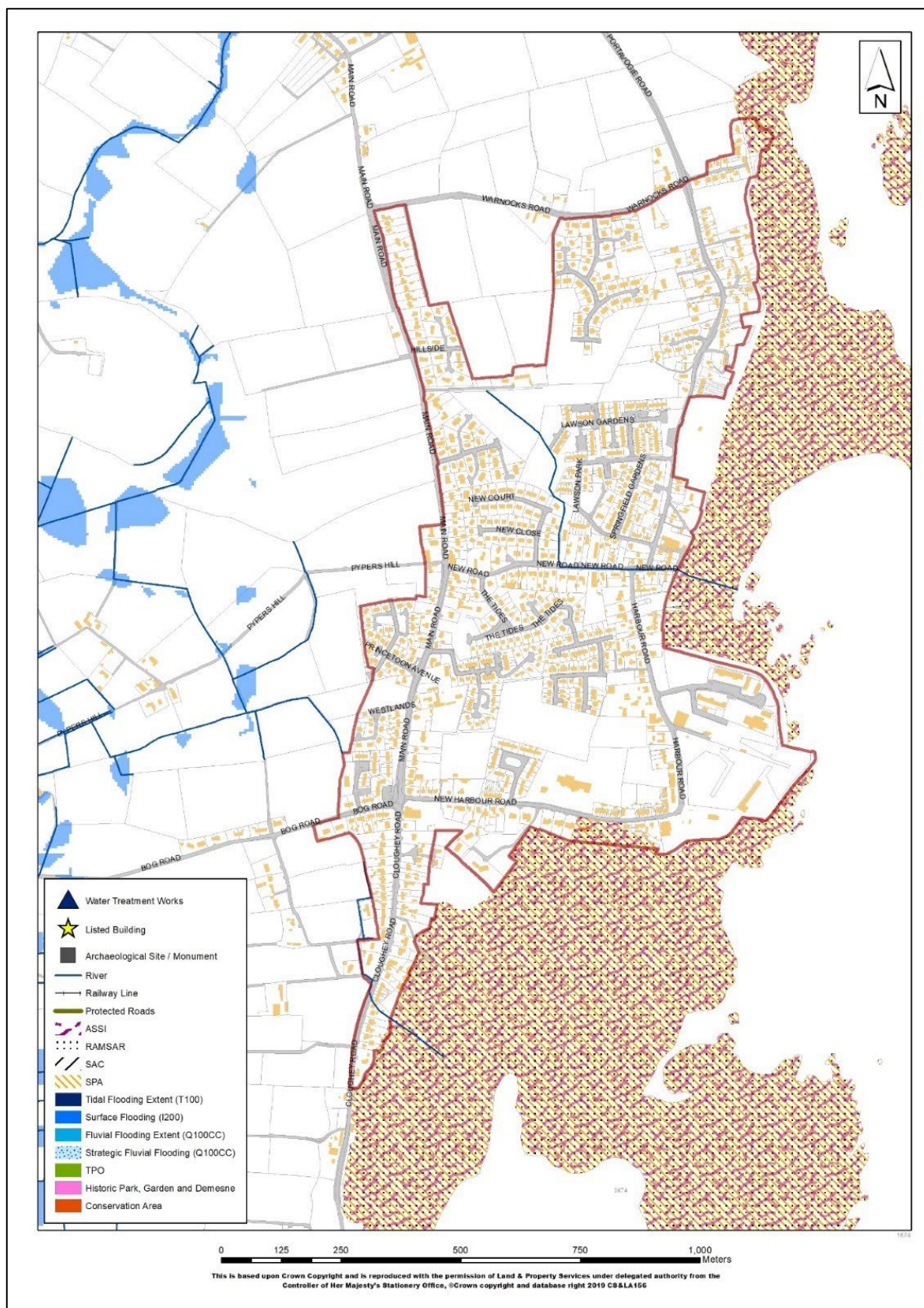
Based on these findings it is recommended that Portavogie should be designated as a **Village** in the new settlement hierarchy.

Portavogie



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Settlement Appraisal Constraints Map - Portavogie

Rubane			
Settlement Category	Population (2011 Census)	Area (ha)	No. of Households (2011 Census)
Small Settlement	216	12.80	78
Overview of Settlement			
<p>Rubane is located in the middle of the Ards Peninsula, approximately 6.2 miles north of Portaferry and 2.4 miles northwest of Portavogie. It is a small linear settlement comprising of two nodes formed at the crossroads of Rubane, Gransha and Manse Roads. The surrounding landscape is flat with some undulating land on approach from the northwest along the Rubane Road and higher ground to the southeast. There is some mature vegetation near to the football ground and along the Gransha Road.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is a water sewerage pumping station located adjacent to Rubane Meadows.</p> <p>There is no natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no retail/service/healthcare facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible to fluvial flooding. There are also pockets of surface water flooding.</p> <p>There are no environmental designations or listed buildings within the settlement limit.</p>		
Transport Test	<p>Translink Ulsterbus service 10b serves Rubane on its Belfast - Portaferry route.</p> <p>Part of the settlement has public footpaths and streetlights and a 30mph speed limit is in force.</p>		
Economic Development Test	<p>There are no economic development zonings within Rubane.</p>		

	Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities.
Urban/ Rural Character Test	<p>Rubane has a rural character given that the settlement forms a linear pattern along the road. There are also no retail facilities or services or community facilities apart from a children's play park which reinforces the rural character.</p> <p>The settlement consists of a mix of semi-detached and detached dwellings with front and rear gardens.</p> <p>There is no obvious sense of place.</p>
Community Services Test	There are no community facilities other than a children's play park.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to facilities at Kircubbin.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, schools, library. • Limited employment opportunities. • No community facilities.
Opportunities	<ul style="list-style-type: none"> • Areas of undeveloped land within the settlement limits.
Constraints	<ul style="list-style-type: none"> • The settlement is surrounded on the north, west and south boundaries by Strangford and Lecale Area of Outstanding Natural Beauty (AONB).

Conclusion / Key findings:

Taking into account the population size and lack of services and facilities that are provided within the settlement limit, residents need to travel to access all services, such as health care facilities, employment, schools.

On comparison with the Hierarchy of Settlements and Related Infrastructure Wheel, Rubane occupies a level of services and infrastructure that places it below Level 1.

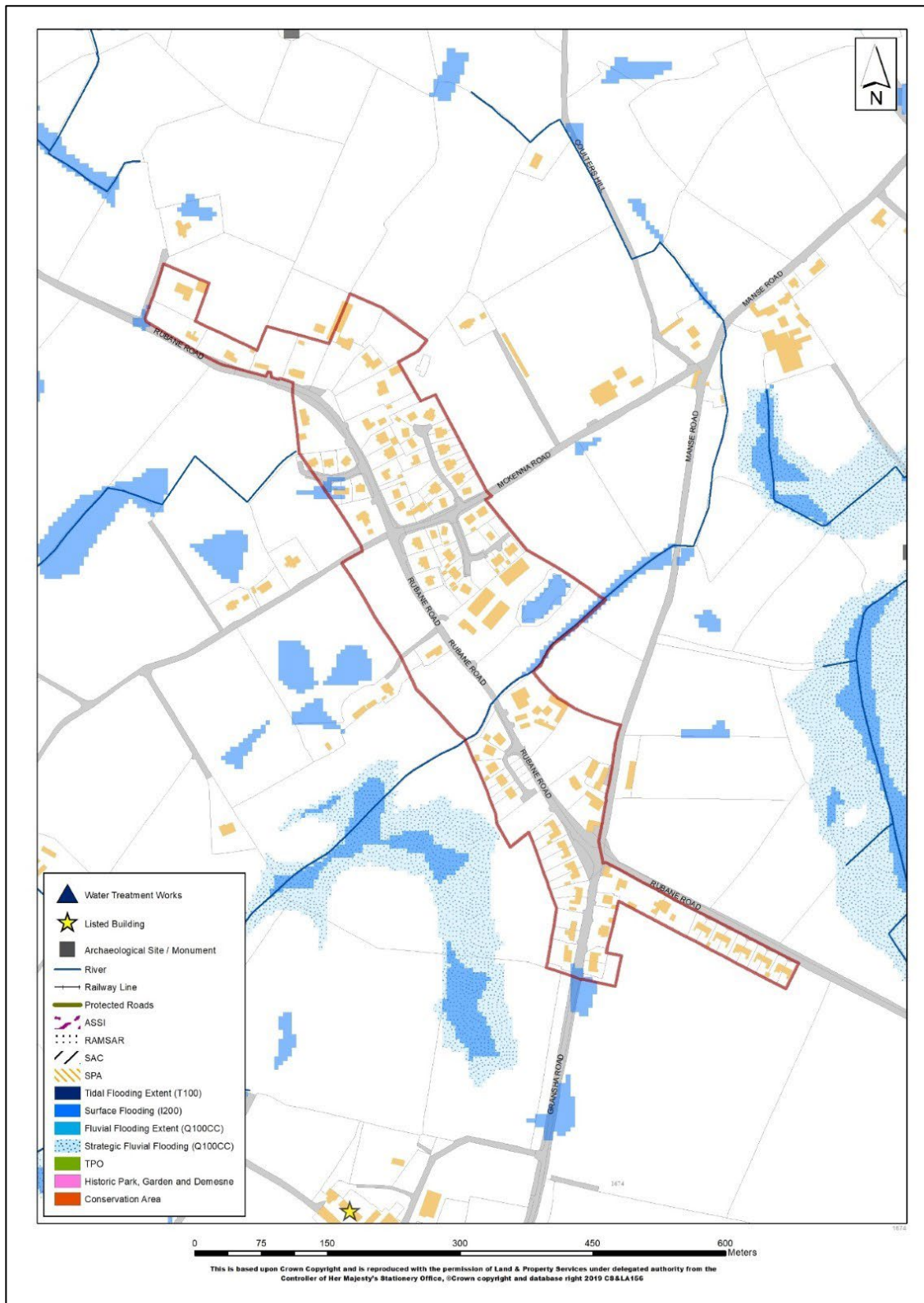
Based on these findings, Rubane is a cluster of rural development that provides a focal point for the rural community and therefore, it is recommended that Rubane is designated as a **small settlement** in the new settlement hierarchy.

