

Local Development Plan - Position Paper
Settlement and Placemaking



**Ards and
North Down**
Borough Council

Contents	
Executive Summary	3
Introduction	4
Regional Planning Policy Context	4
Regional Development Strategy 2035 (RDS).....	4
Strategic Planning Policy Statement for Northern Ireland (SPPS).....	10
Extant Local Development Plan Context	11
Ards and Down Area Plan 2015	11
Draft Belfast Metropolitan Area Plan 2015 (BMAP)	12
Settlement Hierarchy and Development	14
Borough Profile	16
Bangor	16
Newtownards	18
Comber	21
Holywood.....	22
Donaghadee	25
Placemaking	26
Regional Planning Policy Context in relation to ‘placemaking.’	28
Regional Development Strategy (RDS).....	28
Strategic Planning Policy Statement (SPPS)	29
Living Places: An Urban Stewardship and Design Guide for Northern Ireland	30
Key Findings	31
Conclusion	31
Appendix 1	32
Table 4 - Settlement Hierarchy for North Down and Ards Districts (Within Draft Belfast Metropolitan Area Plan 2015 and Ards and Down Area Plan 2015)	32
Appendix 2	33
Population Ards and North Down Borough Council Settlements	33
Appendix 3	35
Borough Profile - Villages	35
Borough Profile – Small Settlements	55

Executive Summary

This Position Paper aims to provide an overview of the role and function of extant settlements in the Ards and North Down Borough Council area, a consideration of the hierarchy of settlements and also to assist in identifying the key future direction for the Local Development Plan (LDP) up to 2030.

It is important to stress that in compiling the Position Paper, the best information available has been used. Information shall be updated, as required, further in the plan making process.

The paper will provide a foundation of evidence to bring forward proposals in the Preferred Options Paper (POP) and also form a starting point with the views of members generated as part of the engagement event. The POP is the earliest stage of plan preparation and will form the basis for consulting with the public and stakeholders on a range of options for dealing with key issues in the Borough. It shall also allow members to commence consideration of how policy for settlements can be formulated within the context of the [Regional Development Strategy 2035 \(RDS\)](#) and the [Strategic Planning Policy Statement \(SPPS\)](#).

The evidence base on this topic will need to be further informed by a Sustainability Appraisal (SA). Any future decision making shall be made in the context of the SA under the provisions of the Planning (Northern Ireland) Act 2011. This paper is, therefore, intended to generate member's ideas on how planning can best protect, enhance, and encourage settlement appropriate growth in the Ards and North Down Borough Council area.

Introduction

- 1.1 The aim of this paper is to provide baseline evidence which will inform members and enable meaningful participation in the forthcoming Local Development Plan (LDP) workshop on Settlement.
- 1.2 Key findings, as a result of the evidence collated, are outlined as main areas of consideration in the ongoing preparation of the Borough's new LDP. The paper concludes with a brief overview of the envisaged next steps in the process, with regard to this topic area, particularly with regard to the Preferred Options Paper and Plan Strategy stages.
- 1.3 A spatial growth strategy will be 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 will provide the core framework for growth of the Borough over the plan period and provide the basis for the allocation of land for future development in the Local Policies Plan part of the LDP. In developing a spatial strategy the Council will be required to both reflect and implement the broad Spatial Framework defined in the RDS.

Regional Planning Policy Context

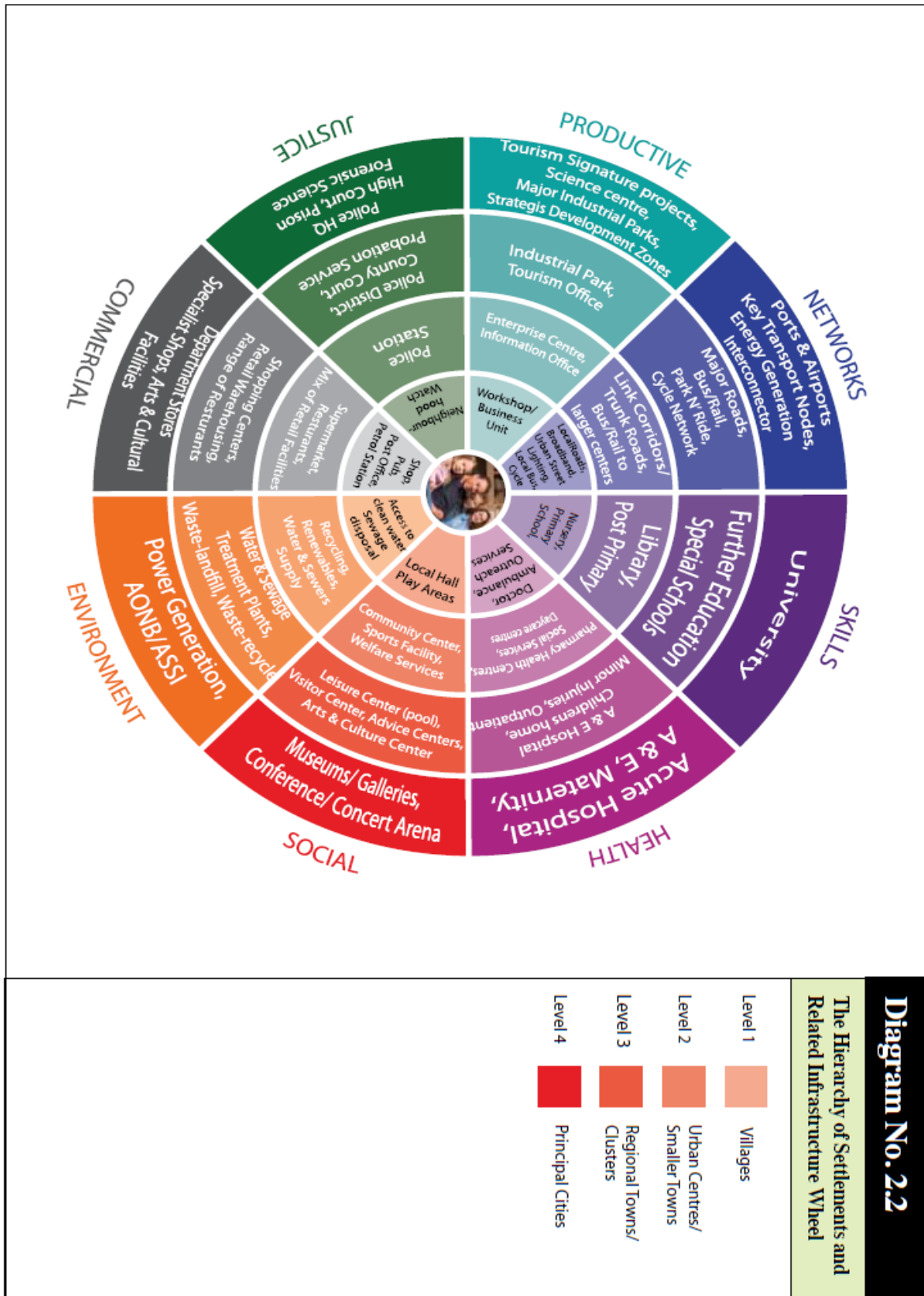
- 2.1 The regional policy context is provided by the Regional Development Strategy 2035 (RDS), the Strategic Planning Policy Statement (SPPS) for Northern Ireland, and extant regional planning policy.

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

- 2.2 The 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.

