

10 November 2023

Our Ref: FOI 132

Request

We received your request on 01 September 2023 and subsequent clarification for the following information:

Can you provide the report or documentation which has been "passed to housing associations for action" of the "site identification studies" carried out in Rostrevor and Warrenpoint in the past year. Furthermore, could you provide the current post codes of the people on the housing waiting list in Warrenpoint, Burren and Rostrevor.
Can the Housing Executive state how they will ensure that additional housing will specifically address the housing waiting list in Warrenpoint, Burren and Rostrevor.

Your request has been handled under the Freedom of Information Act 2000 (FOIA).

Our response

Can you provide the report or documentation which has been "passed to housing associations for action" of the "site identification studies" carried out in Rostrevor and Warrenpoint in the past year.

Please find attached the Site Identification Studies for Rostrevor and Warrenpoint which were referred to at the recent Housing Investment Plan presentation to Newry Mourne and Down District Council.

Could you provide the current post codes of the people on the housing waiting list in Warrenpoint, Burren and Rostrevor.

The Housing Executive considers that the current postcodes of individual applicants on the Waiting List for Warrenpoint, Burren and Rostrevor comprises the personal data of third parties and is therefore exempt from disclosure as the exemption at Section 40(2) of the Freedom of Information Act (Personal Information) is engaged. In addition, disclosure of this personal information would be a breach of the Data Protection Act 2018, Schedule 2, Part 3, Paragraph 16 – Protection of the Rights of Others.

As an alternative, the table below provides the total number of persons on the Waiting List, the number of persons in Housing Stress and the number of allocations at a higher

geography - the Warrenpoint, Burren and Rostrevor Housing Need Assessment (HNA) Areas

HNA Area	All Applicants	Applicants in HS	Allocations to All Applicants
Burren	<10	<10	0
Rostrevor	56	48	10
Warrenpoint	222	188	19

****Applicant Information (all applicants and applicants in housing stress) is as at 30th June 2023. Allocation information refers to the number of allocations in the preceding 12 month period. Where figures are less than 10 they have been anonymised in accordance with Data Protection requirements***

Waiting List figures are produced quarterly and so the most up to date figures are as at 30th September 2023. However, Waiting List Statistics are included in the Department for Communities Housing Bulletin which is designated as a National Statistic.

Section 13(1) of the Statistics and Registration Services Act 2007 states that ‘the person producing any official statistics which are designated under section 12 as National Statistics must ensure that the Code of Practice for Statistics under section 10 continues to be complied with in relation to those statistics.’ Provision of the requested figures before publication of the DfC Housing Bulletin in which the dataset from which they would be drawn is published would be a failure to comply with the Code in respect of parts [T3.3 and T3.4](#).

The September 2023 figures are therefore currently exempt from disclosure under Section 44 of the Freedom of Information Act - disclosure prohibited by other legislation. The September 2023 figures can be made available upon request subsequent to the publication of the Bulletin.

Can the Housing Executive state how they will ensure that additional housing will specifically address the housing waiting list in Warrenpoint, Burren and Rostrevor.

I would note that any social housing developed in the area will be allocated in accordance with the rules of the Housing Selection Scheme. The Housing Selection Scheme represents a single gateway into social housing in NI, let on a permanent basis, whether owned and managed by NIHE or any Housing Association in NI. Under the Scheme applicants are assessed and registered on the common waiting list for the areas in which they wish to live. Offers of accommodation are then made according to the Scheme rules and to those who appear on the specific list for the area in question. As a general rule, each property is offered to the relevant applicant with the highest points. Further information on the Housing Selection scheme is available on the Housing Executive’s website at [The Housing Executive - The Housing Selection Scheme \(nihe.gov.uk\)](https://www.nihe.gov.uk/the-housing-selection-scheme)

This concludes our response.

Site Identification Study

Rostrevor



May 2022

Background

Purpose

Site Identification Studies (SISs) involve the appraisal of land at a settlement level (or smaller geographical area) where there is affordable housing need. SISs help develop an understanding of land availability at settlement level and, in particular, the opportunities, and constraints of planning for future homes.

Site identification work is carried out by Housing Executive Place Shaping teams and it aims to help secure housing development in areas of unmet housing need, where RHAs have found it difficult to source sites. Therefore, SISs encourage and support RHAs in the delivery of a Social Housing Development Programme (SHDP). SISs also provide a useful evidence base to support our recommendations in terms of land allocation/housing zonings at the draft Local Policy Plan (LPP) stage of the Local Development Plan (LDP) process.

The Housing Executive's SIS policy is:

In order to encourage and support Registered Housing Associations in the delivery of housing schemes that address acute and consistent housing need, the Regional Place Shaping teams will:

- **Undertake an annual programme of Site Identification Studies for areas which have been highlighted as having need which will not be sufficiently addressed by Registered Housing Association schemes on the three year SHDP;**
- **Circulate the studies to developing Registered Housing Associations for their information and action;**
- **Monitor Registered Housing Association progress and revisit and update the studies as required;**
- **Submit Site Identification Studies as an evidence base to LDP teams, and;**
- **Continue to promote sustainable development.**

Context

Rostrevor is the largest village in the within the Banbridge Newry and Mourne Area Plan. It is located on the A2 coast road, 13 kilometres south east of Newry. The development of the village is characterised by a number of large listed dwellings set in a series of sizeable planned landscapes, a feature that also characterises the shoreline between Rostrevor and Warrenpoint. This character has been recognised by the designation of a Conservation Area, centred on The Square.

In the 20th century, the village experienced significant growth with suburban development mainly spreading in a north-easterly direction from the historic village core along Kilbroney/Newtown Road. During the previous plan period development consisted of a mix of housing types and included private sector and NIHE developments. However, since the late 1990's new development has concentrated on the apartment sector of the market with new apartments being built along the shore.

Rostrevor provides a significant range of facilities that service the local community. The main focus for commercial activity is in The Square and along Bridge Street, ranging from small grocery shops, to professional services. It provides a variety of pubs, restaurants and takeaways as well as barbers, beauty salons and cafes. The local area is strengthened by a number of community facilities, including a Post Office, a Community Association Office and the Kilbroney Centre. There are a number of churches of different denominations and it is also served by three primary schools.

Housing Need and Balanced Communities

There is a projected social housing need of 40 units for the five years 2021 to 2026. At March 2022, there were 49 households in housing stress. Total allocations over the past 12 months at March 2022 is below 10. The Housing Executive currently holds 58 properties in Rostrevor with a total number of 253 properties that have been sold on the Right to Buy scheme.

Additional social and affordable housing within Rostrevor will help promote balanced communities; a key theme of the Regional Development Strategy (RDS). The provision of good quality housing offering a variety of house types, sizes, and tenures to meet different needs can help strengthen community cohesion and achieve a balanced community.

Table 1: Household Composition of Housing Stress Applicants

Year	Singles	Small Adult	Small Family	Large Adult	Large Family	Elderly	Total
2019	16	<10	12	0	<10	14	49
2020	15	<10	13	0	<10	15	50
2021	19	<10	13	0	<10	13	52
2022	17	<10	13	0	<10	13	49

Table 2: Allocations Previous 12 Months All Applicants

Year	Single	Small Adult	Small Family	Large Adult	Large Family	Elderly	Total
2019	<10	0	<10	0	0	<10	11
2020	<10	<10	<10	<10	0	0	<10
2021	0	0	<10	0	0	<10	<10
2022	<10	0	<10	0	0	<10	<10

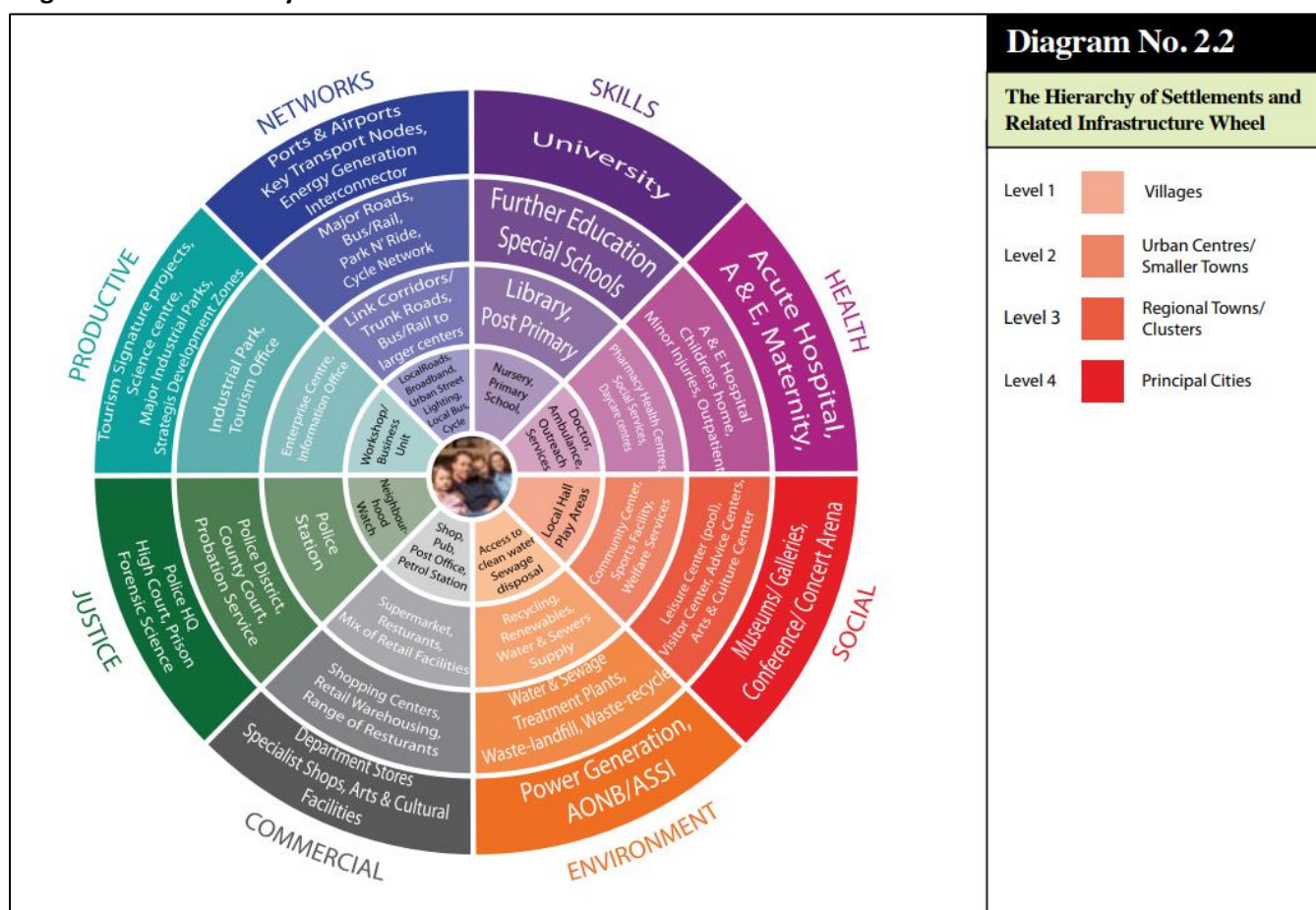
Policy Context

Regional Development Strategy (RDS)

The Hierarchy of Settlements and Related Infrastructure Wheel, within the RDS as Diagram 2.2 (see Figure 1) illustrates a range of public and private services at different settlement levels to ensure communities can have access to the necessary economic, social, and cultural opportunities. The Wheel describes a pattern of service provision, including transport networks, skills and education, health, social and cultural facilities, environment and utilities, and commercial and justice services and how these operate at different spatial scales.