Rubane



0 75 150 300 450 600 Meters

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Settlement Appraisal Constraints Map - Rubane

Six Road Ends

Six Road Ends			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
None	unknown	unknown	unknown
Overview of Settlement			
<p>Six Road Ends is located at the junction of Cotton Road, Upper Grasha Road, Gransha Road South, Green Road and Ballycrochan Road. The historical meeting point of these 6 roads was subject to a major road realignment scheme in 2007 which included a 4-exit roundabout and 2 associated staggered junctions. The Six Road Ends settlement is located to the north of the roundabout.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is no natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers Agency shows is a watercourse within the south of the settlement along Cotton Road and that are pockets of surface water flooding beyond the settlement boundary.</p> <p>There are a number of unscheduled archaeological monuments and sites around the settlement.</p> <p>Ballygrainey Presbyterian Church is a listed building.</p>		
Transport Test	<p>There is a footpath along some of the road and street lighting. A speed limit of 40 mph speed limit is in place around Six Road Ends.</p> <p>Translink Ulsterbus stops provide a service from through the settlement from Newtownards to Belfast (Route 507). There is also a bus Belfast to Ballywalter, which also provides a service to Newtownards (Route 7).</p> <p>There is a local bus service to Bangor (Route 3e).</p>		

Economic Development Test	<p>There are no economic development zonings within the immediate vicinity. Namely Nash's Stores, Ian Glasgow Car Sales and Repair Garage. Summerhill Residential Care Home, Ballygrainey Nursery and Ballygrainey Boarding Kennels and Cattery are close to Six Road Ends.</p> <p>There are a number of employment opportunities in and around the Six Road Ends area and the settlement is positioned in close proximity to Bangor. It is expected that the economically active also travel outside the area for employment opportunities.</p>
Urban/ Rural Character Test	<p>Six Road Ends is a group of houses and businesses, which have developed at the cross of six roads with Ballygrainey Presbyterian Church and Orange Hall at the core of the settlement.</p> <p>The houses are predominantly detached dwellings, and the settlement has a sense of being enclosed by the surrounding road network. The Presbyterian Church and Nash's stores are 2 storey buildings which are strong features in the small settlement due to their size and location.</p> <p>The roundabout and road network serves as an urban feature surrounded by agricultural land and detached dwellings.</p>
Community Services Test	<p>There are limited community service facilities within the vicinity.</p> <p>There is not a GP or school.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • High quality scenic area. • Proximity to services within Bangor. • Range of employment opportunities.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, education facilities library etc. • Lack of employment opportunities. • No community facilities.
Opportunities	<ul style="list-style-type: none"> • Employment could offer opportunity for new businesses within the existing area developed.
Constraints	<ul style="list-style-type: none"> • The position of the roads around the settlement encloses and constrain development of this settlement.

Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, post primary schools.