- 2.3 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.
- 2.4 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.
- 2.5 The Hierarchy of Settlements and Related Infrastructure Wheel (Diagram 1) 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 1 – RDS Infrastructure Wheel



Source: RDS, Page 24

- 2.6 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.
- 2.7 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.
- 2.8 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.
- 2.9 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.
- 2.10 In addition to the wheel, the RDS presents a Housing Evaluation Framework which sets out six tests, and is reproduced in Table 1 below.
- 2.11 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.

Table 1 – RDS 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 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 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.

Source: RDS, Table 3.2, Page 42

2.12 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), these 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

¹ RDS 2035 Page 53

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.

- 2.13 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 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.
- 2.14 The RDS advocates provision of additional housing to hubs and clusters of hubs⁵. 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 accessibility to services⁶.
- 2.15 The RDS recognises that 'remote rural communities can be disadvantaged as a result of their range of facilities and essential services. Innovation and 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.

² RDS 2035 Page 70

³ RDS 2035 SFG 10 Page 70

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

⁷ RDS 2035 Pages SFG 14 page 75 and 76

- 2.14 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 \(SPPS\)](#)

- 3.0 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.
- 3.1 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.
- 3.2 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.
- 3.3 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 settlements.
- 3.4 The Housing paper 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 and a reduction in the use of greenfield land for housing with promotion of town centre development.

⁸ SPPS Page 11

⁹ SPPS pages 51 and 52

Extant Local Development Plan Context

- 4.1 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.
- 4.2 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 \(BMAP\)](#) (which includes policies for the legacy [North Down Borough](#)). These documents define the settlement hierarchy and can be viewed in composite form in Table 4 Appendix 1 (page 32).

[Ards and Down Area Plan 2015](#)

- 4.3 The Plan objectives include promotion of Newtownards as a 'main town within Northern Ireland' and strengthening the 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.
- 4.5 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.
- 4.6 Ards District's settlement hierarchy as set out in the Ards Down Area Plan 2015 consists of Newtownards as the main centre with two smaller towns, 13 villages and 16 Small Settlements.

Table 2 - Settlements as set out in ADAP 2015

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 Ballyboley Ballycranbeg Ballydrain Ballyeasborough Ballyfrenis Ballygalget	Ballystockart Cotton Glastry Kilmood Kirkistown Lisbane Loughries Rubane

[Draft Belfast Metropolitan Area Plan 2015 \(BMAP\)](#)

- 4.7 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.
- 4.8 As 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.
- 4.9 The Settlement Strategy for the BMA is fundamental to the delivery of the key Plan aims of focusing development in 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.

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.

- 4.10 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.

Table 3 - Settlements as set out in Draft BMAP 2015

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

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

Settlement Hierarchy and Development

- 5.1 To achieve the RDS objectives of promoting population growth and economic development in the main hubs and sustaining rural communities living in small towns, villages, small rural settlements and the open countryside, a strategy for accommodating growth can be defined based on the following settlement hierarchy:
- 5.2 **Main Town** – Bangor and Newtownards act as the main service centres. It is therefore intended to focus major population and economic growth on North Down and Ards thus maximising benefits from efficient use of existing facilities, infrastructure and their strategic location on the transport corridors. It is anticipated that the attraction of the town centres will be reinforced by retail, office and mixed use development. They will accommodate economic development through expansion and creation of industrial estates and modern enterprise and business centres. They will accommodate new residential development both within the existing urban fabric and through the expansion and creation of new neighbourhoods.
- 5.3 **Local/Small Towns** - These are important local service centres providing a range of goods, services, leisure and cultural facilities to meet the needs of their rural hinterland. Growth should be balanced across these towns to sustain, consolidate and revitalise them, focusing new retail and services within their town centres and providing opportunity for privately led economic investment in business and industry. These towns also can accommodate residential development in the form of housing estates, smaller groups or individual houses.
- 5.4 **Villages** – These important local service centres, provide goods, services and facilities to meet the daily needs of the rural area. They are good locations for rural businesses and can accommodate residential development in the form of small housing estates, housing groups and individual dwellings.
- 5.5 **Small settlements** – These act as a focal point for the rural community and take the form of a rural cluster or cross roads development where consolidation of the built form can provide opportunity for individual dwellings and/or small groups of houses and small rural businesses.

- 5.6 **Dispersed Rural Communities** – There are no dispersed rural communities designated within Ards and North Down Borough Council.
- 5.7 **The Open Countryside** - Outside settlements, residential and other types of development will also be facilitated so long as it is balanced between protection of the environment from inappropriate development, while supporting and sustaining vibrant rural communities. The rural area offers opportunities in terms of the potential for growth in new sectors, the provision of rural recreation and tourism, its attractiveness as a place to invest, live and work, and its role as a reservoir of natural resources and highly valued landscapes.
- 5.8 The geographic extent of each settlement is defined within the relevant Development Plan and is annotated on the published maps and defined within the plan.
- 5.9 **Local Landscape Policy Areas (LLPAs)** - are designated within or adjoining settlements on lands considered to be of greatest nature conservation or heritage interest, amenity value, landscape quality or local significance. There are 101 LLPAs within the council area.
- 5.10 **Landscape Wedges**, including those within the urban area which, by virtue of their linear and continuous structure, in particular where they follow river valleys, afford routes for the migration, dispersal and genetic exchange of species. Landscape Wedges also serve to protect important landscapes. It should be noted that some of these are located adjacent to or cross over the boundaries with neighbouring council districts.

Borough Profile

- 6.1 A Settlement Appraisal has been carried out to capture the profile of the Borough. The Character, Facilities and Assets and Constraints have been identified and form part of the preparatory analysis of the settlements of the Borough. There are 5 towns located within the Ards and North Down Borough.

Bangor

Character

- 6.2 Bangor is located on the southern shores of Belfast Lough at the entrance to the Irish Sea, 19km 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.
- 6.3 In the last 30 years the holiday trade has decreased, however significant investment has sought to arrest the decline and tourism-generated business still remains an important source of local economic growth. The town has become a dormitory settlement for Greater Belfast due to its proximity to the City and its attractive coastal location. 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, Clandeboye and Springhill. Despite these changes, the town still retains its seaside character and possesses a rich and extensive architectural inheritance.
- 6.4 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.

Facilities:

6.5 Within the town centre there is a diversity of uses including residential areas, shops, offices, community facilities, pubs, restaurants and cafes.

- Primary frontage for comparison goods retailing is along Main Street. Convenience good shopping is spread around the town centre and service uses are mainly concentrated along the secondary shopping frontages of Dufferin Avenue and High Street;
- Bangor Town centre contains and a good range of catering and leisure facilities – a notable addition to the leisure sector being the Aurora Aquatic and Leisure Complex in the grounds of Bangor Castle. The centre boasts the only Olympic sized swimming pool as well as sports pitches, leisure waters and gym equipment;
- There are a number of existing industrial sites at Balloo, Greenway and Enterprise Road;
- The recycling centre at Balloo Avenue is powered by an 80m high wind turbine located at Balloo Wood;
- The town is served by a number of primary and secondary schools and one Special Needs School and also the Bangor campus of South Eastern Regional College. A performing arts centre is located opposite the Further Education site;
- The town has several residential homes, community and church halls, 2 clinics, an adult training centre, a library, leisure centre, churches encompassing all of the main religious denominations, hotels, a community hospital and a cinema. Recent improvements to the recreational facilities at Pickie Fun Park include miniature golf, go-karting and an enlarged and upgraded pool with pedal boats and café;
- Various sporting clubs are based in or near the town including the Royal Ulster Yacht Club as well as facilities of a tourist/cultural nature. The town has a

number golf clubs including Broadway, Carnalea and Blackwood;

- The coastal path continues to be a well-utilised recreational facility.
- The walled garden within the Castle grounds has become a key tourist draw in recent years.