The model recognises the strong relationship between settlement size and the levels of service that can be supported. As a village, Rostrevor would be expected to have facilities at the Level 1 tier; however, linkages to the accessing services at higher Levels will also be an important consideration of the growth and the sustainability of development of the settlement.

Figure 1: The Hierarchy of Settlements and Related Infrastructure Wheel



The RDS includes a framework, as outlined in Table 3, within the document that should be used to assist judgement on the allocation of housing. Each of the factors contained in the framework are considered within the SIS.

Table 3: Housing Evaluation Framework

Housing Evaluation Framework	
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, 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.

Resource Test

At February 2022, NI Water indicates that there is wastewater treatment capacity issues for Rostrevor. Wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken the Rostrevor area. As a result of this new, planning applications may be declined in parts of the settlement. However, this should be confirmed by applying for a pre development enquiry.

Environmental Capacity Test

Map 2 shows potential flood risk in Rostrevor, this includes current risks and potential future risks from climate change. Fluvial flood risk for Rostrevor generally results from the Ghant River. Lands abutting the river are negatively affected. There are also locations within the settlement development limit (SDL) that are subject to pluvial flooding.

The RDS, the Strategic Planning Policy Statement (SPPS), and the Banbridge Newry Mourne Area Plan recognise the need to avoid the selection of flood prone land for housing growth.

The policy documents state a precautionary approach should be adopted to development in areas of flood risk. A key aim is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere. This means that some sites south west of Rostrevor should be ruled out for development.

Map 2: Flood Risk

Transport Test

The main transport mode in Rostrevor is the use of a private car. Connections by road are therefore important (see Map 3). The main route of access is via the A2 road from Newry via Warrenpoint. This provides access to employment opportunities and a high number of, and high level, services and facilities, and it means that services identified on Tiers 3 and 4 on the Infrastructure Wheel are generally accessible. The majority of these services are available in Newry City which is a 15/20 minute car journey.

An Ulster bus service runs to and from Rostrevor to Newry providing access to services for those who do not have access to a private car. There is no allocated pedestrian routes through Rostrevor other than general footpaths, however Kilbroney Park is the main walking destination, with the Cloughmore Trail providing a useful route through the park with scenic views.

Urban and Rural Character Test

Development in villages that can accommodate infrastructure at Level 1 and 2 of the Infrastructure Wheel can help sustain rural communities. Development in rural areas should be sensitive, integrate within the settlement and local landscape, and respect social and environmental circumstances.

The entirety of Rostrevor including surrounding area is situated within the Mourne Area of Outstanding Natural Beauty (AONB). A large portion of the village including all surrounding area beyond the settlement limit is designated local landscape policy area. The landscape around Rostrevor like most areas within the Mourne, consists of mountainous terrain. The settlement is constrained by its coastal setting and the steep slopes of the mountains to the east and north. The area is also attractive for recreation purposes, with the impressive landscape providing many opportunities for tourism. The Rostrevor Forest provides an information centre, play areas and caravan parks in close proximity to the village.

Community Services Test

Rostrevor is currently a local service centre, with Level 1 facilities including places of worship, a community hall, several shops including variety of pubs, restaurants and takeaways as well as barbers, beauty salons and cafes.

Strategic Planning Policy Statement (SPPS)

Strategic objectives for housing in settlements are to:

- manage housing growth to achieve sustainable patterns of residential development;
- support urban and rural renaissance; and
- strengthen community cohesion.

Development within Rostrevor could comply with these three statements as Rostrevor provides a key link between Newry and Kilkeel, therefore providing access to employment, services, and facilities. A small development may also aid rural renaissance within Rostrevor by sustaining a population to support local services at Level 1, and the addition of affordable housing can help promote balanced and cohesive communities.

The SPPS also states that a sequential approach should be taken in the identification of suitable sites for housing:

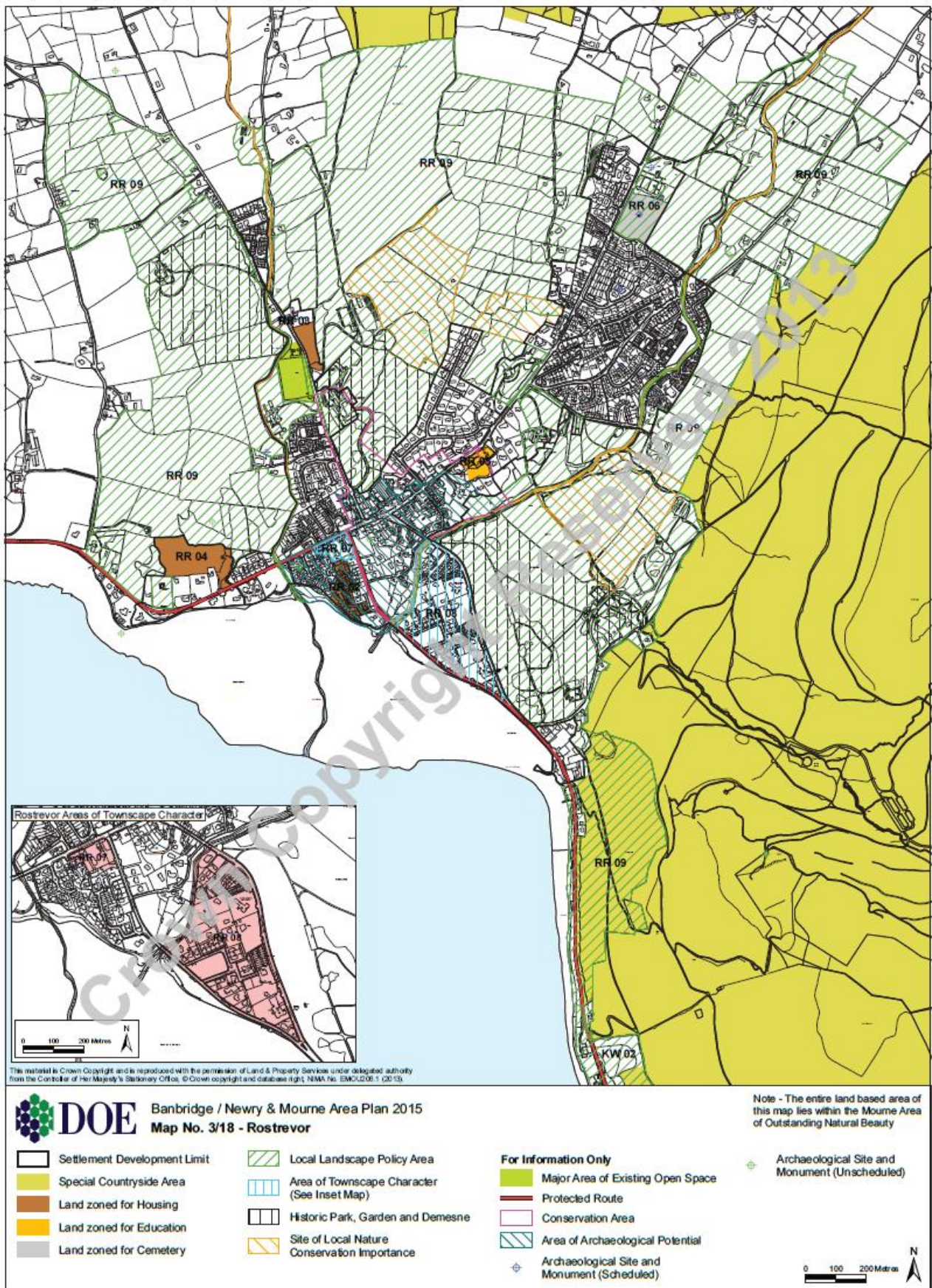
1. use previously developed and undeveloped land within the urban footprint;
2. identify land within settlement limits; and
3. Investigate the expansion of a settlement.

Having exhausted step one, a small number of sites identified through this study during step two should be explored before moving to step three.

Banbridge/Newry and Mourne Area Plan

The Banbridge/ Newry and Mourne Area Plan identified three portions of land zoned for housing, two of which were committed, with housing built in full or in part. This means that there has been little opportunity to provide additional housing within the village, with the area plan protecting land from development through zoning of Local Landscape Policy Area, Area of Townscape Character, Open Space and finally Area of Outstanding Natural Beauty.

Map 4: Map no 3/18 of the Area Plan – Rostrevor Settlement Limit



Development Potential

There is sustained housing need within Rostrevor; however, with low turnover and only 58 units of Housing Executive stock, it is unlikely that this social housing need can be met without development. Opportunities for new build have been limited with only one development of housing currently under construction within the settlement limit. This means there have been limited opportunities to obtain off the shelf dwellings or ESPs.

The settlement analysis and policy context demonstrate that a social housing scheme within the village could help support balanced communities and due to strong road links and a public transport service, can be considered sustainable development.

If it is established that a new build scheme that includes shared ownership is not an option, at this stage, Co Ownership Housing Association may be able to meet some of the demand for intermediate housing through shared ownership of an existing property.

Due to the housing need, and the potential for sustainable development, we have undertaken an analysis of sites within the settlement. Sites outside the settlement limit were not investigated. Using a sequential test, zoned housing sites, and sites with a planning history have been identified first, followed by additional sites within the settlement limit. Each site has been ranked in accordance with the following:

- A – Sites that meet policy criteria
- B – Sites that meet some policy criteria
- C – Sites unlikely to meet policy criteria

Site Selection

Sequential Test

Map 6: Sites identified



Five potentially suitable sites within the settlement limit of Rostrevor have been identified by the study.

Sites one and three are generally the most developable sites, with site one being zoned for housing while site three is also zoned and has extant planning approval existing on the site. Site one is a green field site with its main constraint being the lack of road frontage. A planning application would test what housing layout would be acceptable with access being taken from the limited road frontage to the south east. The surrounding housing character is that of large detached housing on large sites and so a main concern would be that mixed/social housing would be in contrary to the established housing character which currently exists. A planning application is required to test this. The main opportunities of this site is that it has been zoned for housing with a number of Key Site Requirements, in particular regarding a minimum of 28 dwellings on the site should be provided for social housing. Site three is a particularly good site as it is zoned for housing with a KSR for eight units of social housing and existing planning permission on the site. The planning approval on this site has a condition that eight dwellings shall be provided as social housing. A discharge to this condition was refused in 2016 which suggested the site will be used to provide social housing. The main constraint of this site is the topography and excavation works required.

