

746

Hi

Inclusion of lands at 50a Milltown Street,Burren / Our Ref: [REDACTED]

Please find attached our updated submission for the above which now includes information on Housing Need.

regards

[REDACTED]

[REDACTED]

for

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ADA architects

design, planning + construction specialists

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AREA PLAN SUBMISSION

for

ZONING OF LANDS

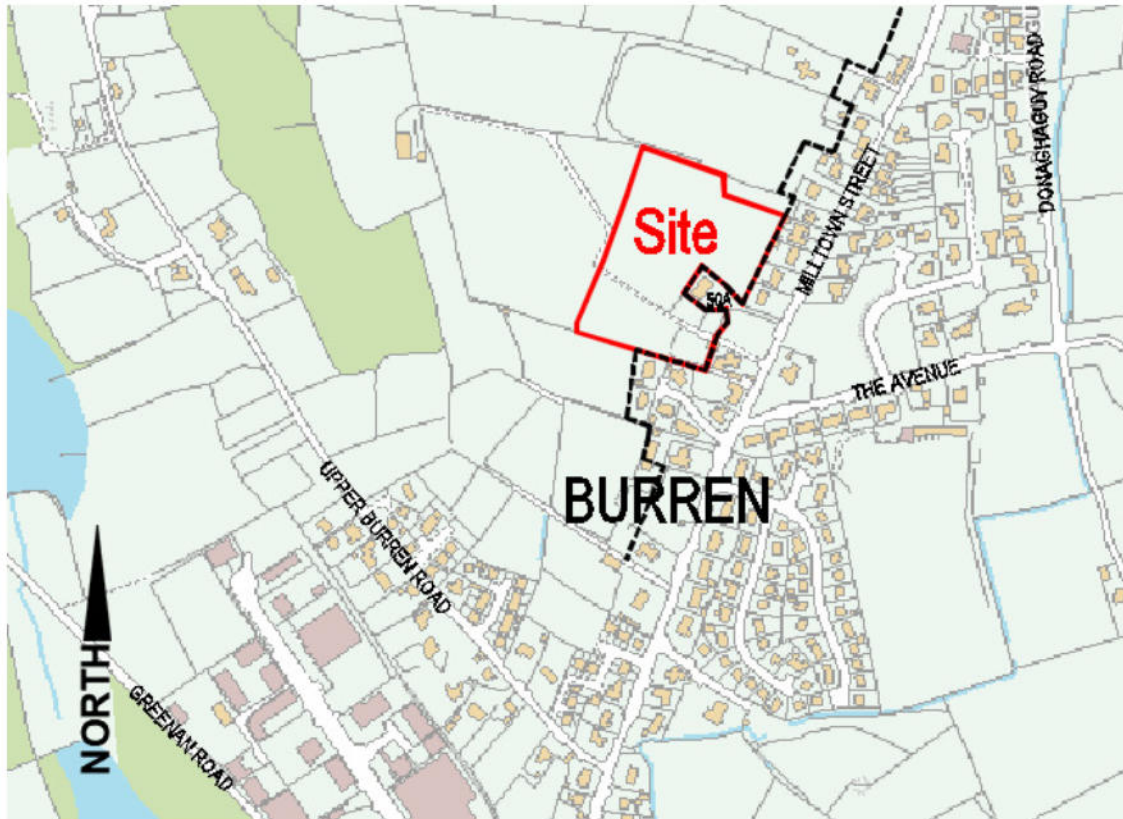
at

**50A MILLTOWN STREET,
BURREN, WARRENPOINT**

Jan 2023
project no. 746
rev B



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Location Map

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SITE DESCRIPTION & CONTEXT

The 6.178 acres (2.5 hectares) subject site is located to the west of Milltown Street, Burren, with the site of the dwelling at no. 50A jutting into the subject site - see location map above and aerial view 1 below.

The broken black line on the location map represents the Settlement Development Limit from the current Burren Area Plan (see later in document). The subject site can be accessed through the area between the dwellings at 50 and 50B Milltown Street – in this area there are sheds, a lane, a yard and a field. This area is in land already zoned for development in the current Burren Area Plan.



Aerial View 1

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The photo below shows the area between the dwellings at 50 and 50B Milltown Street. In this area there are sheds, access lane and field. The lane accesses the lands (subject site for zoning request) beyond the settlement limit. The photo also shows the dwelling at 50A Milltown Street.