Assets and Constraints

- Location adjacent to the A2 Belfast Road and the A21 Newtownards Road;
- Range of local services and facilities;
- The Newtownards, South Circular and West Circular Roads are protected routes;
- Public transport – rail and bus;
- Bangor is affected by 3 natural environment features of International or National Nature Conservation Importance including Outer Ards Ramsar/SPA, Outer Ards (Helen's Bay to Bangor Marina), Outer Ards (East of Bangor Marina) ASSI;
- Bangor Marina designated as an Urban Waterfront. The coastal area follows the coastline within the town with a break at the urban waterfront;
- There are a number of archaeological sites and monuments within the town. A number of scheduled and unscheduled archaeological sites are also located within the town (see the Historic Environment Paper for further details);
- Numerous listed buildings including the Grade A listed Bangor Castle;
- Areas of Townscape Character designated in Bangor West, East and Central;
- 1 Area of Archaeological Potential;
- 1 Historic Park, Garden and Demesne.

Newtownards

Character

6.6 Newtownards is the second-largest town in the Ards and North Down district and is situated 16km east of Belfast, 6km south of Bangor and 5 km 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.

- 6.7 Effectively a gateway to the Ards Peninsula and Strangford Lough, the town is dominated by Scrabo Hill and its tower which rise 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.
- 6.8 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 market place 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.

Facilities

- 6.9 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;'
 - Ards shopping centre, on the western periphery of the built up area, is a significant influence upon the commercial character of the town centre. It has been recognised by the Planning Appeals Commission (PAC) as performing the role of a District Centre. The centre contains two national food retailers and a number of High Street multiples. Planning permission was granted for a 15,190

square metre two storey extension to the centre to include retail floor space, 4 restaurants, 5 kiosks and a multi storey carpark;

- Castlebawn Retail Park is located at the eastern edge of the town on the site of the former Ards abattoir and consists of a number of large retail units (including a national food retailer), petrol station and a fast food restaurant;
- 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 business which are open to the public and also government buildings such as Newtownards MOT centre and the Department of Agriculture, Environment and Rural Affairs;
- Newtownards has two controlled nursery schools, six primary schools, one grammar, and a further education campus and the Ards Arena Youth Centre;
- Newtownards airport is located beyond the southern edge of the town at the head of Strangford Lough and acts as a base for the Ulster Flying Club;
- The town contains other facilities including a community hospital, health centres, a library, churches encompassing all the main religious denominations, tourist information centre, a multi-screen cinema and a hotel;
- Works to upgrade the sports facilities and pavilion at Londonderry Park were completed in 2015. Ards Blair Mayne Wellbeing and Leisure Complex was opened in January 2019.
- Various sporting clubs are based in or near to the town as well as facilities of a cultural/tourist nature.

Assets and Constraints

- Strangford Lough Area of Outstanding Natural Beauty;
- Strangford Lough SAC/SPA/Ramsar site;
- Main hub town in the context of the Regional Development Strategy;
- Proximity to Belfast on strategic road network;
- Proximity to Bangor and Comber;
- The Castlebawn Link Road and associated roundabouts act as a bypass to the

town centre for traffic coming from Comber and heading towards the Peninsula;

- Airfield;
- Service facilities;
- Scrabo Hill tower and country park;
- Whitespots Country Park and the Lead mines;
- Bird sanctuary and Golden Glen at Crawfordsburn Road;
- The surrounding topography;
- Scrabo and Whitespots Areas of Special Scientific Interest;
- Kiltonga Wildfowl refuge.

Comber

Character

6. Comber is the third largest town in Ards and North Down Borough and is located 14.5km 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 and Belfast.

6.11 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.

Facilities

6.12 Comber fulfils the role of localised service centre and includes the following facilities:

- The town has a limited number of businesses providing a mix of food and convenience, durable and retail services;
- The town centre contains a range of uses including retail, commercial and professional services;
- There is a health centre in the settlement;
- The Square is an attractive meeting place within the town centre and contains a number of interesting tourist information boards, monuments and statues;
- The town also has a community centre and a number of churches and

associated halls. The former police station has been demolished and redeveloped for housing;

- There are other relatively new housing developments at Ardnavey, Carnesure and Andrew's Mill, a listed former linen mill which has been converted into townhouses and apartments;
- There are 3 primary schools and 1 secondary school within the boundary, as well as a leisure centre and numerous areas of open space and recreation;
- Recently completed public realm works have improved the public spaces and street furniture along the principal streets of the town;
- Enler village currently under construction.

Assets and Constraints

- The need to ensure there is no coalescence with Newtownards;
- Level of services and facilities;
- Wider drumlin landscape;
- Visual amenity within the designated Strangford Lough AONB around the Lough shores and along approach roads;
- Sites of national and international conservation importance, which affect the Comber estuary and eastern fringes of the town;
- Comber bypass has diverted through traffic towards Newtownards away from the town centre;
- A new civic amenity site and cemetery has been completed at Ballygowan Road;
- Attractive town centre setting with listed buildings and two Areas of Townscape Character at The Square and The Mill;
- The Belfast (A22) and Newtownards Roads (A21) are Protected Routes;
- The Comber Greenway follows the former railway track from East Belfast and terminates at Comber.

Hollywood

Character

- 6.13 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.
- 6.14 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.
- 6.15 Hollywood contains a number of land uses including residential with retail, commercial and ecclesiastical uses located in the larger older properties in the Town Centre. Hollywood possesses a rich built heritage with much variety in significant townscape characteristics. A mix of Medieval, Victorian and Edwardian architecture, a well preserved historic street pattern and a unique landscape setting.

In terms of urban form, the following areas can be identified in the town:

- High Street/Shore Road which contains the original structure of the town, characterised by a fine grain of development with buildings generally 2-3 storeys in height. Redburn Square seems detached from the main structure of the town;
- Priory/Victoria Road/Croft Road comprises the oldest part of the town, characterised by 19th Century dwellings, historic landmark buildings, meandering streets, distinct topography and views to the sea;
- Church Road/Demesne Road with much of the 19th Century built form remaining, characterised by steep gradients of the streets and landscape setting;
- My Lady's Mile/Demesne which comprises fine examples of historical 19th Century suburban dwellings in a strong landscape setting.

Facilities

- Within the town centre there is a diversity of uses including residential areas, shops, offices, community facilities, pubs, restaurants, cafes and a hotel;
- The linear High Street forms the spine of the town where the majority of the retail uses are located. The convenience retail offer is dominated by the Tesco store at the junction of High Street and Church Road;
- Holywood has nursery, primary, secondary and a Rudolf Steiner school within its boundaries;
- The town also has a number of old people's homes and folds, a leisure complex, library, a surgery, clinic, churches encompassing all of the main religious denominations, church halls and community centres;
- Various sporting clubs are located in or near the town. Seapark Recreation Grounds include a bowling green, tennis courts, play park and pavilion, recently modernised and renovated. There are other playing fields at Spafield and also a golf course;
- Holywood has a regular direct bus service to Belfast as well as a train service to Bangor and Belfast. It also has several buses serving the town itself.