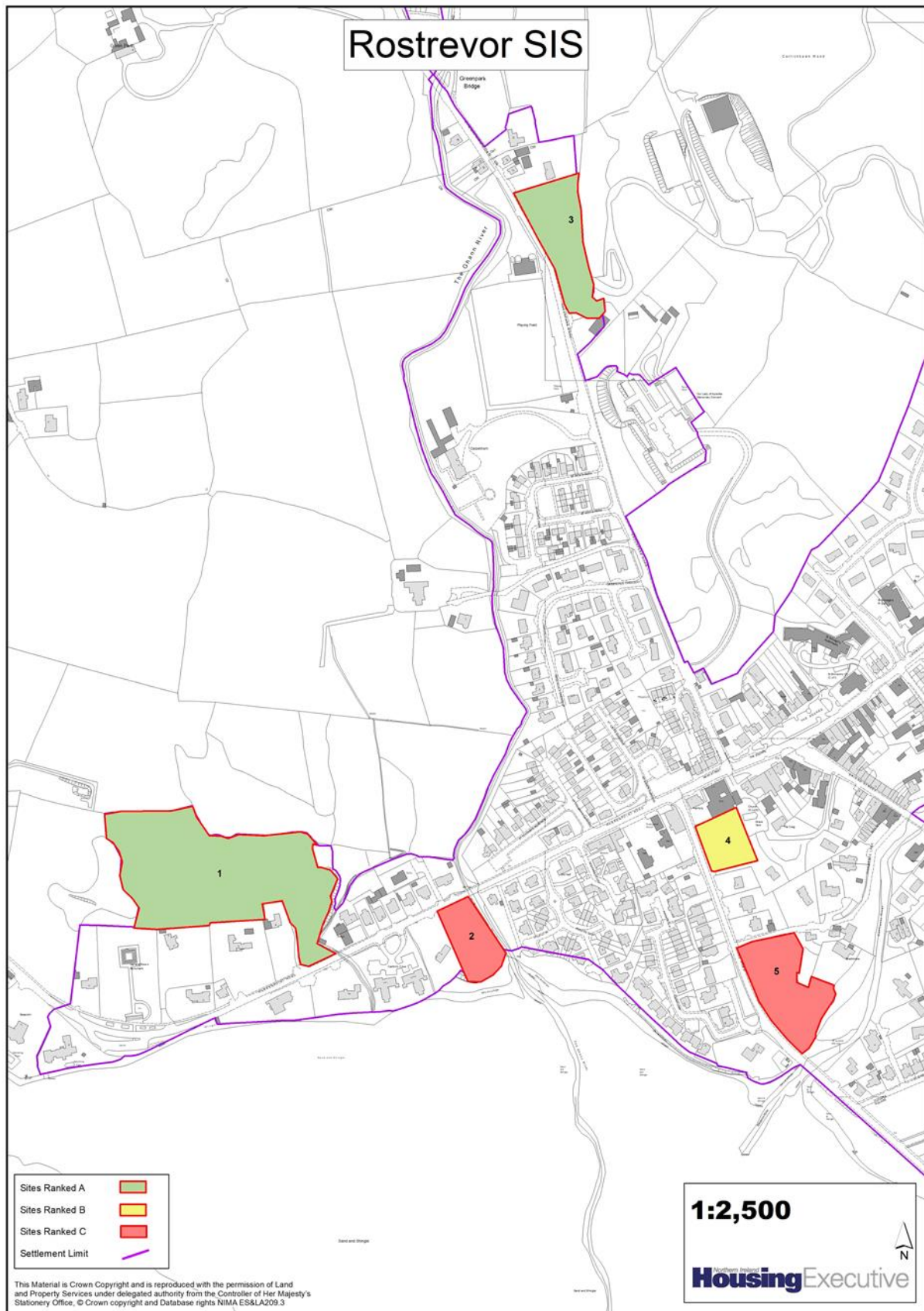
Site four is the only site in Rostrevor ranked B. The site consists of a hardcored area currently used as unofficial parking in the village. The site has potential for housing subject to a successful planning application however is not zoned and does not have any current planning approvals on the site. A main constraint may be community objection to the loss of parking as well as the site being located within an area of archaeological potential. During a recent community consultation exercise for the village, the owners of the adjacent Ranfurly House stated their desire to regenerate the site into a community hub. The Housing Executive could play a role in this project whilst retaining a portion of the site for social housing.

Finally, sites two and five were initially thought to have had development potential at the initial stages of the study, but after in depth analysis found both sites to have major constraints which will negatively affect the development potential for social housing. Site two has a refused planning application for 32 no. apartments in 2010. This refusal sets a huge precedent for any future planning application, and with the lack of access to the site and its close proximity to the shore, development is unlikely. Site five also has a huge constraint in regards to flooding. The entire site is engulfed by both pluvial and fluvial floodplains in accordance with Flood Maps NI. PPS 15 is not likely to be overcome.

Next Steps

Given the housing need in Rostrevor, it is evident that social housing is urgently required. With little to no development currently ongoing in the village, a housing association should acquire land and develop social housing to address this need. The Housing Association must consider how best to meet this need. This study is to be used as an aid by the Housing Association to identify suitable lands and contact landowners to discuss potential sales.

Landowners can be identified from Land and Property Services.



Site 1: Land to rear of 45 – 53 Warrenpoint Road



Existing situation/Adjacent land use/context	Site appears to be mainly utilised as agricultural land for grazing purposes. The site is bounded by mature trees and hedgerows. The settlement limit abuts the site to the north and west. Access point to the south east appears to be unused land overgrown with weeds. The established access from Warrenpoint Road is via a farm gate with dropped kerb. This access point may require relocation to allow adequate siting distances. Area is located within an area of sparse housing of large detached two storey character. A combined sewer line traverses along the western boundary.
Zoning	Entire site zoned for housing under ref RR 04. KSRs: A minimum of 28 dwellings shall be provided for social housing; <ul style="list-style-type: none"> • Housing development shall be between a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare; • The natural vegetation on the site boundaries and in particular adjacent to Ross Monument shall be protected; • Access shall be from Warrenpoint Road. Alternative access provision to serve properties adjacent to the proposed access shall be provided; • It will be necessary that land outside the site is made available in order to meet access and sightline requirements.
Area (ha)	2.6ha
Capacity (units)	More than 40 as per density KSR
Planning History	No planning history as per NI Planning Portal
Opportunities	Site zoned for housing with minimum gross density of 20 dwellings per hectare. Established access available. Topography of land appears to be generally flat - site preparation works should not be costly. An area of the site's access at the south east corner of the site is negatively affected by both pluvial and fluvial flooding in accordance with DFI Flood Maps NI. PPS 15 will apply to the site. A FRA and Drainage Assessment may be required. The A2 Warrenpoint Road is a protected route under DFI's Protected Routes.
Constraints	Putback may be slightly reduced due to the requirement to protect vegetation adjacent to Ross Monument. Warrenpoint Road is a Protected Route according to DFI Roads Service.
Overall Ranking	A

<p>Existing situation/Adjacent land use/context</p>	<p>Site appears to be mainly utilised as agricultural land for grazing purposes. The site is bounded by mature trees and hedgerows. The settlement limit abuts the site to the north and west. Access point to the south east appears to be unused land overgrown with weeds. The established access from Warrenpoint Road is via a farm gate with dropped kerb. This access point may require relocation to allow adequate siting distances. Area is located within an area of sparse housing of large detached two storey character. A combined sewer line traverses along the western boundary.</p>
	

Access Point via Warrenpoint Road

Site 2: Land between 28 and 32 Warrenpoint Road

Existing situation/Adjacent land use/context	Site appears to be within the curtilage of adjacent property to the west (no.32) . According to google maps the site has been filled with hardcore and topsoiled to bring site level with the Warrenpoint Road. Site has good frontage onto the Warrenpoint Road where access can be taken. Sewer, water and electric line accesses can be taken from the north boundary line. A combined sewerline also runs along the eastern boundary.
Zoning	Not zoned
Area (ha)	0.37
Capacity (units)	0
Planning History	P/2010/0009/F Demolition of existing house and replacement with 32 no apartments 32 Warrenpoint Road, Rostrevor, Newry - Permission Refused Sept 2013.
Opportunities	Site levels have already been prepared for development. Site is located within an area of housing character, with apartments to the west, semi-detached housing to the east, and detached housing in the immediate vicinity.
Constraints	Planning permission refusal sets negative precedent for future planning applications. Community objection from previous application should be considered before any future application. Pre Application Community Consultation is recommended. Access onto Warrenpoint Road may not be forthcoming given the Protected Route status and there is no current formal access to the site.
Overall Ranking	C

<p>Existing situation/Adjacent land use/context</p>	<p>Site appears to be within the curtilage of adjacent property to the west (no.32) . According to google maps the site has been filled with hardcore and topsoiled to bring site level with the Warrenpoint Road. Site has good frontage onto the Warrenpoint Road where access can be taken. Sewer, water and electric line accesses can be taken from the north boundary line. A combined sewerline also runs along the eastern boundary.</p>
	

Site 3: Land south of 25 Greenpark Road

Existing situation/Adjacent land use/context	The site has been partially developed to the north with 6 semidetached houses developed along the northern boundary but the houses have not been completed. The site slopes upward from the Greenpark Road from west to east, with the eastern site boundary rising steeply upwards and is defined by large mature trees and a hedgerow. The site has good access onto the Greenpark Road which has already been confirmed through successful planning applications.
Zoning	Entire site zoned for housing under ref RR 03. KSRs: A minimum of 8 dwellings shall be provided for social housing; <ul style="list-style-type: none"> • Housing development shall be between a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare; • The development layout shall ensure that dwellings do not back onto Greenpark Road; • Development shall not intrude onto the sloping land to the rear where the natural slope and vegetation shall be retained.
Area (ha)	0.73
Capacity (units)	8 as per planning approval
Planning History	<p>P/2007/1732/F- Erection of 15 No. dwellings and 3 No. apartments 50 metres south of No. 25 Greenpark Road, Rostrevor. Permission granted 31/03/2014.</p> <ul style="list-style-type: none"> • LA07/2016/1058/F- Removal of condition No. 17 (with regard to social housing) on approval No P/2007/1732/F 50 metres South of No. 25 Greenpark Road, Rostrevor. Permission refused 26/10/2016. • LA07/2016/0799/F- Proposed change of house type at sites 1-5 at Oak Grange Green Park Road, Rostrevor 50 meters South of No. 25 Greenpark Road. Permission granted 14/03/2017. • LA07/2020/0088/F- Erection of 5 new dwellings (change of house type for sites 1-5 from that previously approved under LA07/2016/0799/F) adjacent and south of No. 25 Greenpark Road, Rostrevor. Permission granted 02/06/2020. • LA07/2020/1754/F Proposed change of house type at sites 6,7,8 & 9 and additional houses at sites 10 & 11 from that approved under P/2007/1732/F. Carpenham Court Greenpark Road Rostrevor BT34 3EZ. Permission refused 16 June 2021. A portion of the site to the south is included in applications for a hotel (LA07/2017/1030/O Site for 100 bedroom hotel & spa - Granted 18/2/19) and care home (LA07/2021/1631/F Erection of residential care home with site works and landscaping - Ongoing, consultations issued). A portion of the subject is required to provide access and sightlines.

Opportunities	The site has extant planning approval for 15no. Dwellings and 3no. Apartments with a condition that 8 dwellings be provided as social housing. An application to discharge this condition was also refused in 2016 which suggests further development of the site will be for social housing.
Constraints	The entire site is not likely to be developable given the historic and ongoing planning applications requiring the southern portion of the site for access and sightlines required to unlock the development potential for the area of land to the east, beyond the settlement. This is evident through the site layout for planning approval P/2007/1732/F.
Overall Ranking	A





Ongoing development at site 3.