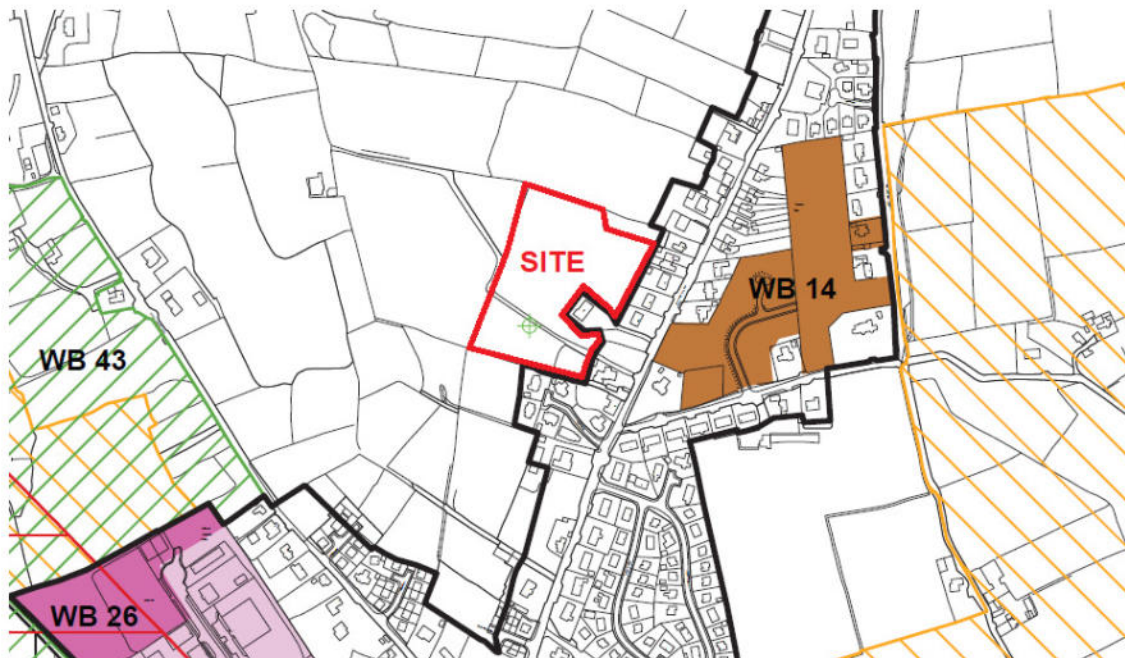
Apart from the site for no. 50A, which juts into the subject site, the subject site is rectangular in shape and measures 192 metres along its rear boundary and is 148 deep (from the rear boundary to the line of the Settlement Development Limit). There are no trees or particular features within the site which rises gradually from Milltown Street towards the rear boundary.

Generally the houses in the area are detached with a few being semi detached. The dwellings are mostly single storey with there being a few storey and a half dwellings and some two storey dwellings.

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PLANNING AND AREA PLAN

The map below is part of the 2015 Area Plan for Burren and the subject site, outlined in red, has been superimposed on the Area Plan map. The Settlement Development Limit is denoted by a thick black line around the edge of the village.



Banbridge / Newry & Mourne Area Plan 2015
Map No. 3/06a - Warrenpoint / Burren

Plan Area Boundary	Area of Townscape Character
Settlement Development Limit	Site of Local Nature Conservation Importance
Land zoned for Housing	Town Centre (See Map No.3/06b)
Land zoned for Economic Development	Historic Park, Garden and Demesne
Land zoned for Education	
Local Landscape Policy Area	