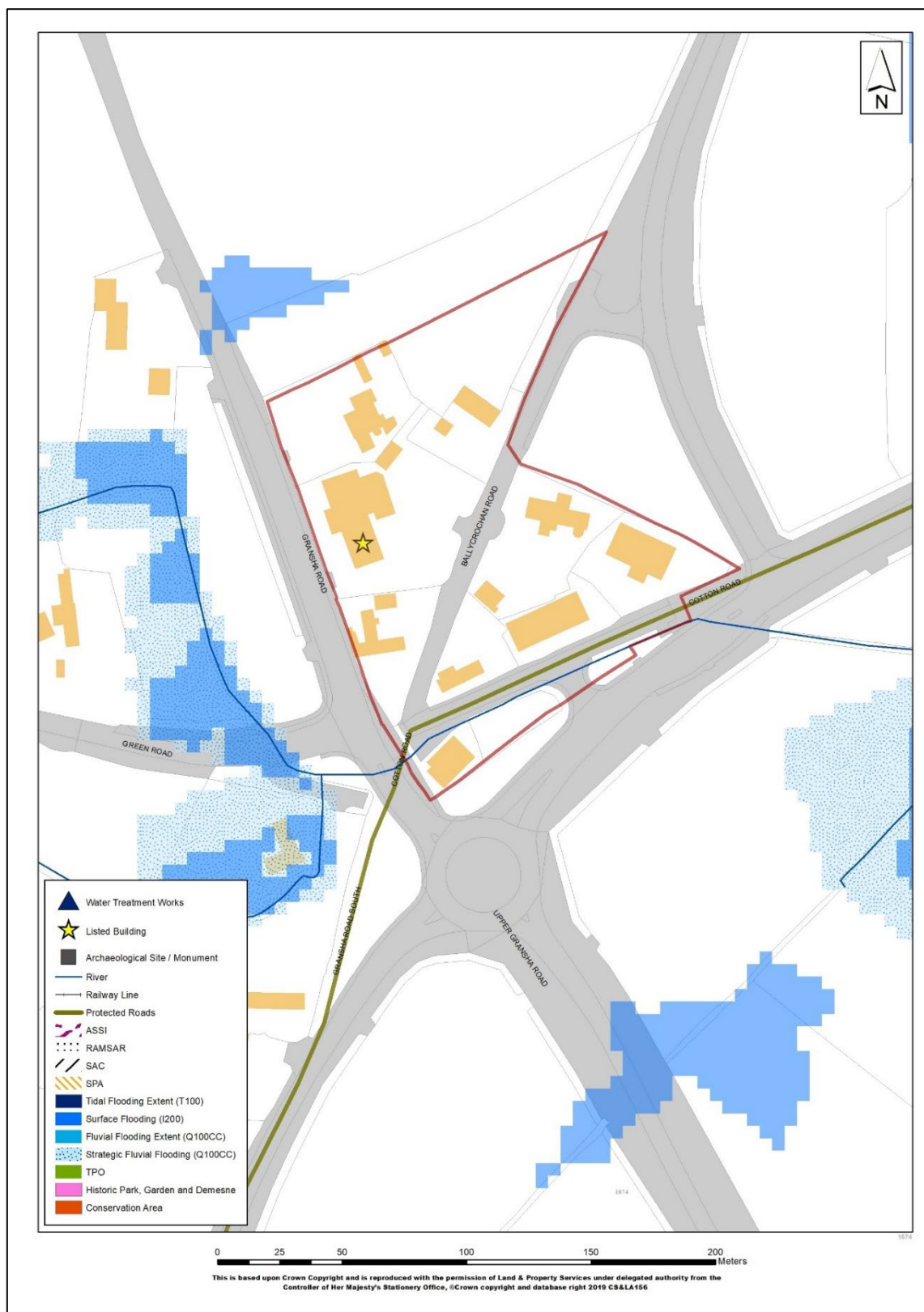
Six Road Ends occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel. It should be positioned as a **small settlement**.

Six Road Ends



0 25 50 100 150 200 Meters

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Settlement Appraisal Constraints Map – Six Road Ends

Seahill			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
Village	1,018	57.74	456
Overview of Settlement			
<p>Seahill is situated south-west of Helen's Bay and is separated from Cultra and Craigavad to the west by the Royal Belfast Golf Course. The settlement is split in two via the A2 Bangor-Belfast carriageway, with the private residential cul-de-sacs of Larch Hill and Carney Hill located in the southern portion. Seahill is a commuter settlement for Belfast. The settlement largely evolved from the mid-19th 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 grounds of a substantial Listed Building, St. Columbanus, are located beyond the eastern edge of the settlement limit.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer. There is capacity at Seahill WWTW.</p> <p>There is natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no retail facilities within the settlement limit.</p> <p>Seahill benefits from one primary school (Glenraig) and Rockport Day and Boarding School is located close to the settlement.</p> <p>There are no healthcare services or facilities.</p> <p>Glenraig Church of Ireland Church and associated hall.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates shows there are a few areas within the settlement limit that are susceptible to pockets of surface water flooding.</p> <p>Belfast Lough Seascape Character Area engulfs the northern part of the settlement (The Bangor Road acts as a cut off) and Seahill Coastal Area Local Landscape Policy Area forms part of the settlement.</p>		

	There is one Listed Building with the settlement, Holy Trinity Church (B1).
Transport Test	<p>One protected route runs through the settlement, Bangor Road (A2), which makes the settlement easily accessible.</p> <p>The majority of the roads have pedestrian footpaths with street lighting.</p> <p>The railway intersects part of the settlement and NI railways provide regular services from Seahill Station towards Belfast and Bangor.</p> <p>Translink Ulsterbus offers regular services from Bangor to Belfast which serve the settlement (Routes 1,1b,2 and 502).</p>
Economic Development Test	<p>There are no economic development zonings within Seahill.</p> <p>Based on the limited employment opportunities within Seahill it is expected that the majority of the economically active travel outside the settlement for employment opportunities.</p>
Urban/ Rural Character Test	<p>Seahill has semi urban influences due to the number of dwelling houses, the transport infrastructure and its location adjacent to the A2.</p> <p>There is no obvious focal point within the settlement. The settlement is split into two portions via the A2 carriageway.</p>
Community Services Test	There are no shopping facilities, and the church and associated halls provide the only community service.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Good transport links to Belfast via road or rail. • Close to services and facilities at Holywood. • Good quality housing areas. • Proximity to the coastal path. • Location within the countryside with a rural landscape wedge separating the village from Holywood.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, post primary schools, library etc. • Limited employment opportunities.
Opportunities	<ul style="list-style-type: none"> • Good links to Belfast via Holywood. • Capacity available at Seahill WWTW. • Primary school available.