Site 4: Land to the south of Ranfurly House

Existing situation/Adjacent land use/context	The site appears to be a parking area for Ranfurly House. Ranfurly House appears to be vacant with all windows boarded up. The parking area consists of gravelled yard with overgrown unmaintained land to the east steeply rising away from the car park. The site is bounded by a stone wall. Vehicular access to the site is taken by the Shore Road.
Zoning	The site is located within an Area of Archaeological Potential.
Area (ha)	0.3
Capacity (units)	20
Planning History	P/2008/1418/LB Conversion of existing 'Ranfurly House' to 3No. apartments with internal and external alterations (with part demolition of existing boundary wall along Shore Road). 'Ranfurly House' 2 Mary Street, Rostrevor - Application Withdrawn. P/2008/1398/F Erection of housing development comprising 25 No. residential units including the conversion of 'Ranfurly House' to 3 No.apartments with main vehicular access off Shore Road, pedestrian linkage direct to Mary Street, provision of parking, part demolition of boundary wall along Shore Road and associated site works. Lands at junction of Mary Street and Shore Road, Rostrevor comprising No.2 Mary Street (Ranfurly House) and Nos 3-7 Mary Street (St Mary's GFC Clubrooms) including lands to rear extending to laneway of No 16 Shore Road. - Application Withdrawn.
Opportunities	The Rostrevor Public Realm Community Consultation highlighted the local GAA club's desire to regenerate Ranfurly House, but does not have the financial capability to do so and would be willing to work with other groups to transform the site into a community hub. The Housing Executive could play a role in a joint up approach to develop a portion of the site for social housing while also bringing Ranfurly House back into productive use.
Constraints	Archaeological site marked along the eastern boundary according to <i>Map No. 3/18 - Rostrevor</i> of the Area Plan. It is likely that this is in relation to the church ruins located beyond the site boundary. Due to the zoning of the site, an archaeological assessment will be required. During a Rostrevor Public Realm Community Consultation exercise carried out in June 2020, consultees suggested the retention of this site for public parking in the short term. According to the document drawn up from this exercise, the site is owned by the local GAA club and there are long term plans for the site. This suggests owners may be unwilling sellers. Community opposition to housing on this site is possible also.
Overall Ranking	B



Site 5: Lands south of 3 Horners Lane

Existing situation/Adjacent land use/context	Site consists of unmaintained grasslands with many wild bushes and weeds growing naturally. Site is comprised of a number of small fields divided by mature hedgerows. A scattering of very mature indigenous trees appear throughout the site. The site is bounded by stone walls and wooden fencing. Access can be taken from the Shore Road on the southern corner of the site, where a large entrance has been fenced off. A cluster of houses exist to the north.
Zoning	The site is located within an Area of Archaeological Potential.
Area (ha)	0.73
Capacity (units)	0
Planning History	No planning history as per NI Planning Portal
Opportunities	Site located within the settlement limit and is free from services. Good road frontage and access onto the Shore Road. Access to services can be easily taken from the Shore Road also.
Constraints	Entire site is completely engulfed by both pluvial and pluvial floodplains according to Flood Maps NI. PPS 15 applies and is not likely to be overcome. Removal of a large quantity of trees may be create an ecological issue. Site is within an area of archaeological potential and planning permission for large number of housing may impact the character of the area.
Overall Ranking	C



Site Identification Study

Warrenpoint



May 2022

Background

Purpose

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Context

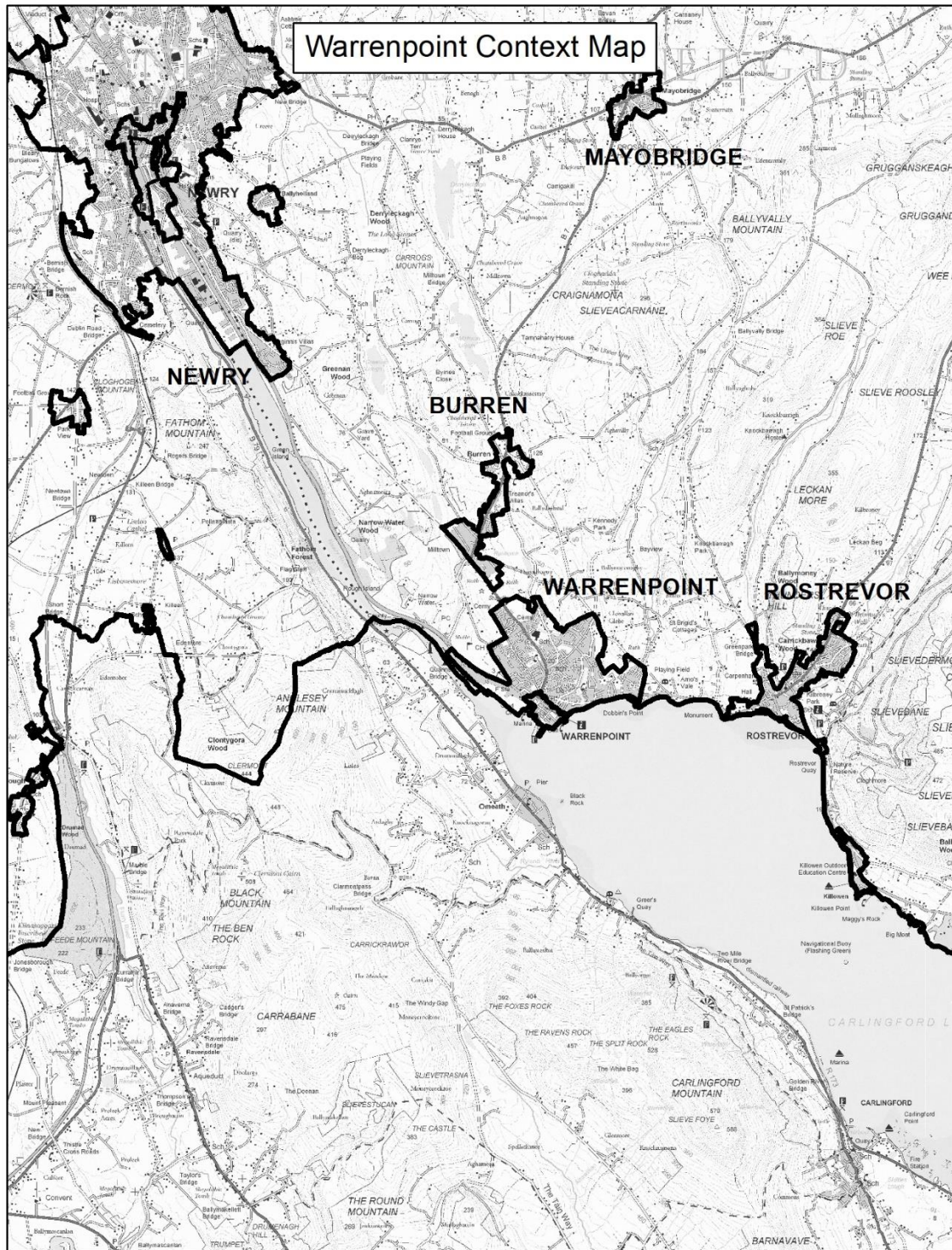
Warrenpoint is a coastal town located within Newry Mourne and Down District neighbouring the villages of Rostrevor and Burren. It is a relatively recent town owing its existence to its Victorian role as a seaside resort made popular with the coming of the railways. The original town was built around the Square and the old town dock. Its more recent decline as a resort town coincided with the development of the modern port following the closure of the Newry Canal to commercial traffic in the 1970's. Modern development has spread out in all directions from the Victorian settlement. Some recent developments are very prominent when viewed from across the Lough. The main industrial area has developed at Milltown, along the Upper Dromore Road.

The RDS 2035 identifies Warrenpoint as a local hub, and together with Newry, it forms the South Eastern City Gateway with a harbour and strategic links to Dundalk and on to Dublin. It has the potential to cluster with Newry, due to its proximity to through city and also with Dundalk through cross border connections. Warrenpoint is just seven miles from Newry, twenty miles from Dundalk and is also forty miles to Belfast making it a good residential area for those commuting to these areas for work.

The RDS promotes hubs and clusters as the main locations for economic opportunities and for the provision of additional housing. Town centres should be the prime locations for business, housing, administration, leisure and cultural facilities. The strategy promotes more sustainable housing development within existing urban areas, encouraging compact urban forms, and ensuring an adequate and available supply of quality housing to meet the needs of everyone.

Retail activity in Warrenpoint is concentrated on Charlotte Street and Church Street between the Police Station and The Church of Ireland and on the opposite side between the Square and Great Georges Street (South). It also includes the Square and Dock Street. This area contains mainly local shops; high street names are not in evidence. There are public houses, cafes, offices and banks through the town.

Map 1: Warrenpoint Context



Housing Need and Balanced Communities

There is a projected social housing need of 198 units for the five years 2021 to 2026. At March 2022 there were 184 households in housing stress. There is a low turnover within the settlement, with total allocations over the past 12 months at March 2022 being 25. The Housing Executive currently holds 269 properties in Warrenpoint with a total number of 567 properties that have been sold on the Right to Buy scheme.

Additional social and affordable housing within Warrenpoint will help promote balanced communities; a key theme of the Regional Development Strategy (RDS). The provision of good quality housing offering a variety of house types, sizes, and tenures to meet different needs can help strengthen community cohesion and achieve a balanced community.

Table 1: Household Composition of Housing Stress Applicants

Year	Singles	Small Adult	Small Family	Large Adult	Large Family	Elderly
2019	67	<10	40	<10	11	32
2020	77	<10	35	<10	11	37
2021	73	<10	45	<10	17	39
2022	73	<10	39	<10	22	40

Table 2: Allocations Previous 12 Months All Applicants

Year	Single	Small Adult	Small Family	Large Adult	Large Family	Elderly	Total
2019	<10	<10	<10	<10	<10	<10	25
2020	13	0	<10	<10	<10	<10	24
2021	<10	0	<10	0	<10	<10	14
2022	<10	<10	<10	0	0	<10	25

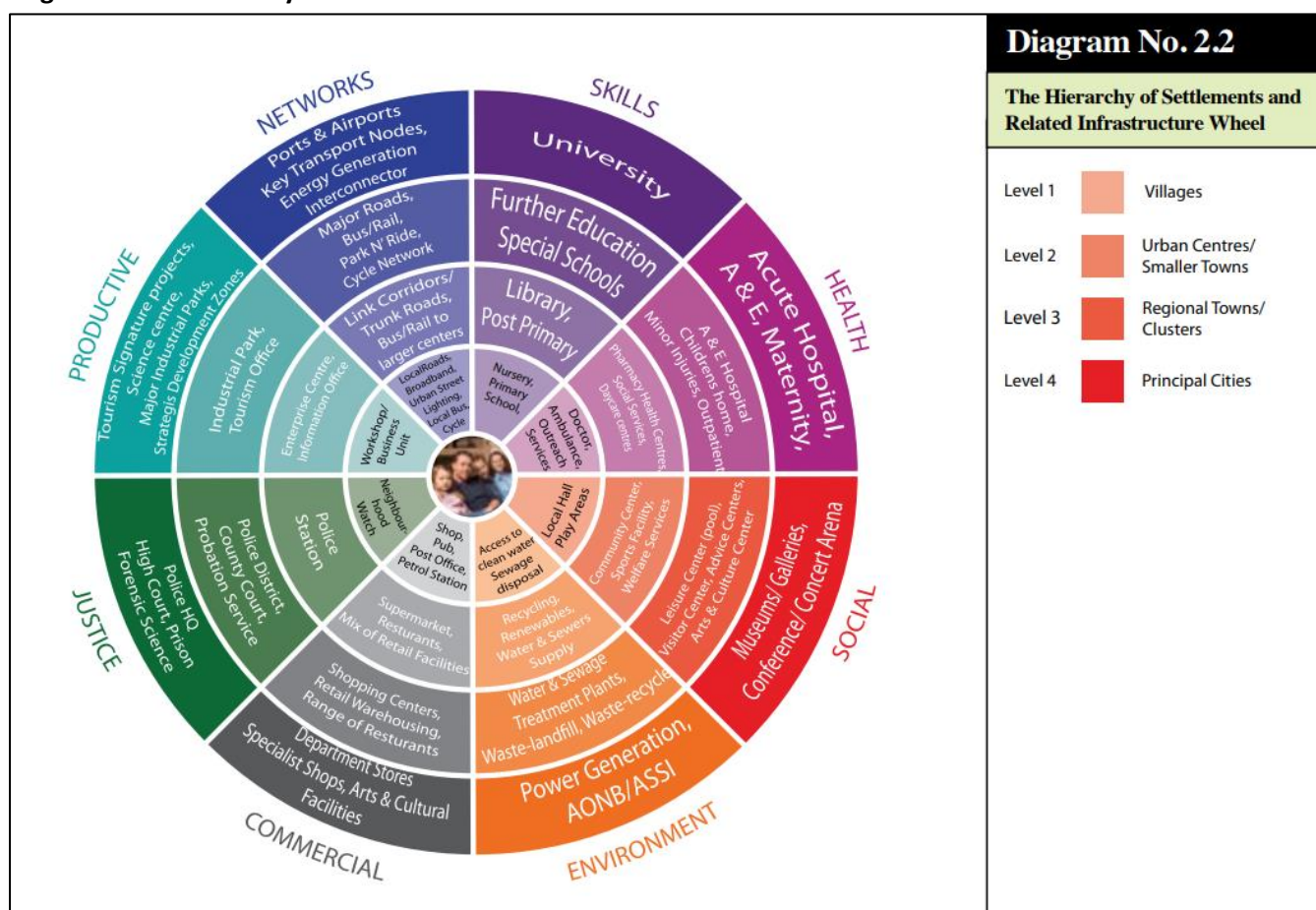
Policy Context

Regional Development Strategy (RDS)

The Hierarchy of Settlements and Related Infrastructure Wheel, within the RDS as Diagram 2.2 (see Figure 1) illustrates a range of public and private services at different settlement levels to ensure communities can have access to the necessary economic, social, and cultural opportunities. The Wheel describes a pattern of service provision, including transport networks, skills and education, health, social and cultural facilities, environment and utilities, and commercial and justice services and how these operate at different spatial scales.