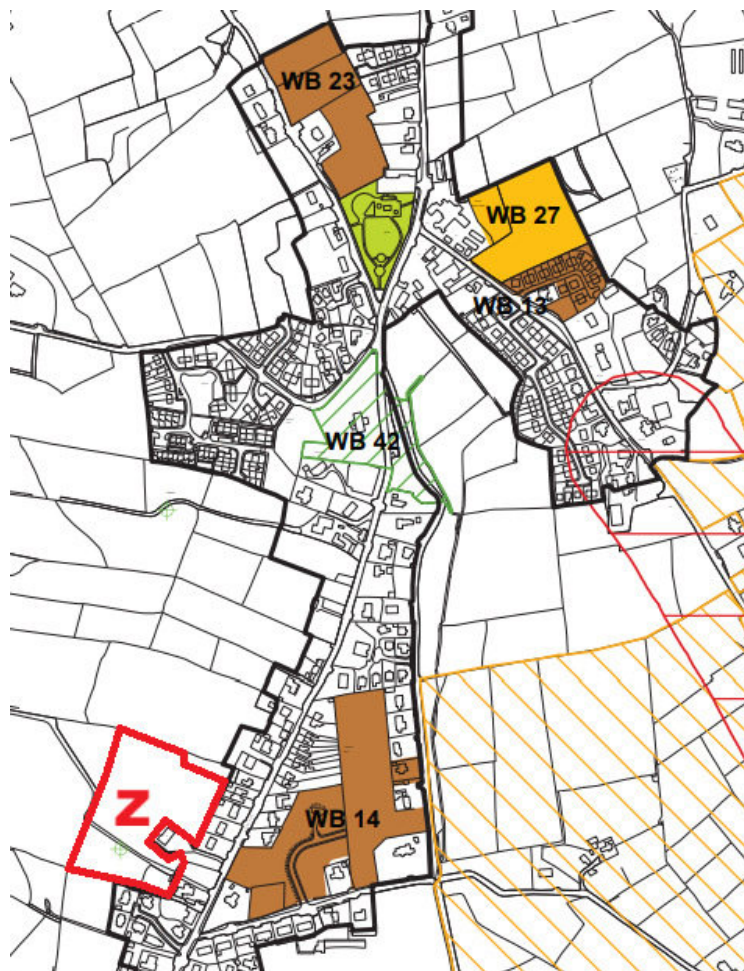
The subject site, outlined in red on the above Area Plan, would appear suitable for zoning for development as access is available from Milltown Street and required visibility standards at the access point should be readily achievable, and available, given that the owner of the subject site also owns the site frontage area, along Milltown Street, between no. 50B and 50, including ownership of no. 50 itself. The owner of the subject site also owns no. 50A. These factors would be most helpful in getting the subject site developed, as complications over ownership would not exist, thus enabling smooth and cohesive development to proceed.

HOUSING NEED

In the 2015 Area Plan, as discussed above, there are 3 areas, in Burren, designated for housing – see brown areas in Area Plan extract below, with the subject lands, Z, outlined in red. The lands in brown have not all been fully developed.

The WB23 lands have not had any housing development commenced on them and there does not appear to be any record of Planning applications for housing on these lands on the Planning Portal. The northerly half of these lands was granted Planning Permission for a training pitch for St Mary's GAC in September 2019.

The lands in brown to the south of WB27 have been fully developed with housing – mostly semi-detached dwellings. The lands at WB14 have been about half developed with detached dwellings.



From the Newry Mourne and Down District Council LDP 2035 document titled, '*Review of Housing Strategy*', 03 March 2025, some understanding of housing demands, needs, trends etc. are discussed and outlined with relevant statistics and data being applied. See the following extract below

- 1 NMD has the second highest proportion of households that can afford market housing (69%) after Derry City and Strabane (71%), and it exceeds the Northern Ireland average (63%);
- 2 As an implication of this, NMD has the joint second¹⁵ lowest proportion of households in need of socially rented housing (15%) after Fermanagh (12%), and has a lower proportion of households in need of social rented homes than the Northern Ireland average (18%) and,
- 3 NMD also has the joint lowest¹⁶ level of households in need of intermediate housing (17%) compared to all other LGDs and Northern Ireland (19%).

This is illustrated in Table 5.2 below.

Table 5.2 Affordability tests, LGDs

	Market	Intermediate	Social
Antrim and Newtownabbey	66%	18%	17%
Ards and North Down	63%	19%	18%
Armagh City, Banbridge and Craigavon	68%	17%	15%
Belfast	53%	22%	25%
Causeway Coast and Glens	66%	17%	17%
Derry City and Strabane	61%	20%	19%
Fermanagh and Omagh	71%	17%	12%
Lisburn and Castlereagh	64%	18%	18%
Mid and East Antrim	64%	18%	18%
Mid Ulster	67%	17%	16%
Newry, Mourne and Down	69%	17%	15%
Northern Ireland	63%	19%	18%

Source: NIME Strategic Market Analysis

This evidence, together with that of the housing market would suggest that NMD is comparatively affordable. However, as indicated below in respect of affordable housing waiting lists, it remains subject to a significant need for affordable housing which is not being met. This represents a fundamental challenge which the LDP should seek – so far as possible – to address..