Assets and Constraints

- Holywood By-Pass is a Protected Route;
- A range of local services and facilities;
- Proximity to Belfast City and Bangor;
- High quality landscape setting;
- Public transport – local and express bus and train services;
- Existing areas of open space;
- Natural environmental features: Belfast Lough Ramsar/ SPA/ ASSI;
- Coastal area of high amenity;
- Historic Environment features including several scheduled and unscheduled monuments, numerous listed buildings and a designated Conservation Area;
- 5 areas of high quality townscape designated as Areas of Townscape Character – North, South, Kinnegar, Cultra/Marino/Craigavad and Bangor Road;
- 1 Area of Archaeological Potential and 1 Historic Park, Garden and Demesne.

Donaghadee

Character

- 6.16 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.

Facilities

- 6.17 Donaghadee provides a variety of public and recreational facilities including:
- A range of retail outlets as well as commercial and professional services in the town centre;
 - Health centre and a library;
 - Community centre;
 - Churches and associated halls covering various religions;
 - 2 primary schools and one special needs school;
 - Copelands Marina at Marine Drive;
 - The Commons recreation ground which includes a putting green, bowling green, tennis courts, playground, picnic area, public toilets, outdoor gym and number of pathways;
 - Hunts Park adjacent to the Water Tower off Killaughey Road;
 - Donaghadee Golf Course and Clubhouse, Warren Road;
 - Donaghadee Cricket Club and grounds at Northfield Road;
 - Donaghadee Rugby Football Club at Newtownards Road;
 - Playing fields and all weather pitch;
 - Ballyvester Cemetery off Millisle Road;
 - Waste Water Treatment Works off the High Bangor Road which also serves

much to the North Down area;

- The former carpet factory site on High Bangor has now been redeveloped for housing;
- An extensive public realm improvement project was completed in 2015, this included new paving, street furniture, lighting and replacement of sea defences.

Assets and Constraints:

- Location within the countryside (former green belt);
- Attractive harbour area and coastal location;
- The Motte;
- Active and passive recreational facilities;
- The large number of architecturally and/or historically significant buildings in the Conservation Area;
- New Road/Warren Road Area of Townscape Character;
- Numerous archaeological and ancient monuments located primarily to the west of the town;
- The Portavoe Estate to the north of the town is important in terms of its mature landscaping and historical significance;
- Outer Ards ASSI/SPA/SAC/Ramsar site.

(Refer to Appendix 3 for village and small settlement information).

Placemaking

- 7.1 The places in which we live have a significance beyond their population statistics or the services and facilities which they provide. Our places are distinct and evolving over time, shaped by complex, diverse influences from the natural landscape to the cultural, political and economic context.

- 7.2 “Strengthening the connection between people and the places they share, Placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, Placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.”¹⁰
- 7.3 ‘The Place Diagram’, shown in Figure 1 below, is one of the tools developed by the Project for Public Spaces to help communities evaluate places. The inner ring represents a place’s key attributes, the middle ring its intangible qualities, and the outer ring its measurable data.

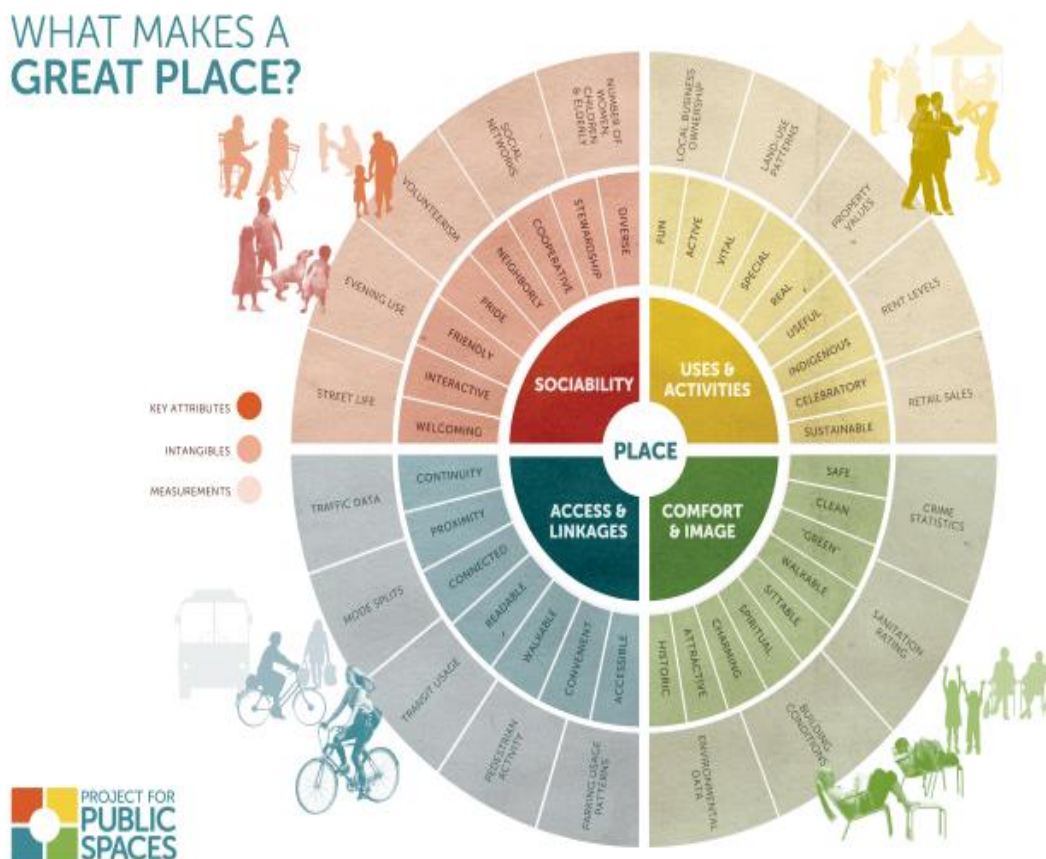


Figure 1: The Place Diagram (Project for Public Spaces)

¹⁰ Project for Public Spaces is a non profit organisation based in USA - <https://www.pps.org/article/what-is-placemaking>

7.4 “With community-based participation at its center, an effective Placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well being.”¹¹ (sic)

Regional Planning Policy Context in relation to ‘placemaking.’

Regional Development Strategy (RDS)

7.5 The guiding principle of the RDS Spatial Framework is stated as being “to put the person at the centre”.¹² This supports the people-centric philosophy which characterises placemaking as an approach.