The model recognises the strong relationship between settlement size and the levels of service that can be supported. As a town, Warrenpoint would be expected to have facilities at the Level 2 tier; however, linkages to the accessing services at higher Levels will also be an important consideration of the growth and the sustainability of development of the settlement.

Figure 1: The Hierarchy of Settlements and Related Infrastructure Wheel



The RDS includes a framework, as outlined in Table 3, within the document that should be used to assist judgement on the allocation of housing. Each of the factors contained in the framework are considered within the SIS.

Table 3: Housing Evaluation Framework

Housing Evaluation Framework	
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, 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.

Resource Test

At February 2022, Upgrades of the Warrenpoint Wastewater Treatment Works are programmed to be completed within the PC21 Price Control period, subject to all statutory approvals being in place, land acquisition (where appropriate), and the availability of funding.

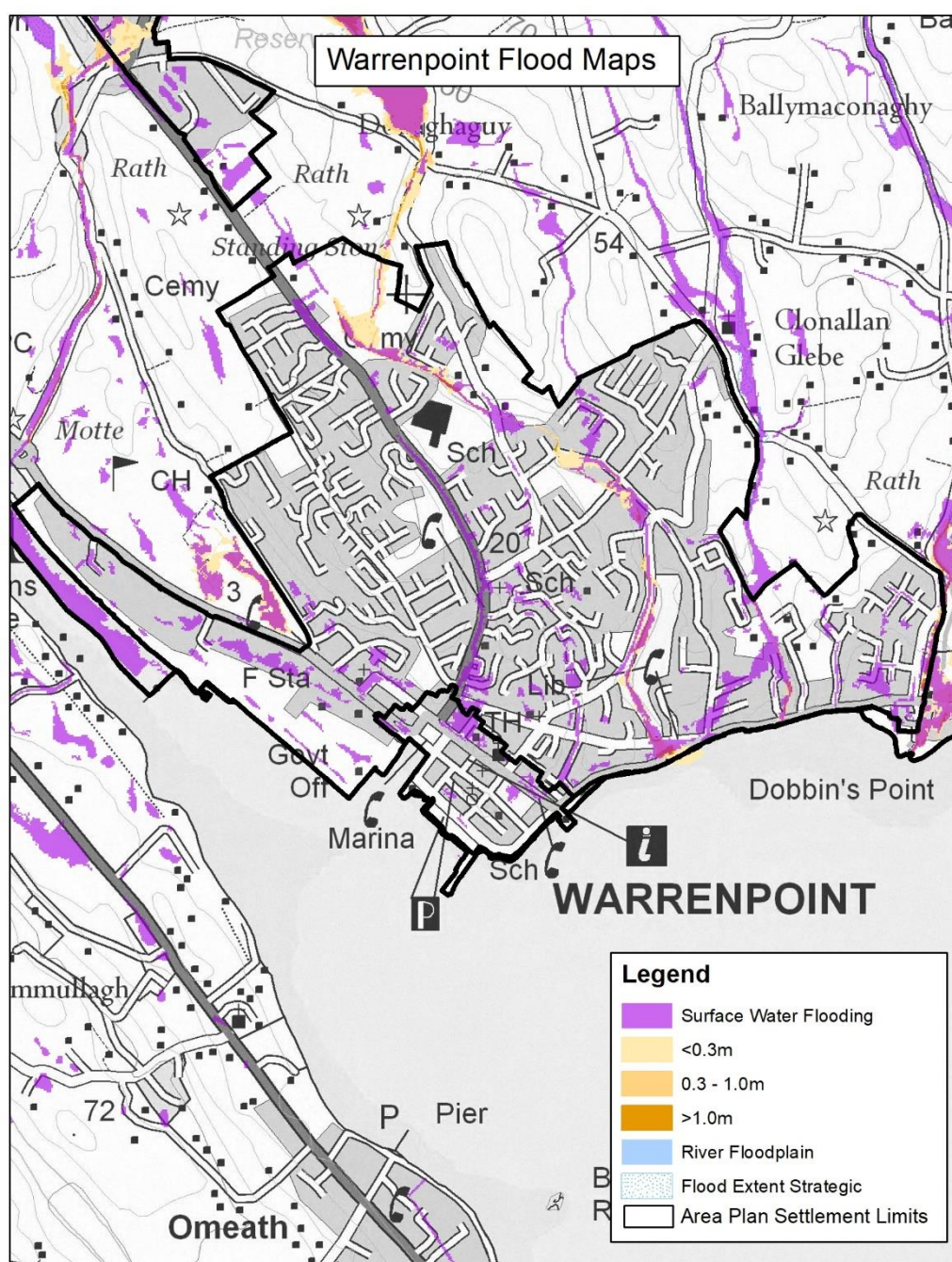
In addition to the wastewater treatment works (WwTW), wastewater network capacity issues are emerging due to sewer network modelling activities being undertaken in Warrenpoint. As a result of this new planning applications may be declined in parts of the settlement.

Environmental Capacity Test

Map 2 shows potential flood risk in Warrenpoint, this includes current risks and potential future risks from climate change. The majority of flood risk in Warrenpoint comes from surface water flooding (purple). There are also locations within the settlement development

limit (SDL) that are subject to fluvial flood risk from river floodplains. These areas of fluvial flood risk are a result of small open watercourses running from the higher grounds to the north from Burren/Mayobridge and also from the Moygannon River

The RDS, the Strategic Planning Policy Statement (SPPS), and the Banbridge Newry and Mourne Area Plan recognise the need to avoid the selection of flood prone land for housing growth. The policy documents state a precautionary approach should be adopted to development in areas of flood risk. A key aim is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere. This means that some sites within Warrenpoint may be more difficult in achieving planning approval.

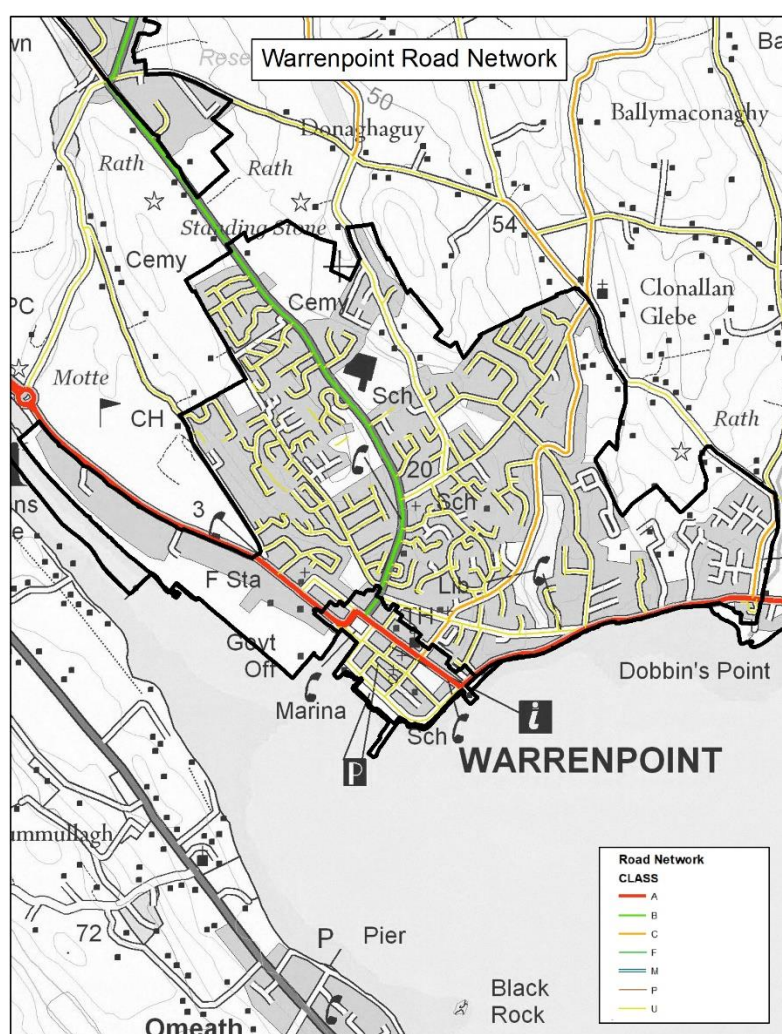


Map 2: Flood Risk

Transport Test

The main transport mode is the use of a private car. Connections by road are therefore important (see Map 3). Warrenpoint is mainly accessed by Newry via the A2 Warrenpoint Road and provides a link to Rostrevor, Killowen and Kilkeel. The Upper Dromore Road is also a key route through the town linking Warrenpoint with Burren and Mayobridge. Residential housing, schools and shops link onto this important B road. Other U roads exist to link the whole town together. This provides access to employment opportunities and a high number of, and high level, services and facilities, and it means that services identified on Tiers 3 and 4 on the Infrastructure Wheel are generally accessible. Retail and industrial opportunities exist in Newry and so Warrenpoint is an attractive residential area.

An Ulsterbus bus stop is located at The Square which runs at least once an hour linking with Newry, meaning the Newry train station can be easily accessed linking both Dublin and Belfast.



Map 3: Warrenpoint Connectivity

Urban and Rural Character Test

The entirety of Warrenpoint including surrounding area is situated within the Mourne Area of Outstanding Natural Beauty (AONB). Numerous portions of land on the periphery of the settlement limit are designated local landscape policy area. The landscape around Warrenpoint like most areas within the Mourne, consists of mountainous terrain. The settlement is mainly constrained by its rocky ground and topography, with numerous sites requiring excavation works in order to unlock development potential. The area is also attractive for recreation and tourism purposes. The port is located on the south-western edge of the town, and open views of Carlingford Lough can be gained from the south eastern side where a walkway runs along the coastal road. The Moygannon River and the tree-lined Donaghaguy Road define the town limit to the east. Rathturret Rath and its setting together with rising land, mature vegetation and remoteness from the town centre, help define the development limit to the northeast. Further north, Clonallon Parish Church provides a distinctive landmark at the junction of Clonallon Road and Donaghaguy Road while the land rises beyond this point to the north and west.

Community Services Test

Warrenpoint town's role as a local service centre, employment centre and port is highlighted by the main services it provides including places of worship, primary and post primary schools, numerous shops including a post office, as well as hot food takeaways, pubs and restaurants. The village also contains care homes for the elderly, day nursery, doctors' clinics, and chemists.

Strategic Planning Policy Statement (SPPS)

Strategic objectives for housing in settlements are to:

- Manage housing growth to achieve sustainable patterns of residential development;
- Support urban and rural renaissance; and
- Strengthen community cohesion.