Constraints	<ul style="list-style-type: none"> • Belfast Lough Seascape Character to the north of the settlement may constrain development. • Local Landscape Policy Areas located adjacent to the north east and west boundaries of the settlement.
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Conclusion / Key findings:

Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment.

Seahill occupies a level of services and infrastructure that places it within Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

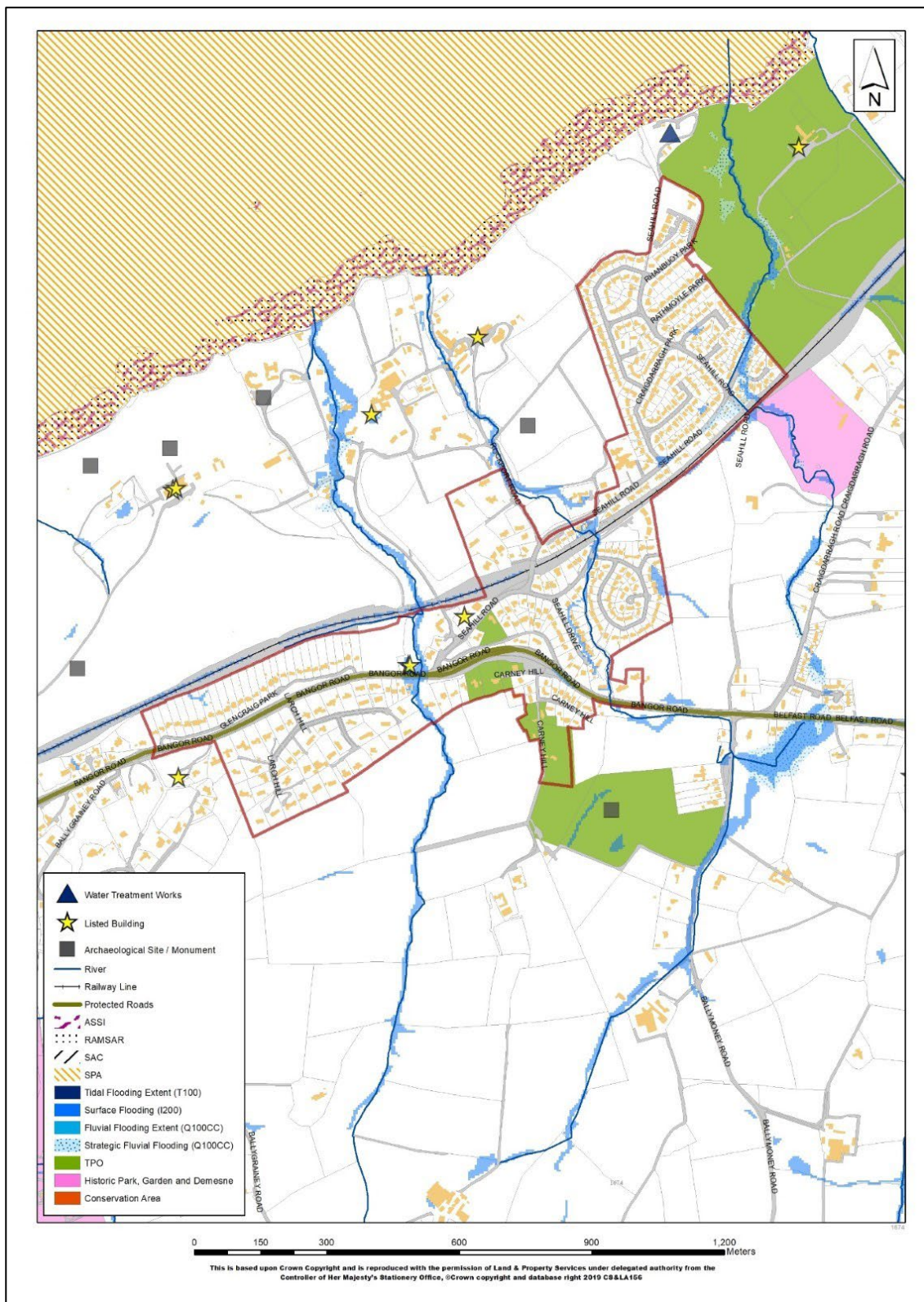
Based on these findings it is recommended that Seahill should be designated as a **Village** in the new settlement hierarchy.