Following recent discussion with Clanmil Housing Association and review of the Northern Ireland Housing Executive's (NIHE) recent guidance document '*Commissioning Prospectus*' it appears that while there is a need for social housing in Warrenpoint (211 units), there is less need in Burren (10 units). Clanmil Housing Association have said that the relatively low need of social housing in Burren would not necessarily rule out support for a social housing development, or provision, in Burren. Provision of social or affordable housing in Burren may also be helpful to ease the level of need in neighbouring Warrenpoint.

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In the current Draft Plan Strategy 2025, provision has been made for providing social housing in the NMD's villages and small settlements. In Policy HOU5, 'Affordable Housing' it is stated that *'on sites of 0.2Ha or comprising of 5 residential units or more, provision should be made for a minimum of 20% affordable housing'*.

HOU6 of the Draft Plan Strategy provides for local factors, site characteristics and local need patterns which will come to bear on the design and mix of units at the particular time of the Planning application for each site. See below extract from HOU5.

Information on the housing mix considered appropriate for the district is included within the South Eastern and Belfast Metropolitan Area Strategic Housing Market Analysis (SHMA) and the Housing Investment Plan Annual Updates published by the NIHE. Currently the analysis of the local housing market in the district shows an ageing population and a reduction in household size which emphasises the need for smaller size new build homes. In the case of affordable housing, the appropriate size and type of provision will be determined by NIHE. Developers are therefore encouraged to engage with NIHE and registered housing associations prior to development and submission of proposals.

It is however accepted that the appropriate mix of house types and sizes across the district will be influenced by location, site characteristics and local housing need patterns. Therefore, the proposed housing mix will need to be determined on a case-by-case basis in response to up to date evidence of housing need. The policy therefore facilitates the flexibility needed to deliver appropriate house types and sizes in response to local circumstances.

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The above factors along with market forces, and housing demand, will generally dictate the form and mix of housing on these lands proposed for zoning. Planning Permission has now been granted for the portion of land between Milltown Road and these subject lands – Planning Reference LA07/2024/0277/F – see location map and site plan below. This proposal of 9 no. dwelling units has a central housing road designed to serve future development on the subject lands beyond the settlement development limit, if they become zoned.



Location map and site plan for housing development granted Planning Permission under ref LA07/2023/0277/F

SUMMARY

The subject site would appear to be suitable for zoning as it lies next to the existing Settlement Development Limit and dovetails neatly into it. By zoning the subject site, or part thereof, there would effectively be a 'squaring off' of the Settlement Development Limit.

It should be noted that there could be a risk of an area being 'land locked' if an insufficient portion, or portions, of the subject site were to be zoned. The area to the north of no. 50A and immediately behind the existing dwelling at no. 50B, and the other dwellings north of 50B, would need to be zoned as part of the subject site, rather than being zoned on its own, and, say, a separate area being zoned to the south of 50A. This consideration should enable one access to suffice all of the subject lands rather than two accesses being required if the subject lands were zoned in two parts.

If the land were to be zoned, the Area Plan Team / Plan Strategy Team could decide what use the land should be zoned for and could also apply Key Site Requirements to the zoning, such as preferred densities of housing, types of housing, sizes of open space areas etc.

It would seem that if the subject site is zoned, housing, or similar residential type accommodation, it would be a suitable proposal for the land use. The types of dwellings, sizes, form of development and finishes / materials etc. can be detailed in the process, and rigours, of a full Planning application – see Housing Need section above. With general housing needs being a public concern, the site would be ideal to help address this need, as well as address needs detailed in Housing Need section above.

The subject lands are already easily accessible for traffic and are within walking distance of local amenities, including public transport routes. It would be relatively easy for development on the site to be served by existing utility providers such as mains water, electricity, drainage etc. The proximity of the site to the village, and its relatively easy integration into the urban fabric, would undoubtedly make the site suitable for zoning in terms of sustainability and environmental attributes.

Whatever zoning is deemed suitable for the land it should be noted that the basic infrastructure for development is already in place, regards roads and services.

With consideration of all these issues and points we request that the subject site is considered for zoning in the next Area Plan. If further site information, or details, are required we would be willing to assist the Area Plan Team in whatever way possible to enable a decision to be reached on this request for zoning.