Development within Warrenpoint could comply with these three statements as it provides access to employment, services, and facilities. Considerable development is needed in Warrenpoint to address the need for social housing in the town.

The SPPS also states that a sequential approach should be taken in the identification of suitable sites for housing:

1. use previously developed and undeveloped land within the urban footprint;
2. identify land within settlement limits; and

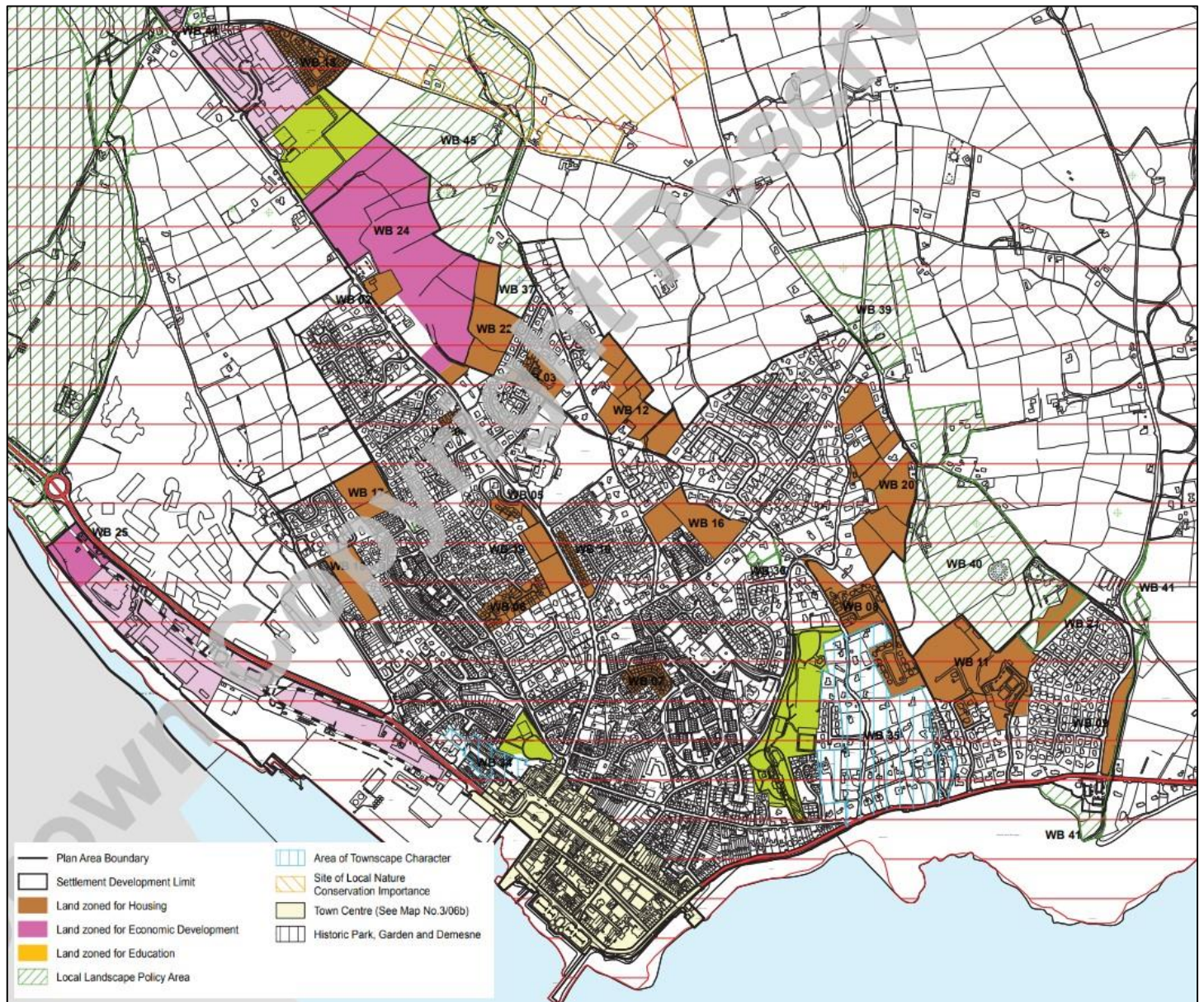
3. Investigate the expansion of a settlement.

Given the large number of sites identified during this study, it is not anticipated that the expansion of the Warrenpoint settlement limit is required at this time. However should the sale of development sites in Warrenpoint not be forthcoming, lands beyond the settlement limit may be considered at a later date.

Banbridge/Newry and Mourne Area Plan

The Banbridge/ Newry and Mourne Area Plan has prioritised the provision of housing within the settlement of Warrenpoint with a total of 20 sites being zoned for housing, with six sites having key site requirements specifically for social housing. The Area Plan has allocated KSRs for at least 123 social houses. Ten of the total sites have been developed or are under construction. The Plan also has a Town Centre boundary, industrial/mixed use zonings and protects land from development through the zoning of Local Landscape Policy Area, Area of Townscape Character, Open Space and finally Area of Outstanding Natural Beauty.

Map 5 Area Plan Designations:



Development Potential

Seventeen potentially suitable sites were identified, all within the settlement limit of Warrenpoint. A total of ten sites identified are zoned for housing. Favourable consideration will usually be given to the development of this land over the plan period. There are a number of Key Site Requirements (KSR'S) detailed with each site to ensure high standards in terms of layout and design are met. Of the ten sites zoned, five of these have a KSR for the provision of social housing.

Six sites have been categorised as A – sites with good development potential that meet policy criteria. A number of the sites identified within Warrenpoint that were zoned for housing had key constraints that made development unfeasible. These constraints were mostly in relation to layout and levels. With topographical issues precluding development of these site, the anticipated engineering of levels made the side unfeasible for development from a cost perspective.

A further eight sites have been categorised as B – sites with development potential that may meet policy criteria but also have some constraints. Finally, there are also three sites categorised as C – sites that are unlikely to meet policy criteria or have major constraints precluding development. A further summary and photos of each can be found at Appendix A.

The sites have been categorised into the following:

A – Sites that meet policy criteria and have good development potential

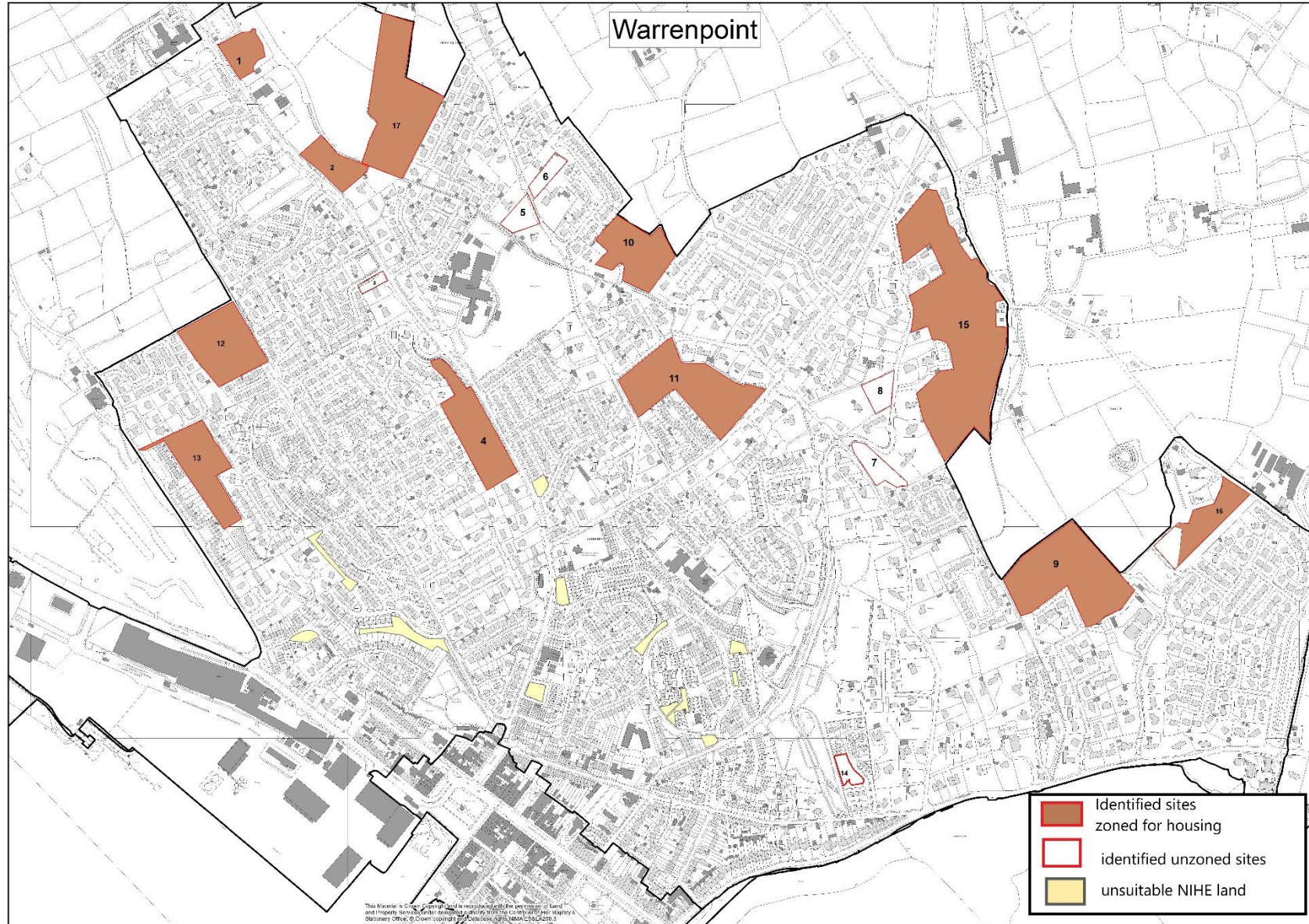
B – Sites that meet some policy criteria and have some development potential