7.6 Regional guidance contained within the RDS supports placemaking with aims to:

- Strengthen community cohesion by fostering a stronger community spirit and sense of place, encouraging community participation in the planning process to reinforce a sense of belonging and place, as well as developing integrated services and facilities and encouraging mixed housing development.¹³
- Support urban and rural renaissance through: encouraging and bringing forward under-utilised land and buildings; promoting regeneration in areas of social need; and ensuring that environmental quality in urban areas is improved and maintained, particularly with adequate provision for green spaces.¹⁴
- Conserve, protect and, where possible, enhance our built heritage and our natural environment¹⁵

¹¹ Project for Public Spaces - <https://www.pps.org/article/what-is-placemaking>

¹² RDS 2035 - Para. 2.14, page 25

¹³ RDS 2035 – RG6, page 40

¹⁴ RDS 2035 – RG7, page 40-41

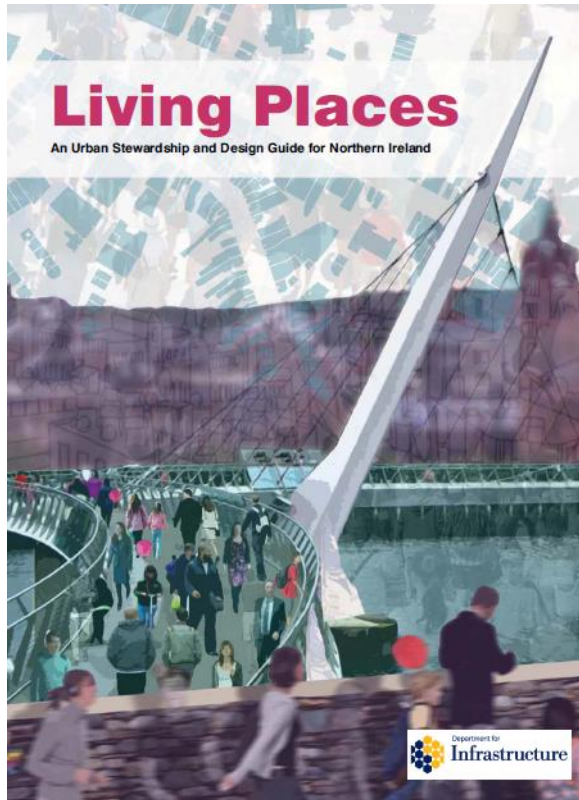
¹⁵ RDS 2035 – RG 11, page 49-50

Strategic Planning Policy Statement (SPPS)

- 7.7 'Supporting Good Design and Positive Place Making' is one of five core planning principles contained within the SPPS.
- 7.8 Placemaking is defined as a "people-centred approach to the planning, design and stewardship of new developments and public spaces that seeks to enhance the unique qualities of a place, how these developed over time and what they will be like in the future."¹⁶
- 7.9 A collaborative approach is endorsed that requires the input of and co-operation between everyone involved with, or affected by development including local people, communities, planners, architects, urban designers, developers, roads engineers, public service providers, and elected representatives.
- 7.10 "Key to successful place-making is the relationship between different buildings; the relationship between buildings and streets, squares, parks, waterways and other spaces; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with other parts; and the patterns of movement and activity that are thereby established. The compatibility of a development with its immediate and wider context, and the settlement pattern of a particular area, are important considerations."¹⁷
- 7.11 The LDP has a key role in making successful places, through its ability to influence the type, quantity, scale, height, massing, layout, materials, design and location of development and the use of land. The SPPS also states that planning authorities should consider positive ways in which to improve the linkages between good places (i.e. design) and the management and maintenance of those spaces (i.e. stewardship). This opens up the potential to introduce a more place oriented approach to planning practice.

¹⁶ SPPS para. 4.32, page 21

¹⁷ SPPS para. 4.34, page 21



7.12 Living Places is a new style of design guide that goes beyond a theme based check list or step-by-step guide. Instead it seeks to introduce principles of urban stewardship and good design illustrated through local examples of successful places. The guide advocates ten qualities of urban stewardship and design to be pursued by all those involved in shaping the urban environment.

7.13 Ten Qualities of Urban Stewardship and Design:

Visionary - with clarity of purpose and direction;

Collaborative - shared in use, management and planning;

Contextual - the 'right fit', reinforcing sense of place;

Responsible - resource efficient, minimising impact;

Accessible - easy to access for all of us;

Hospitable - welcoming, safe and healthy;

Vibrant & Diverse - alive with centralised activity;

Crafted - of excellent design quality and aesthetics;

Viable - functional, flexible and lasting;

Enduring - imbued with legacy of continued understanding and interpretation.

7.14 Each quality is important and brings its own benefits as well as challenges in delivery. "However, only when these ten qualities are brought together, can truly great place making begin."¹⁸

¹⁸ Living Places, page 58 (DOE, 2014)

Key Findings

8.1 A summary of the key findings are as follows: -

The classification of settlements is a key element of the Local Development Plan.

The classification of a settlement has far reaching consequences in terms of identity, service provision and provision of homes and may influence the amount and type of development appropriate to each location.

8.2 The settlement hierarchy is a complex process which will be require further engagement with members and community consultation in advance of the Plan Strategy, guided by the Regional Development Strategy.

8.3 The settlement appraisal process will form a key part of this review.

8.4 The LDP has a potentially key role in creating successful places and provides a unique opportunity to support positive place making and introduce a more place oriented approach to planning practice.

Conclusion

9.1 The purpose of this paper has been to provide base line information on the settlements within Ards and Down Borough, to introduce the settlement hierarchy and to consider how future housing growth should be apportioned across settlements and the countryside.

Appendix 1

Table 4 - Settlement Hierarchy for North Down and Ards Districts (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 2

Population Ards and North Down Borough Council Settlements

Source: NISRA, [Review of the Statistical Classification and Delineation of Settlements, 2015](#)

Settlement Bands	Settlement Development Limits	Population (based on 2011 Census)	% of Total Population (157,015)
Band C - Large Town (population 18,000+)			
	Bangor	61,401	39.1%
	Newtownards	28,039	17.9%
	Total for Band C	89,440	57.0%
Band D - Medium Town (population 10,000 - 17,999)			
	Holywood	11,332	7.2%
	Total for Band D	11,332	7.2%
Band E - Small Town (population 5,000 - 9,999)			
	Comber	9,078	5.8%
	Donaghadee	6,869	4.4%
	Total for Band E	15,947	10.2%
Default Urban/Rural Split (population 5,000+)			
	Total for Bands A-E (Urban)	116,719	74.3%
Band F - Intermediate Settlement (population 2,500 - 4,999)			
	Ballygowan	2,957	1.9%
	Portaferry	2,514	1.6%
	Total for Band F	5,471	3.5%
Band G - Village (population 1,000 - 2,499)			
	Millisle	2,318	1.5%

	Portavogie	2,122	1.4%
	Ballywalter	2,027	1.3%
	Helen's Bay	1,390	0.9%
	Groomsport	1,233	0.8%
	Kircubbin	1,153	0.7%
	Cloughey	1,075	0.7%
	Ballyhalbert	1,026	0.7%
	Seahill	1,018	0.6%
	Total for Band G	13,362	8.5%
Band H - (population of less than 1,000 and open countryside)			
	Total for Band H	21,463	13.7%
Default Rural Settlements (Bands F-G)			
	Total for Bands F - G (rural settlements)	18,833	12.0%
Default Rural Settlements (Bands F - G plus Band H)			
	Total for Bands F-H (all rural)	40,296	25.7%
Bands A - D (Total population 10,000 +)			
	Total for Bands A-D	100,772	64.2%
Bands E - G (Total population 1,000 - 9,999)			
	Total for Bands E-G	34,780	22.2%
Total A - G (population 1,000+)			
	Total for Bands A-G	135,552	86.3%

Appendix 3

Borough Profile - Villages

There are 17 villages within the Ards and North Down Borough Council boundary.

BALLOO

Character

Balloo sits midway between Comber and Killyleagh on the A22 and is 23.5km 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. Existing development is well integrated into the countryside.

