



MAIN QUESTION

Name:

Una Somerville

+ ADD TO ANALYSIS

Address

20 Wood Grange, Newtownabbey

+ ADD TO ANALYSIS

Post Code

BT37 0WG

+ ADD TO ANALYSIS

Email

unasomerville@btinternet.com

+ ADD TO ANALYSIS

Phone Number

07866508610

+ ADD TO ANALYSIS

Are you responding as an individual?

Yes

+ ADD TO ANALYSIS

Are you responding on behalf of an organisation?

Yes

+ ADD TO ANALYSIS

Organisation and Job Title (if applicable):

Somerville Consulting

+ ADD TO ANALYSIS

Are you an Agent responding on behalf of a client?

Yes

+ ADD TO ANALYSIS

Client Name , address (if applicable):

Mr. John Burgess 31 Ballygowan Road Trooperfield
Comber Co Down BT23 5PG

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Please indicate how you would like your representation to be dealt with at Independent Examination (please select one item only): Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those dealt with by oral hearing.

Oral Hearing (Choose this procedure to present your representation orally at the public hearing) Unless you specially request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only.



+ ADD TO ANALYSIS

Soundness of the Plan

No

+ ADD TO ANALYSIS

If you believe the strategy is unsound, please indicate which tests of soundness it fails and provide your reasoning below.

Consistency Test C1

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test P1 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test P2 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test P3 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test P4 Comments

No answer

+ ADD TO ANALYSIS

Consistency Tests

No 

+ ADD TO ANALYSIS

Test C1 Comments

The hierarchy of settlements in the RDS allows for sustainable and reasonable growth at all levels including villages. The subject lands at Ballygowan, between The Brae and the A21 Ballygowan Road, if included in the settlement limit, would allow for a sustainable extension of the village to the north and could accommodate much needed social/affordable housing and in line with policy HOU 3 Affordable Housing. On page 75 of the Draft Plan Strategy only 10% of the strategic Housing allocation has been devoted to villages, this will not meet the RDS strategic objectives in regard to villages.

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test C2 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test C3 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test C4 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test CE 1 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test CE 2 Comments

No answer

+ ADD TO ANALYSIS

+ ADD TO ANALYSIS

Test CE 3 Comments

No answer

CE 4 It is reasonably flexible to enable it to deal with changing circumstances?

No

+ ADD TO ANALYSIS

Test CE 4 Comments

Draft Plan Strategy requires more flexibility to deal with the provision of land for housing especially in villages if they are to thrive as envisaged. It is not sufficient in SGS 1: Spatial Growth Strategy to say that villages will accommodate 10% of the allocation of housing without allowing for that growth by specific reference to availability of land, suitability of land and proximity to existing development within the currently drawn settlement limit. Extension of the development limit will be needed but in a sensitive and pragmatic way.

Changes are required to the text of SGS 1: Spatial Growth Strategy to include reference to assessing housing land in a practical and pragmatic way by reference to land being available, being suitable and in close proximity to existing urban areas, in other words sensitive urban extensions must be considered in villages

Also SGS 4: Strategic Housing Allocation requires additional text to say how the Plan will achieve sustainable patterns of residential development across the Borough.

Finally in SGS 5: Strategic Housing Allocation across settlements, a greater proportion should be allocated to Ballygowan given its local importance in the Borough. For instance the subject land at The Brae in Ballygowan is c. 3.7ha and could accommodate a reasonable number of well designed dwellings at a low to medium density.

+ ADD TO ANALYSIS

If you consider the draft Plan Strategy to be unsound please provide details of changes you suggest to make the draft Plan Strategy sound.

No answer

+ ADD TO ANALYSIS

Do you have any comments on the Implementation and Monitoring of the draft Plan Strategy?

No answer

+ ADD TO ANALYSIS

Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA)

No answer

+ ADD TO ANALYSIS

draft Habitats Regulations Assessment(HRA)

No answer

+ ADD TO ANALYSIS

Equality Impact Screening Report

No answer

+ ADD TO ANALYSIS

Rural Needs Impact Assessment

No answer

+ ADD TO ANALYSIS

Please add any additional comments

No answer

Example tag 1 +

Example tag 2 +

Address	Applicant	Reference and site location
Lands at Ballygowan	John Burgess	