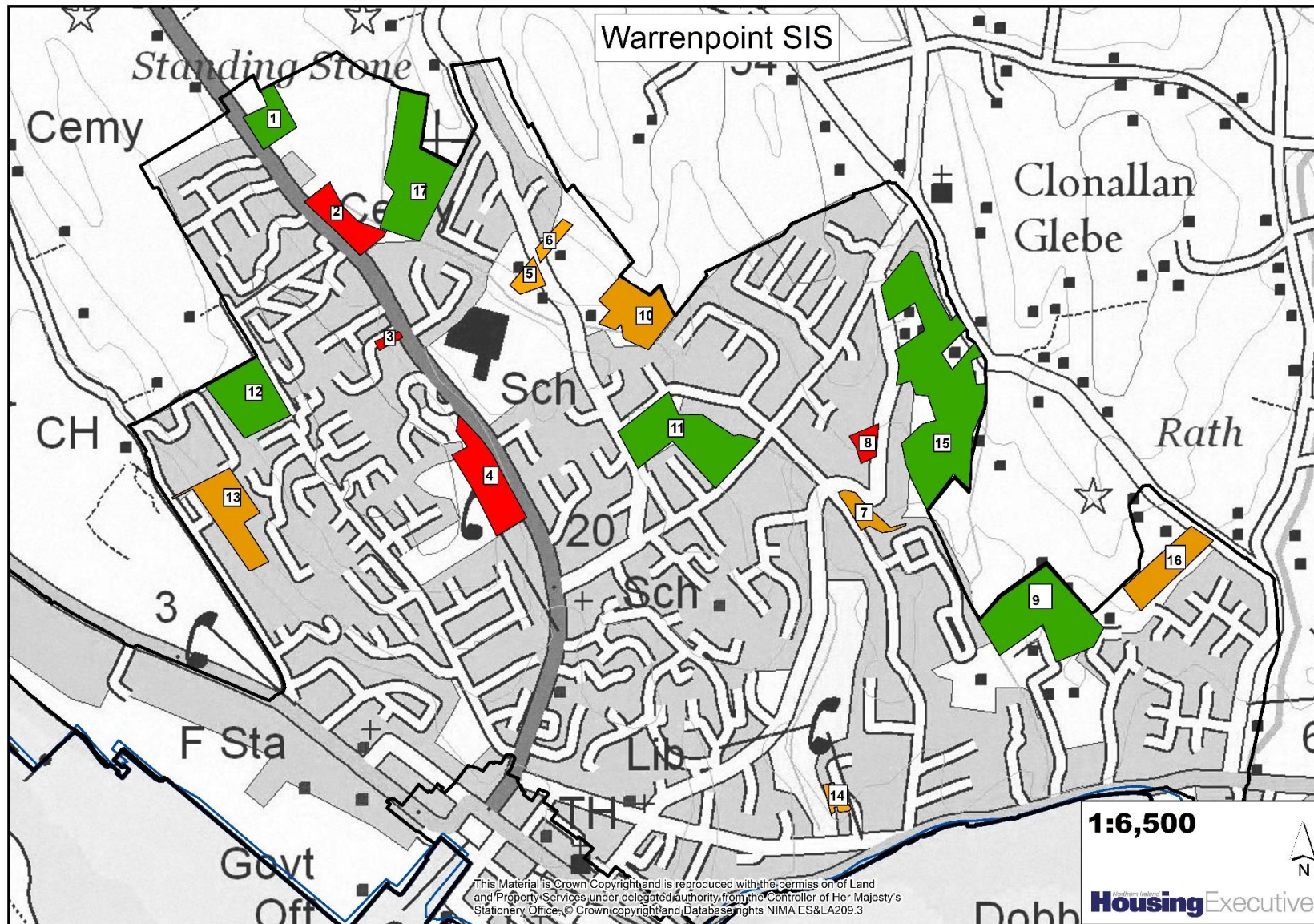
C – Sites unlikely to meet policy criteria and have limited to zero development potential

Site Selection

Sequential Test

Map 6: Sites identified





Appendix A: Site Selection

Site 1: Lands Adjacent to 72 Upper Dromore Road.

Existing situation/Adjacent land use/context	Site is a coal merchant yard, used to sell wholesale items such as coal, silage etc. Site bounded by over grown hedgerow on north, east and south boundaries. A chain link fence bounds the site from the Upper Dromore road. Good road frontage onto the Upper Dromore road. Site is relatively flat with majority of the yard stoned/tarred. A development of flats directly opposite the site.
Zoning	Area zoned for housing (WB02) as per Banbridge, Newry and Mourne Area Plan, 2015.
Area (ha)	0.49ha
Capacity (units)	17
Planning History	P/2007/0756/F Erection of 6 No. apartments including demolition of existing dwelling (amended plans). [no further info on Planning Portal] LA07/2021/1424/F Proposed housing development consisting of 8 no. semi-detached units and 9 no. detached units 63 Upper Dromore Road Warrenpoint (opposite nos. 70 and 72 Upper Dromore Road) CONSULTATIONS ISSUED
Opportunities	Excellent road frontage onto the site. Clear access to the site. Site is relatively flat with no major topographic concerns. Site is within an area of rich housing character. Current planning application for 17 units of housing ongoing. Recent development of 6no. apartments directly opposite the site. Precedent has been set.
Constraints	Local objection to development opposite the site during planning application period. This site will likely receive similar objection – no community support. Site has been used for storage of coal, oil and other fuels. A phase one risk assessment will be required to identify potential soil contamination by these fuels.
Overall Ranking	A



Site 2: Lands adjacent and north of No.57 Upper Dromore Road

Existing situation/Adjacent land use/context	Derelict Land. Adjoins a commercial area to the NW. Site is generally flat greenfield but has been surfaced with stones for parking/ heavy goods storage. South western boundary fronts on to the Upper Dromore Road, with a convenience store forming the north western boundary.
Zoning	Area not zoned for housing. 0.3ha of site is zoned for economic development. According to Banbridge Newry and Mourne Area Plan, the site is located within an Area of Natural Beauty.
Area (ha)	0.53ha
Capacity (units)	10
Planning History	LA07/2017/0694/F Proposed Housing Development for 5 No. detached dwellings and detached garages, access road and associated site works. Submitted Date: 08-MAY-2017. PERMISSION REFUSED P/2014/0823/F Creation of new vehicular access to serve existing petrol filling station, convenience store and commercial units, and amended car parking layout to approved convenience store. Permission Granted 03-SEP-2015 LA07/2018/1615/F Change of use from petrol filling station and shop to crèche / day nursery, together with internal and external alterations to existing building (amended description). Application Received Fri 19 Oct 2018. Decision Pending
Opportunities	Site is well located with easy access to local amenities such as shop, school etc. Site is based in area of predominantly housing character. Site size, configuration and levels allow for straightforward housing layout. Site is generally flat which reduces costs associated with preparing the site for development. Two separate access points, one which fronts onto the Upper Dromore road with sight lines already in place.

Constraints	<p>Site has the same owners as the adjacent convenience store. Currently the site is being used as an overflow car park for the shop. Seller may be unwilling to sell.</p> <p>Precedent set by the planning refusal.</p>
Overall Ranking	C

Site 3 Land East of 1 Cloughmore View

Existing situation/Adjacent land use/context	Site is completely overgrown with wild hedgerows and bushes. Bounded by wooden fence with no apparent access. The site is a thin, rectangular shape. Sloping from east to west. Overhead power lines on the North Eastern portion.
Zoning	Area not zoned.
Area (ha)	0.1ha
Capacity (units)	2
Planning History	No planning history.
Opportunities	Site is located in an area of predominantly housing character.
Constraints	<p>Land adjacent has dangerous precedent of planning refusal.</p> <p>Any development must be singular units in order to be agreeable with the surrounding area.</p> <p>Access is a major constraint given the elevated nature of the site.</p>
Overall Ranking	C

Site 4 Land adjacent to 1 Upper Dromore Road

Existing situation/Adjacent land use/context	Site completely overgrown with wild bushes and trees. Very sharp slope from west to east. The hard rocky ground is evident. Site is within a predominantly residential area with a development forming the western boundary. No apparent access to the site. The southern portion of the site is most agreeable for housing as it is of lesser gradient.
Zoning	Area zoned for housing (WB19) as per Banbridge, Newry and Mourne Area Plan, 2015, with Key Site Requirements: <ul style="list-style-type: none"> - A minimum of 6 dwellings shall be provided for social housing; - Housing Development shall be a minimum gross site density of 15 dwellings per hectare with the area of the site that can be developed. - The development layout shall ensure that dwellings do not back onto the Upper Dromore Road.
Area (ha)	1.45
Capacity (units)	0
Planning History	No planning history.
Opportunities	Site is zoned for housing
Constraints	The site could not be accessed to allow scrutiny which suggests access is a major constraint. Topography is another main constraint. The site has a very steep slope onto the Upper Dromore Road which cannot be mitigated. The entire site itself is overgrown with wild hedgerow, shrubbery and trees. The associated cost to clear this site reduces housing potential.
Overall Ranking	C

Site 5: Land to the east of 62 Burren Road

Existing situation/Adjacent land use/context	Small brownfield site which has been cleared for development. There is a small amount of hard core fill present on the site. Site is bounded to the south by a 6ft. garden fence, with entrance to the east via a field gate. To the north, a maintained hedgerow forms the boundary as with the west. Good frontage onto the Burren Road.
Zoning	Site not zoned.
Area (ha)	0.29
Capacity (units)	5
Planning History	No planning history.
Opportunities	Good access from Burren Road. Good shape and size of site to accommodate development. Site is brownfield, development of which helps achieve the RDS strategy of “60% of new housing to be located in appropriate ‘brownfield’ sites within the urban footprints of settlements greater than 5,000 population.”
Constraints	Costs associated with clearing the site. Discussion required with Roads NI regarding widening of Burren Road to accommodate increased traffic.
Overall Ranking	B



Site 6: Land to the east of 63 Burren Road

Existing situation/Adjacent land use/context	Long linear piece of land made up of sloping grassland from NE to SW. The site is currently being used as agricultural land for grazing sheep. The site is bounded by maintained hedgerows with a 5ft garden fence forming part of the northern boundary. The housing character in this area is predominantly detached bungalows with large gardens.
Zoning	Site not zoned.
Area (ha)	0.23
Capacity (units)	5
Planning History	No planning history.
Opportunities	Good road frontage onto Burren Road.
Constraints	Discussion required with Roads NI regarding widening of Burren Road to accommodate increased traffic. Topography – expenses associated with engineering of levels is a main constraint, a retaining wall may be required at the eastern boundary. Surrounding housing character is mainly large detached singular dwellings.
Overall Ranking	B



Site 7: Lands north of 5 Well Road and east of 33 Clonallon Road

Existing situation/Adjacent land use/context	Currently grassed open space enclosed by a wall and metal rails. On the North portion of the site is a hoarding advertising development at Rathdallan. The North-Eastern boundary is defined by dense vegetation and hedgerow.
Zoning	Site not zoned.
Area (ha)	0.37
Capacity (units)	5
Planning History	LA07/2020/0074/O Proposed erection of 3 no. detached dwellings (Category 1 elderly,) in curtilage car-parking, landscaping / planned open space and other ancillary works. (Amended Site Address) Lands north of No.5 Rathdallan Well Road and west of No.33 Clonallon Road Warrenpoint (adjacent to existing Rathdallan Housing Development) APPLICATION WITHDRAWN
Opportunities	Large flat site with good access points from Clonallon Road.
Constraints	Area is identified as open space for the adjacent Rathdallan housing development so PPS8 would apply to any future planning application for this site. Access is a constraint given the site's close proximity to the roundabout. Difficulty with agreeable sightlines for the access point with Roads Service.
Overall Ranking	B



Site 8: Lands west of 37 Clonallon Road

Existing situation/Adjacent land use/context	Relatively flat site with access from Clonallon Road. This is a very narrow winding road and the housing character in the surrounding area is predominantly large detached two storey dwellings. The site is mainly gravel ground bounded by mature trees. To the north is a large detached house who may own this field.
Zoning	Site not zoned.
Area (ha)	0.3
Capacity (units)	5
Planning History	LA07/2020/0074/O Proposed erection of 3 no. detached dwellings (Category 1 elderly,) in curtilage car-parking, landscaping / planned open space and other ancillary works. (Amended Site Address) Lands north of No.5 Rathdallan Well Road and west of No.33 Clonallon Road Warrenpoint (adjacent to existing Rathdallan Housing Development) APPLICATION WITHDRAWN
Opportunities	Previously was a property located here which is now demolished. Site is a relatively flat brownfield site, no apparent expense
Constraints	No evidence/footprint of historic dwelling - gaining planning permission for replacement dwelling is not feasible.
Overall Ranking	C