Facilities

- Public house and restaurant (Balloo House), post office/general store including building and gardening supplies, Gift and homeware shop, petrol filling station and associated retail shop, furniture shop, Vets and an agricultural machinery business;
- Killinchy Presbyterian Church and Killinchy non- subscribing church and associated halls;
- Balloo pumping station;
- Telephone exchange;

Assets and constraints

- Location within the countryside;
- Land to the east of the village lies within the designated Strangford Lough Area of Outstanding Natural Beauty (AONB);
- Development is constrained by the prominent lands to the west and south of the village;
- Pockets of high quality agricultural land throughout the area. The largest block of poorer quality land lies to the south of the village. Land in this area is

downgraded on slope and presence of rock near the surface;

- Balloo pumping station located between Ballybunden and Saintfield Roads. This pumping station in turn pumps to Killinchy STW, which is approaching its maximum capacity and will require upgrading if further development is approved;
- Location on A22 Protected Route.

BALLYGOWAN

Character

Ballygowan is situated 16km south-east of Belfast. The village is located on a protected route (A23) from Belfast and the trunk road (A21) between Newtownards and Ballynahinch. The village 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. The town is a minor service centre, providing a range of retail facilities and remains attractive as a commuter village due to its close proximity to Belfast.

Assets and Constraints

- Accountants, newsagents, butcher shop, greengrocer, chemist, hardware store, hairdressers, petrol filling station with associated retail shop and Post Office within, building society, funeral parlour, bookmaker, wine shop, ice cream shop;
- 4 hot food bars, 2 public houses;
- 1 church within the village limit and 2 churches outside of the limit;
- Primary school;
- Community centre;
- There are 2 areas of open space within or close to the village;
- The playground at Belfast Road beside the community centre;
- The playing field at Dickson Park.

BALLYHALBERT

Character

Ballyhalbert is a small seaside village situated on the outer side of the Ards Peninsula 23 kilometres from Newtownards. 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.

Facilities

- Shop which include a post office;
- Primary school;
- Children's Play park;
- Gospel Hall;
- Community defibrillator at Spar.

Assets and Constraints

- Two archaeological features outside the village limit on the Moat Road, the Standing Stone and the Motte;
- The land surrounding the Motte and Standing Stone and the graveyard with the church ruins are a proposed Local Landscape Policy Area;
- The coastal strips to the north and south are Countryside Policy Areas;
- 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;
- The disused airfield partly used for housing and also used as a caravan park is included within the existing development limit, and has the effect of extending the development limit well beyond the footprint of the village.

BALLYWALTER

Character

Ballywalter is a coastal village located on the eastern side of the Ards Peninsula, 17 km from Newtownards and 9 km 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 the village and the wooded estate at Ballywalter Park to the south is an attractive entrance to the village.

Facilities

- Shops including, Grocery, Pharmacy, Hairdressers, Funeral Directors, Butchers, Post Office, and several hot food bars;
- Offices including advice centre;
- Church's including Church of Ireland, Presbyterian, Bethal;
- Primary School;
- Health Centre;
- Fire Station;
- Village Hall;
- Several areas of open space including football pitch's, changing areas and children's play area at Main Street, and a children's play area and open space at the harbour;
- Translink bus service.

Assets and Constraints

- Coastal Location;
- Natural environmental features -Outer Ards Ramsar/SPA/ASSI, 4 LLPAs at Ballywalter Park, Holy Trinity Church, Dunover Road and Harbour Area;
- Good range of Services;

- Limited employment;
- Location halfway down Ards Peninsula.

CARROWDORE

Character

Carrowdore is located about 10 kilometres 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.

Facilities

- Strangford Integrated College, Carrowdore Primary school;
- Shops including Petrol Station, confectionary shop, Post office, Hot Food;
- Community Centre with children's play park;
- Football pitch's with changing facilities on Castle Place;
- Churches including Presbyterian, and a Gospel Hall;
- Community defibrillator at Spar Petrol Station;
- Translink bus service.

Assets and Constraints

- Carrowdore Castle Estate with its listed buildings and associated trees, is a Local Landscape Policy Area;
- There is one listed Building inside the village – the Presbyterian Church off Church Road;
- Carrowood to the rear (west of) Johnston Park, owned and managed by the

Woodland Trust;

- Good Educational Provision;
- Quarry closed;
- Lack of general service and community facilities;
- Limited employment.

CLOUGHEY

Character

Cloughey is a linear village running along the outer coast of the Ards Peninsula for approximately 2.5 kilometres. The village is some 7.5 kilometres from Portaferry and some 25 kilometres 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.

Facilities

- Primary school;
- Hot Food Bar;
- Petrol Station;
- Farm supply shop;
- Kirkistown Golf Club;
- Presbyterian church;

- 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 a focal points for the village.

Assets and Constraints

- Location at southern end of peninsula;
- Level of service facilities;
- Level of recreational facilities;
- On regular public Transport Route;
- Natural setting and coastal location; including beach and sand dunes;
- Elongated form;
- Outer Ards ASSI;
- 4 Local Landscape Policy Areas;
- Kirkistown Castle and the Windmill stump, which are significant landmarks;
- Kirkistown Golf Club.

CRAWFORDSBURN

Character

Crawfordsburn is located between Belfast and Bangor, south of Helen's Bay, just off the A2 and approximately 4km west of Bangor Town Centre. Crawfordsburn is essentially a commuter village. 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, westwards along Ballymullan Road. More recently, development has taken place in the Meadow Way/Meadow Park area and southwards along Cootehall Road.

Crawfordsburn has its origins in the 17th Century, as a small settlement on an

important routeway that extended along North Down. It has retained elements of its 17th Century history along its Main Street. Reputedly, there has been a coaching inn in the village since 1641. 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.

Facilities

- The Old Inn Crawfordsburn, a popular hotel;
- Petrol filling station and local shop;
- Crawfordsburn Primary School;
- Antique shop;
- Orange Hall;
- Children's playground at Crawfordsburn Glen;
- The former Crawfordsburn Country Club is now closed and derelict, however is subject to a redevelopment proposal for part housing and part open space, to include demolition of the country club building;
- Translink bus service to Bangor and Holywood;
- Rail Service at Helen's Bay.

Assets and Constraints

- Proximity to Bangor;
- Level of services and facilities;
- Rural landscape wedge to the north and east to prevent coalescence with Bangor and Helen's Bay. The village is located within the countryside;
- Quality landscape setting;
- On public transport route;
- Natural environment features including 1 Site of Local Nature Conservation Importance and 2 Local Landscape Policy Areas;
- Several scheduled and unscheduled monuments in the area;
- 1 listed building, Main Street is designated as an Area of Village Character;
- 1 Area of Archaeological Potential;
- 1 Historic Park, Garden and Demesne.

GREYABBEY

Character

Greyabbey is situated on the Strangford Lough shore of the Ards Peninsula, between Newtownards and Kircubbin on the A20 route. Greyabbey is an attractive village and the scale and proportions of the older properties, especially to the south of the village add much to the character of the village. 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 village a unique and distinctive landscape setting.

Facilities

The village functions as a minor service centre for the surrounding rural hinterland. It also has a role in meeting the needs of day-trippers.

- A limited range of retail shops including a post office, pharmacy, farm shop, cake shop, Hairdressers and grocery store;
- A number of antique and craft shops;
- Village hall with associated open space and tennis courts on Newtownards Road;
- Sewage Treatment works which has been upgraded;
- 3 Church's and associated halls;
- Primary School;
- Public bar and restaurant;
- Public toilets;
- Orange Tree House – a wedding venue available for private hire;
- Football Pitch's, changing facility, and children's play area at Island View Road;
- Park with a children's play area at North Street;
- Translink bus Service.