Seahill



0 125 250 500 750 1,000 Meters

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Settlement Appraisal Constraints Map - Seahill

Whiterock			
Settlement Category	Population (2011 Census)	Area (ha)	No. of households (2011 Census)
Village	355	20.34	141
Overview of Settlement			
<p>Whiterock is a small settlement sitting on the Western Shore of Strangford Lough, 1.4 miles north east of Killinchy, at the southern end of a small bay. The bay is framed by drumlins all round, broken only by the Ganaway Burn, which enters the lough from the west, and the man-made isthmus connecting it with Sketrick Island.</p> <p>The settlement is a long-established boating centre, favoured because of the shelter provided by the offshore Islands that abound in the area.</p> <p>Although not within the settlement development limits, just along the road, following the coast, there is the Light Ship Petrel (the only lightship still afloat in Ireland and currently used as the headquarters of Down Cruising Club). Sketrick Castle and Daft Eddie's restaurant is located on Sketrick Island (out with of the current settlement development limits).</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is no natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping facilities or community assets located within the settlement limits. There are various slipways, a landing stage and Strangford Yacht Club immediately adjacent to the settlement limit which provide access to the Lough for leisure activities.</p> <p>There are no healthcare services or education facilities.</p> <p>The settlement relies on its proximity to Killinchy (1.4miles) and Balloo (2.4miles) for retail and community services.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers indicates there are a few areas within the settlement limit that are susceptible pockets of surface water flooding.</p>		

	<p>There are no environmental designations within the settlement limit. However, due to its coastal location in the north and east of the settlement are bounded by various environmental designations including Strangford Lough NI Seascape Character Area, Strangford Lough Special Protection Area (SPA), Strangford Lough Special Area of Conservation (SAC), Strangford Lough Ramsar and Strangford Lough Area of Special Scientific Interest (ASSI). The settlement is completely within Strangford and Lecale Area of Outstanding Natural Beauty (AONB).</p> <p>There are two (B2) Listed Buildings (dwellings) within the settlement limits.</p>
Transport Test	<p>Some of the roads have pedestrian footpaths with street lighting (mostly within the existing housing developments), however, there are some streetlights placed along Whiterock Bay.</p> <p>Translink do not offer a regular bus service from the settlement.</p>
Economic Development Test	<p>There are no economic development zonings within Whiterock however there is an area of currently undeveloped housing land located off Whiterock Road (HPA1). Approval has been granted for the erection of 34 detached dwellings and garages including a Waste Water Treatment Plant at this location.</p> <p>Based on the limited employment opportunities within the settlement it is expected that the majority of the economically active travel outside the settlement for employment opportunities. There may be the potential for employment at Sketrick Island or from one of the local trades including sail making, chandlery and boat repair.</p>
Urban/ Rural Character Test	<p>Whiterock has a rural character given its residential nature and its compact form. It is characterised mainly by detached properties with gardens. There is a distinctive sense of place derived from its coastal location and sailing association.</p>
Community Services Test	<p>There are no community facilities located within the settlement.</p>
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Close to services and facilities at Killinchy and Balloo. • Coastal setting/proximity to Strangford Lough. • Location within AONB.
Weaknesses	<ul style="list-style-type: none"> • No community or retail facilities. • Limited employment opportunities. • No public transport linkages.

Opportunities	<ul style="list-style-type: none"> • Available sites for housing (works have not yet commenced).
Constraints	<ul style="list-style-type: none"> • No capacity at WWTW. • Development limit defined by Strangford Lough and AONB.

Conclusion / Key findings:

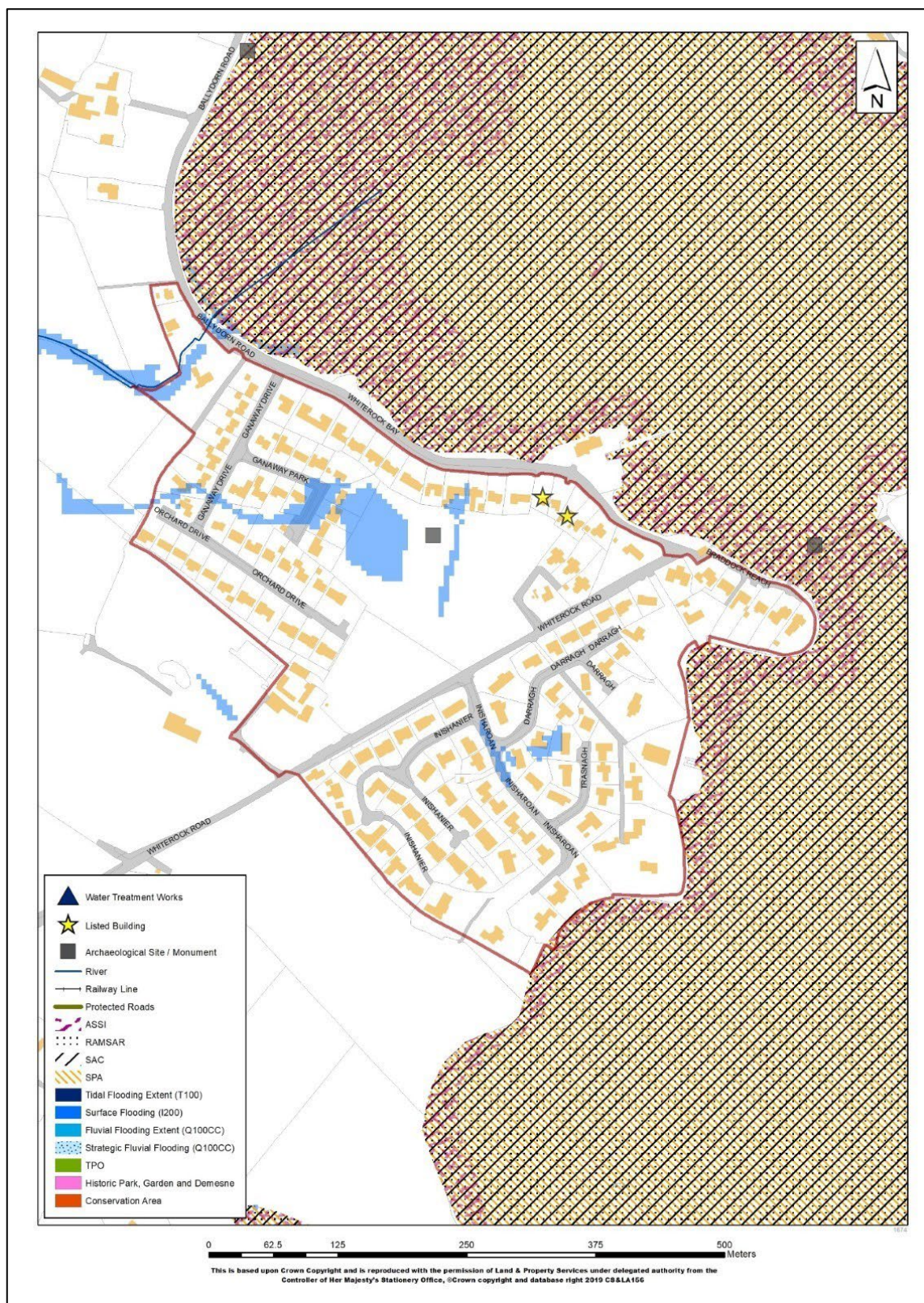
Taking into account the population size and range of services and facilities that are provided within the settlement limit, residents need to travel to access many services, such as health care facilities, employment, education and there is a lack of capacity at the WWTW, Whiterock occupies a level of services and infrastructure that places it below Level 1 of the Hierarchy of Settlements and Related Infrastructure Wheel.

Based on these findings it is recommended that Whiterock should be designated as a **Small Settlement** in the new settlement hierarchy.

Whiterock



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Appendix 5 Potential settlements

Ardkeen

Ardkeen			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
None	unknown	unknown	unknown
Overview of Settlement			
<p>Ardkeen is a townland situated on the Western side of the Ards Peninsula. A strong castle was built on a drumlin on the eastern side of Strangford lough west of the present junction of the Rowreagh and Loughdoo Roads, the place known as Ardkeen.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is no natural gas provision, 4G Mobile coverage and superfast broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping, community or educational facilities within the immediate area.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers Agency shows that there are a few areas within the townland that are susceptible to fluvial flooding. There are also pockets of surface water flooding.</p> <p>Ardkeen is within Strangford and Lecale Area of Natural Beauty and the area to the west adjacent to the coastline, is subject to a number of designations including Strangford Lough Special Protection Area, Areas of Special Scientific Interest and RAMSAR.</p> <p>The area around Ardkeen has a number of historical sites including a church, a graveyard and coffin lids at Ardkeen Church and a motte and bailey at Castlehill. There are also a number of industrial heritage records including a Corn Mill and Windmill site.</p>		

Transport Test	<p>The Rowreagh Road is the main road from Newtownards to Portaferry and roads within the area do not have pedestrian footpaths or street lighting.</p> <p>Translink Ulsterbus Belfast – Newtownards- Portaferry (Route 10/10a) serves McCormick Corner, (close to the junction of Rowreagh and Loughdoo Road).</p>
Economic Development Test	<p>There are no economic development zonings within the immediate vicinity.</p> <p>Based on the very limited employment opportunities around the Ardkeen area, it is expected the economically active travel outside the area for employment opportunities.</p>
Urban/ Rural Character Test	Ardkeen is rural in character given the lack of housing and rural road network. There is no obvious sense of place or a focal point.
Community Services Test	There are no community service facilities within the vicinity.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Location within an Area of Outstanding Natural Beauty. • Location close to the shores of Strangford Lough.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, education facilities library etc. • Lack of employment opportunities. • No community facilities.
Opportunities	
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to surface water flooding. • Rich archaeological history within the area.

Conclusion / Key findings:

Ardkeen has been considered for the designation of small settlement within the settlement hierarchy. This evaluation has revealed that Ardkeen fails the test the Planning Appeals commission applied in the BMAP Inquiry where they accepted that “...in order to constitute a settlement, there should be a concentration of buildings displaying an obvious sense of cohesion and place and offering one or more community facilities.