Site 9: Lands surrounding 22 Seafields

Existing situation/Adjacent land use/context	‘Seafields’ is an established residential development within the settlements of Warrenpoint, approximately half a mile east of the Town Centre, accessed from the A2 Rostrevor Road. The existing development is characterised with large detached two story dwellings set within relative plot sizes of varying character and architectural styles. The subject site forms part of a larger leftover development plot which is bound on two sides by steel fencing. Adjoining the site to the north east are No’s 22 and 24 Seafields, with the dwellings from Rathdallan and Well Road located further west of the site. Derelict land that is being developed piecemeal. There are copious amounts of hard core fill dumped on site.
Zoning	Area zoned for housing (WB11) as per Banbridge, Newry and Mourne Area Plan, 2015.
Area (ha)	4
Capacity (units)	More than 20
Planning History	<p>LA07/2017/1675/F – RES A two storey 4 bedroom 2 reception room detached dwelling house with a detached garage. Submitted Date: 01-NOV-2017 Permission Granted 23-FEB-2018</p> <p>P/2011/0974/F – RES Erection of detached dwelling with attached garage. Submitted Date: 09-NOV-2011 PENDING</p> <p>LA07/2015/0360/F – RES Erection of dwelling Submitted Date: 21-MAY-2015 Permission Granted 26/2/16</p> <p>LA07/2019/0067/F Erection of 10 dwellings and garages Lands immediately North East and North West of Nos 22 and 24 Seafields Warrenpoint BT34 3TG PERMISSION GRANTED</p> <p>LA07/2021/2056/F Erection of 18 no. dwellings with 15 no. detached garages and 3 no. gardens rooms Lands approximately 38m east of no. 22 Seafields Warrenpoint UNDER CONSIDERATION</p>

Opportunities	<p>Land is already zoned for housing.</p> <p>The site is already serviced.</p>
Constraints	<p>The housing character of the rest of the Seafields development does not tie in very well with affordable/social housing. PPS 7 applies which will limit putback due to the large detached housing that will be required to protect the character of the estate.</p> <p>The site has a KSR relating to a transport assessment.</p> <p>The site is quite sloping and may be costly to fill. However, there is considerable hardcore fill on site.</p>
Overall Ranking	A



Site 10: Lands North East of 51 Burren Road

Existing situation/Adjacent land use/context	Two agricultural fields currently used for grazing. Site slopes from north to south with possible access through Mountain View. Site is bounded by mature hedgerows to the east and a housing development to the west. A ransom strip may be required to gain access from Mountain View.
Zoning	Area zoned for housing (WB11) as per Banbridge, Newry and Mourne Area Plan, 2015.
Area (ha)	1.32
Capacity (units)	20
Planning History	No planning history
Opportunities	Site is zoned for housing which means planning applications for housing on this site will be favoured.
Constraints	Topography is a main constraint with the engineering of levels very costly. A retaining wall would be required at the north boundary. Access constraints also limit feasibility. Access could be obtained through Mountain View, however there would likely be objection to this by local residents.
Overall Ranking	B



Site 11: Lands to the North and East of Forth Avenue

Existing situation/Adjacent land use/context	Large agricultural land with steep slope from south to north on northern portion of land. Site is dissected east to west by an overgrown hedgerow. Housing developments to the south of the site. The site as a whole is very uneven and to make land suitable for housing would be costly. The western portion of the site would be most feasible for development. Roads surrounding the site are very narrow.
Zoning	<p>Area zoned for housing (WB16) as per Banbridge, Newry and Mourne Area Plan, 2015.</p> <p><u>Key Site Requirements:</u></p> <p>A minimum of 18 dwellings shall be provided for social housing;</p> <p>Housing development shall be a minimum gross density of 25 dwellings per hectare;</p> <p>The development layout shall ensure that dwellings do not back onto Burren road, Smalls road or Forth road;</p> <p>Existing mature vegetation on the site boundaries abutting Iveagh Avenue and Forth Avenue shall be retained and reinforced to afford adequate residential amenity to neighbouring dwellings;</p> <p>Access shall be via one satisfactorily sited access on to Smalls road and another on to Forth Road.</p> <p>The area plan states ‘a contribution may be required towards traffic management schemes such as traffic calming, right turn lanes etc. which will mitigate the impacts of development on local infrastructure.’</p>
Area (ha)	2.29
Capacity (units)	50
Planning History	No planning history
Opportunities	<p>Zoning for housing (WB16) has a KSR for 18 Social housing.</p> <p>The site is surrounded by housing, it is currently agricultural land within a predominantly housing character area and development of this site would be in keeping with the surrounding area.</p> <p>House types of the surrounding estates are a mix of semi-detached and detached two storey houses, under PPS7 development of this site should complement the surrounding area. This increases the possibility of increased social housing units.</p> <p>Good access points along with road frontage.</p>

Constraints	<p>Site is very sloping and consists of undulating levels. The high costs associated with the engineering of these levels will limit development potential.</p> <p>Site totals three agricultural fields which may be under different ownerships.</p>
Overall Ranking	A



Site 12: Lands East of the Woodlands and North of Ridgefield Grove

Existing situation/Adjacent land use/context	Large flat agricultural grassland. Ideal for development. Access could be obtained through Bridle Loanan, to the east of Ridgefield Grove. Site is bounded by sheep wire with large unmaintained hedgerows behind.
Zoning	Area zoned for housing (WB17) as per Banbridge, Newry and Mourne Area Plan, 2015. KSRs: A minimum of 27 dwellings shall be provided for social housing; Housing Development shall be a minimum gross site density of 35 dwellings per hectare to take account of adjacent densities. Junction improvements works will be required at the Bridle Loanan/Duke Street/Upper Dromore.
Area (ha)	1.54
Capacity (units)	30
Planning History	LA07/2020/0767/O Proposed Residential development to include 26No 3Bed Semi-detached houses, 3No 4Bed detached houses, 8No 2bed apartments and 12No 1Bed apartments, including new access and associated site works (amended description and drawings) Lands at Bridle Loanan NW of Ridgefield Grove and NE of Woodlands Warrenpoint CONSULTATIONS ISSUED
Opportunities	Zoned lands with KSR for social housing. Site is located in an area of housing character which is predominately two storey semi-detached housing.
Constraints	Potential ransom strip may need to be purchased to allow access at Bridie Lonan.
Overall Ranking	A



Site 13: Land to the rear of numbers 68 to 132 Lower Dromore Road

Existing situation/Adjacent land use/context	<p>Greenfield site which is currently not in use. The site is steeply sloping from East to West. No apparent access however possible access could be obtained The Woodlands, or alternatively across current NIHE owned land on Lower Dromore Road.</p> <p>The land itself is currently unmaintained grassland with some overgrown hedgerows and trees throughout the site.</p>
Zoning	Area zoned for housing (WB18) as per Banbridge, Newry and Mourne Area Plan, 2015.
Area (ha)	1.33
Capacity (units)	15
Planning History	<p>LA07/2016/0199/O – RES</p> <p>15 new dwellings 4750 square metres (1.1 acres) of native tree planting landscaping walls new estate road and ancillary development including regrading with access from The Woodlands.</p> <p>Submitted Date: 11-FEB-2016</p> <p>Approval date: 12-MAR-2018</p> <p>LA07/2020/1716/O 15 New dwellings, 4,750 square metres (1.1 acres) of native tree planting, landscaping, walls, new estate road and ancillary development including regrading, with access from The Woodlands.</p> <p>Renewal of permission granted via LA07/2016/0199/O. Land zoned for housing to the rear of numbers 68 to 132 Lower Dromore Road Warrenpoint</p> <p>APPROVED</p>
Opportunities	<p>Zoned for housing.</p> <p>Site located in area rich in housing character.</p>
Constraints	<p>Topography is a main constraint Uneven levels require engineering. A large retaining wall would be required. This constraint is very costly and reduces feasibility of land.</p> <p>PPS 8 may apply due to the limited open space in the area and the number of people using the site for exercise/dog walking.</p> <p>34 objections suggest that local residents do not want further development in the area.</p>

Overall Ranking	B
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Site 14: Land west of 28-30 Drumsesk Place

Existing situation/Adjacent land use/context	Greenfield site currently being used to provide open space for the enjoyment of surrounding residents. Site is maintained grassland with potential access from the south via a turning head already in operation.
Zoning	Area not zoned.
Area (ha)	0.2
Capacity (units)	5
Planning History	No planning history.
Opportunities	Site is already in NIHE ownership and is free from utilities dissecting the site. Site is relatively flat with good access opportunities to enable development to be in keeping with the character of the estate
Constraints	Site is currently being enjoyed as an area of open space. A PPS 8 exception case would be required to outline how the benefit of additional housing outweighs the loss of open space.
Overall Ranking	B



Site 15: Clonallon Road/Rath Road

Existing situation/Adjacent land use/context	Numerous large agricultural fields all divided by mature, maintained hedgerows. The fields are currently being used for grazing animals such as sheep and cattle. The character of the area is mainly rural residential, with small clusters of housing.
Zoning	<p>Area zoned for housing (WB20) as per Banbridge, Newry and Mourne Area Plan, 2015.</p> <p>KSRs:</p> <p>A minimum of 54 dwellings shall be provided for social housing;</p> <p>Housing development shall be a minimum gross density of 10 dwellings per hectare and a maximum density of 20 dwellings per hectare;</p> <p>To facilitate development of the site, the Clonallon Road will need to be realigned both horizontally and vertically and the road widened to approved standards;</p> <p>A right turn lane shall be required on Clonallon road;</p> <p>A footpath shall be provided across the site and to the junctions at either end of the development;</p> <p>The Dallan road shall be widened to approved standards.</p>
Area (ha)	5.64
Capacity (units)	Minimum 54 social units as per plan
Planning History	No planning history.
Opportunities	<p>Area is zoned.</p> <p>Good road frontage onto the adjacent roads.</p> <p>The area as a whole is mainly flat, greenfield sites with some housing character in the surrounding area.</p>
Constraints	<p>The Area Plan states that if a transport assessment is required under regional policy, consideration should be given to the junction of Dallan Road/Clonallon Road. The developer is advised to contact the roads service at an early stage in formulating proposals.</p> <p>At present, the surrounding roads and linkages to the site cannot accommodate any increased traffic flow. Mitigating this major constraint would prove costly.</p>
Overall Ranking	A



Site 16: Site adjacent to 10 Rath Road.

Existing situation/Adjacent land use/context	Site is sloping from North West to South West and is bounded from Rath Road with a small stone wall. The site is a few metres below road level and there is no apparent access. The remainder of the site is bounded by mature trees and hedgerows. Agricultural land.
Zoning	Area zoned for housing (WB21) as per Banbridge, Newry and Mourne Area Plan, 2015. KSR: A minimum of 12 dwellings must be provided for social housing.
Area (ha)	1
Capacity (units)	20
Planning History	No planning history.
Opportunities	Area is zoned for housing with a minimum of 12 to be provided for social housing.
Constraints	No current access. The area plan states 'land outside this site may be required in order to meet sight line requirements'.
Overall Ranking	B

*Poor access meant that photos taken on site were not useful.

Site 17: Upper Dromore Road/ West of Spring Meadows

Existing situation/Adjacent land use/context	Ideal greenfield site currently being used as agricultural land. Access available through Spring Meadows housing estate.
Zoning	Area zoned for housing (WB22) as per Banbridge, Newry and Mourne Area Plan, 2015. KSR: Housing Development shall be a maximum gross density of 30 dwellings per hectare; Access shall be from Dromore Road; Existing vegetation along the western boundary shall be retained and augmented by a 3m belt of trees of native species to protect the amenities of future residential occupiers.
Area (ha)	2.83
Capacity (units)	More than 60 as per density KSR
Planning History	P/2007/0874/F Erection of 2 dwellings Site Nos. 1 and 2, Spring Drive Approved 2009 LA07/2020/0089/F Erection of new dwelling and detached garage (change of house type from that previously approved under P/2007/0874/F) (amended description) Site 1 Spring Drive Burren Road Warrenpoint – Approved 2020
Opportunities	Large relatively flat site with good access points through Spring Meadows. There is extant planning permission on a small portion of the site. Site is also zoned for housing.
Constraints	Potential for ransom strips through Spring Meadows. Site is currently being developed piecemeal
Overall Ranking	A