Assets and Constraints

- Location halfway down Ards Peninsula;
- Located within the Strangford Lough AONB;
- High quality landscape setting surrounding the village including high amenity

woodlands, the Abbey grounds and high ground rising to the north and west;

- A significant number of listed buildings.

GROOMSPORT

Character

Groomsport is a dormitory seaside and holiday village which lies just east of Bangor between the coast and the A2 route, which bypasses the village to the south.

Originally a small fishing village, the focus of development has been the harbour and Main Street. Groomsport has developed a secondary role as a centre for water and shore-based recreation and improved facilities for activities such as sailing and power-boating have contributed to its attractiveness. Service and community facilities are adequately provided on a village scale.

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.

Facilities

- Groomsport Parish Church and Groomsport Presbyterian Church, both on Main Street;
- Designated open space at the seafront including children's playground and paddling pool, tennis courts and picnic area. There is also an area of open space at Andrew's Shorefield;
- Coffee shop;
- Public bar;
- Restaurant;
- Hairdressers;

- Craft beer and wine importers;
- Spar shop with Post office kiosk within;
- Harbour;
- Groomsport Playgroup is located in an Orange Hall just south of the development limit on Springwell Road. Groomsport Evangelical Presbyterian Church.

Assets and Constraints

- Located within the countryside (rural landscape wedge to the west) and also on the coast;
- Level of services and facilities;
- Proximity to Bangor;
- Natural Environmental features: Outer Ards Ramsar/SPA/ASSI, Ballymacormick Point ASSI, 4 Local Landscape Policy Areas at Bangor Road, Main Street, Donaghadee Road and Groomsport shoreline;
- Listed buildings and also set within an Area of Village Character, 1 Area of Archaeological Potential.

HELEN'S BAY

Character

Helen's Bay is situated at Grey Point on the coast just north of Crawfordsburn and in close proximity 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.

Helen's Bay is a planned village which derived from the building of the Belfast and County Down Railway (BCDR) in the mid-19th Century, and the aspirations of the

then local landlord, the Marquis of Dufferin and Ava who wanted to develop the area as a luxury holiday resort to rival Portstewart and Portrush. The granting of 'villa' or 'house-free' tickets by the BCDR Company, which entitled the holders to free travel for a period of time if they constructed houses within one mile of the station, encouraged further development of the settlement. The name of settlement is also associated with the owners of Clandeboye Estate.

Facilities

- Railway service to Belfast and Bangor;
- Dentist;
- Off sales;
- Pharmacy;
- Beauticians business contained within former station house;
- Hairdressers;
- Crawfordsburn Country Park;
- Golf course and golf club;
- Translink bus service;
- Designated open space including children's playpark and tennis courts.

Assets and Constraints

- Level of services and facilities;
- Proximity to Bangor;
- Located within countryside with Crawfordsburn Country Park to the east and west of the settlement. There is a rural landscape wedge to the south and east of Helen's bay to prevent coalescence with Bangor and Crawfordsburn;
- Natural Environment Features: 3 sites of national or international conservation importance; (Belfast Lough Ramsar/SPA and Outer Ards ASSI)
- 1 Local Landscape Policy Area;
- Built Heritage Features including unscheduled monuments and archaeological sites, listed buildings (including the station house building) and a designated Area of Village Character centred around Church Road and Kathleen Avenue.

KILLINCHY

Character

Killinchy is a small hilltop village situated on the western side of Strangford Lough 18 Kilometres south of Comber, a couple of kilometres inland from Whiterock, with Balloo a short distance to west. 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.

Facilities

Facilities in Killinchy include a church and church hall, an Orange Hall, community hall, and one primary school. However these are complemented by facilities in Balloo only about a kilometre away.

Assets and Constraints:

- Two archaeological sites within the village limit; the listed Church of Ireland church to the north on the Church Hill and the windmill stump to the south, off Main Street;
- Landscape setting. Three Local Landscape Policy Areas are proposed, the undeveloped slopes west of Church Hill, Killinchy Parish Church and surrounding, and lands surrounding the windmill stump on the rath;
- Set within the Strangford Lough Area of Outstanding Natural Beauty;
- Connected by Ulsterbus Services to Comber, Dundonald, Belfast, Killyleagh and Shrigley; and
- Limited facilities within the village.

KIRCUBBIN

Character

Kircubbin is located mid-way down the Ards Peninsula on the Newtownards to Portaferry Road (A20), approximately 33.5 kilometres from Belfast and 17.5 kilometres from Newtownards. 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 rest located at Main Street.

Facilities

- Shops including a Bank, Petrol Station, grocery shops, chemist, Butchers, Arts and Crafts, Hairdressers, florist, Ice Cream shop, dog groomers, community hub and a Credit Union;
- Schools including 2 Primary Schools and a Nursery School;
- Civic amenity Site;
- Health Centre, and a Healthy Living facility;
- Churches including Church of Ireland and Presbyterian;
- Kircubbin Sailing Club;
- Football Pitch's with Changing Facility, as well as 2 Play Parks;
- Translink Service;
- Community defibrillator at Petrol Station.

MILLISLE

Character

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 village 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.

Facilities

- Churches including Church of Ireland, Presbyterian, Baptist and Elim;
- Grocery shops;
- Post Office;
- Butchers;
- 2 Public Houses;
- Several Hot Food bars;
- Pharmacy;
- Primary School which includes a Nursery school;
- Civic Amenity Site;
- Translink bus service;
- Open space includes football pitches, children's play area, MUGA, and the lagoon at the beach;
- Abbey Villa Football Club on Abbey Road.

Assets and Constraints

- Carvan parks contained within the village limit;
- Wooded estate to the south;
- Proximity to and the potential for coalescence with Donaghadee;
- The distinctive visual boundary to development on the Moss Road approach.

PORTAVOGIE

Character

Portavogie is located on the outer coast of the Ards Peninsula on the A2 road from Bangor to Portaferry. It is 25 kilometres from Newtownards and 12 kilometres from Portaferry. Cloughey lies just 0.7kilometres to the south. 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.

Facilities

- Shops including a Petrol Station, Chemist, Post Office, and a Butchers;
- Restaurants including The Quays;
- Two hot food bars;
- Small Industrial Estate as well as Boat Repair, and Warehousing/Fish Market;
- Primary school;
- Four offices all relating to the fishing industry;
- Oil Distribution depot;
- Community Centre with MUGA and Children's play Park. There are also 2 other play parks in the village, as well as a football pitch;
- Churches including Presbyterian, Free Presbyterian and 2 Gospel Halls;
- Translink Service.

Assets and Constraints

- Level of services and facilities;
- Harbour;
- Outer Ards ASSI;
- 2 Local Landscape Policy Areas;
- Industrial Area;
- Location at lower part of Ards Peninsula;
- On public transport route.

PORTAFERRY

Character

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 13.75 kilometres from Downpatrick, 46 kilometres from Belfast and 30 kilometres from Newtownards. 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 Castletown across the narrow mouth of the Lough. Portaferry originally developed 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 had 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. It has a distinctive character.