Ballywhiskin			
Settlement Category	Population (2011 Census)	Area (ha)	No. of dwellings (2011 Census)
None	unknown	unknown	unknown
Overview of Settlement			
<p>Ballywhiskin is located along the A2 between Millisle and Ballywalter and north east of Carrowdore. It has a coastal location and consists of dwelling houses in a linear pattern of development along the White Church Road and a caravan and camping site to the rear of these dwellings on the landward side.</p>			
Evaluation Framework			
Resource Test	<p>All households have access to clean water as well as having proper waste/sewerage disposal either by way of septic tanks or connection to a mains sewer.</p> <p>There is no natural gas provision, 4G Mobile coverage and standard broadband are available.</p> <p>There are no non-domestic turbines or anaerobic digestors operating in the area.</p> <p>There are no shopping, community or educational facilities within the immediate area.</p> <p>There are no healthcare services or facilities.</p>		
Environmental Capacity Test	<p>Flood hazard data from DFI Rivers Agency shows that there are a few areas within the group of dwellings that are pockets of surface water flooding. These are located towards the southern end and also part of the caravan and camping site. Also due to the coastal location the area is at risk of flooding from the sea.</p> <p>Ballywhiskin's coastal location means it is adjacent and therefore likely to be subject to a number of environmental designations including Outer Ards Area of Special Scientific Interest, Outer Ards Special Protected Area and Outer Ards Ramsar Site.</p> <p>There are no listed buildings within the vicinity, however, there are two Industrial Heritage Records (Flax Mills) nearby.</p>		
Transport Test	<p>There is a footpath along some of the road and street lighting. A 30-mph speed limit is in place in this area.</p>		

	Translink Ulsterbus stops provide a service from Ballywhiskin towards Bangor and Ballywalter.
Economic Development Test	<p>There are no economic development zonings within the immediate vicinity.</p> <p>Based on the very limited employment opportunities around the Ballywhiskin area, it is expected the economically active travel outside the area for employment opportunities.</p>
Urban/ Rural Character Test	<p>Ballywhiskin is a group of dwelling houses which have developed in a linear form along the A2. The houses range from detached dwelling in larger plots to a row of terrace dwellings. A caravan and camping site is located to the rear of the dwellings on the landward side. Dwellings are located on both sides of the road.</p> <p>There is no obvious sense of place or a focal point in the area.</p>
Community Services Test	There are no community service facilities within the vicinity.
Qualitative Analysis	
Strengths	<ul style="list-style-type: none"> • Coastal area. • High quality scenic area.
Weaknesses	<ul style="list-style-type: none"> • No doctors/ healthcare facilities, education facilities library etc. • Lack of employment opportunities. • No community facilities.
Opportunities	<ul style="list-style-type: none"> • Caravan and camping park established.
Constraints	<ul style="list-style-type: none"> • Some areas susceptible to sea and surface water flooding. • Environmental designations located adjacent to the coast.

Conclusion / Key findings:

Ballywhiskin has been considered for the designation of small settlement within the settlement hierarchy. This evaluation has revealed that Ballywhiskin fails the test the Planning Appeals commission applied in the BMAP Inquiry where they accepted that "...in order to constitute a settlement, there should be a concentration of buildings displaying an obvious sense of cohesion and place and offering one or more community facilities.

Appendix 6 Settlement Appraisal Checklist

Settlement Appraisal

Settlement:

Classification according to relevant
Plan:

Date of visit:

Commercial

Shop	
Pub	
Post Office	
Petrol Station	
Supermarket	
Restaurants	
Mix of Retail Facilities	
Shopping Centres	
Retail Warehousing	
Range of Restaurants	
Department stores	
Specialist shops,	
Arts & Cultural Facilities	

Environment

Access to Clean Water	
sewage disposal	
Recycling, renewables,	
Water & sewers supply	
Water & sewage,	
Treatment Plants	
Waste - landfill	
Waste – recycle	
Power Generation,	
AQONB/ASSI	

Networks

Local Roads	
Broadband	
Urban street lighting	
local bus	
cycle	
Link corridors/trunk roads	
Bus/rail to larger centres	
Major roads	
Bus/rail	
Park and ride	
cycle network	
Ports and Airports	
key transport nodes	
energy generation	
Interconnector	

Productive

Workshop	
Business Unit	
Enterprise Centre	
Information Office	
Industrial Park	
Tourism Office	
Tourism Signature projects	
Science centre	
Major industrial Parks	
Strategic Development Zones	

Justice

Neighbourhood Watch	
Police Station	
Police District	
County Court	
Probation Service	
Police HQ	
High Court	
Prison Forensic Science	

Health

Doctor	
Ambulance	
outreach services	
Pharmacy Health Centres	
Social services	
Daycare centres	
A & E Hospital	
Childrens home	
Minor injuries	
outpatients,	
Acute hospital	
A & E	
Maternity	

Social

Local Hall	
Play Areas	
Community Centre	
Sports facility	
Welfare Services	
Leisure centre (pool)	
Visitor centre	
Advice centre	
Arts and cultural centre	
Museums/Galleries	
Conference/Concert Area	

Skills

Nursery	
Primary School	
Library	
post primary	
Further Education	
Special schools	
University	