Facilities

- Shops including a Petrol Station, Post Office, Butchers, Bakery, Green Grocer, Hair Dresser, Charity shops, Credit Union, Sweet shop, Grocery stores, Ice Cream Shop;
- Churches including Roman Catholic and Church of Ireland;
- Fire Station, RNLi and Police Station;

- Library;
- Medical Centre;
- Schools including 2 Primary and a Secondary school. Queens University also have a Marine Biology Centre in the Village;
- Explorores;
- Civic Amenity Site;
- Community Centre, Town hall.
- Tourist Information Centre
- Hotel and several cafes.
- Five Hot Food Bars
- Sports Centre, Playing Fields as well as 3 Play Parks
- Ferry Service
- Translink Service.

Assets and Constraints

- Local service role to the south of the Ards Peninsula;
- Conservation Area;
- One Grade A listed Building;
- Two Historic Parks, Gardens & Demesne's;
- Strangford Lough Ramsar/SPA/SAC/ASSI;
- Three Local Landscape Policy Areas;
- Exploris Tourist Attraction;
- On public transport route and Ferry Service;
- Education Facilities.

SEAHILL

Character

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 with few services and community facilities, and without a true focal point.

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. Rhanbuoy Park, at the north-eastern tip is the newest housing development within the village.

Facilities

- Glencraig Church of Ireland;
- Glencraig Primary School;
- Bus service to Belfast and Bangor;
- Rail halt at Seahill Road;
- Rockport Private School just outside the settlement limit on Rockport Road – a listed building set within extensive wooded grounds with facilities such as hockey and cricket pitches and tennis courts;
- Camphill Community at Glencraig is also located just beyond the western settlement limit.

Assets and Constraints

- Level of services and facilities;
- Located within the countryside with a rural landscape wedge separating the village from Holywood;
- 3 Local Landscape Policy Areas and 3 Sites of Local Nature Conservation Importance in or adjoining the settlement;
- 4 listed buildings and a number of unscheduled archaeological sites and monuments.

Character

Whiterock is a small village sitting on the Western Shore of Strangford Lough, a couple of kilometres 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.

The settlement is a long established boating centre, favoured because of the shelter provided by the offshore Islands that abound in the area.

Facilities

The village is small and compact in form, mainly a residential settlement which enjoys popularity as a water based leisure activity area as reflected by its number of sailing crafts, slip-ways, established sailing club, yacht club, boat yard and a boathouse. Employment is provided locally in several trades associated with boating, these include sail making, chandlery and boat repair. At Sketrick Island, at the opposite end of the bay, there is a centre for commercial oyster cultivation and processing and a pub and restaurant. However there are no shops or other public services in the village, and Whiterock relies on the facilities available in the nearby village of Balloo.

Assets and Constraints.

The following assets and constraints have been identified:

- Proximity to Strangford Lough, within AONB;
- Distinctive sense of place derived from its coastal location and sailing association;
- Land remaining undeveloped within the existing village;
- Land rising from the shore south west and west of the village along the white rock road, at Killinakin, providing a backdrop to development;
- Development limit defined by Strangford Lough;
- The settlement is a long established boating centre.

Borough Profile – Small Settlements

There are 20 small settlements within the Ards and North Down Area;

ARDMILLAN

Character

Ardmillan is a small settlement located on the western shore of Strangford Lough, approximately 2km north of Killinchy and 8km 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.

Facilities

There are approximately 30 dwellings within the settlement. However, there are no commercial or communal facilities located in Ardmillan. Public services are limited to a post box and a telephone kiosk

Assets and constraints

The following assets and constraints have been identified:

- Lies within rural area;
- Strangford Lough AONB designation of land to the east of the Tullynakill Road and the Ardmillan Road, south of the junction with the Tullynakill Road;
- Within an area of high scenic value and tourist potential;
- Topography;
- Lack of commercial, communal and public facilities;
- Lack of local employment opportunities;
- Close proximity of a number of archaeological/monument sites; and
- Lack of public transport services.

BALLYBARNES

Character

Ballybarnes lies within the southern limit of Holywood Hills, approximately 11 km east of Belfast and 3 km west of Newtownards on the Ballybarnes Road.

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 and Ballyrogan Roads. Lands to the East of Ballybarnes, near the Kiltonga Nature Reserve and adjacent industrial uses falls to just above 20m above sea level.

Facilities

Ballybarnes is primarily a small settlement with commercial and communal facilities extremely limited. These include a hall and a consumerable product store, and are both located on the Belfast Road. There are no public facilities within the settlement.

Assets and constraints

The following assets and constraints have been identified.

- Location within the rural area;
- High land to the north, south and west;
- Lack of commercial, communal and public facilities; and
- Public transport. (Bus Service)

BALLYBOLEY

Character

Ballyboley is a small settlement located in the north of the Ards Peninsula, which has formed around a staggered crossroad approximately 2km south of Carrowdore. Most of the development spans along the north side of the Mountstewart Road and west of the Manse 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.

Facilities

- Ballyboley is primarily residential with no shops located within the settlement;
- Translink bus service.

Assets and Constraints

The following assets and constraints have been identified:

- Location within the rural area;
- Close proximity of an archaeological site to the north of the settlement;
- One Local landscape Policy Area;
- Listed house and stone outbuildings;
- Lack of commercial, communal and public facilities;
- Low lying, poorly drained land to the south of the Mountstewart Road; and
- Lack of local employment opportunities;
- On public transport route.

BALLYCRANBEG

Character

Ballycranbeg is a compact settlement lying in the south of the Ards Peninsula, approximately 5km to the west of Portavogie, 9km north of Portaferry and 20km south of Newtownards.

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.

Facilities

- St. Joseph's Church, a listed building;
- No commercial facilities.

Assets and Constraints

- St. Joseph's Church, a listed building;
- One Local landscape Policy Area;
- Lack of commercial and public facilities;
- Limited community services;
- Waste Water Treatment Works at Blackstaff Road to the west of the settlement;
and
- Lack of local employment opportunities.

BALLYDRAIN

Ballydrain situated on the western side of Strangford Lough lies approximately 25km south east of Belfast. Mid-way between Comber and Killyleagh, it lies just off the A22, 2.5km northeast of Lisbane.

A small rural settlement of around 50 dwellings. Ballydrain's existing development, comprising of two small housing developments, interspersed with individual dwellings, extend east-west in a linear fashion along either side of a watercourse along the Ringneill Road to Mahee Island. It is surrounded by drumlins on all sides, apart from where the watercourse enters the Lough at Ringneill Bridge. Development has extended northwards along the Ballydrain Road.

Facilities

Ballydrain plays a restricted service role for a very localised rural community. Within the settlement there are no shops, but there is a storage and distribution business, a farm and equipment sales business. The Ballydrain Harrier and Athletic Club, which

is located at the junction of Tullynakill and Quarry Roads, provides a communal facility, and there is also a post box.

Assets and Constraints

The following assets and constraints have been identified:

- Within the rural area;
- AONB designation of land to the east of Tullynakill, Old Quarry and Ballydrain Roads;
- Located within an area of high scenic value and tourist potential;
- Land rises to the north of the settlement between the Old Quarry and Ballydrain Roads, and to the north of the Ringneill Road, west of Ringneill Bridge;
- Limited service role;
- Lack of commercial, communal and public facilities;
- Lack of employment opportunities;
- Little development in recent years;
- No public Transport, apart from school buses serving the settlement in the morning and afternoons; and
- Close proximity or archaeological sites.

BALLYEASBOROUGH

Character

Ballyeasborough is a small settlement on the Ards Peninsula, located 3km north of Portavogie and 2km south of Ballyhallbert. It has grown up around a number of small farm holdings surrounded by a gently undulating landscape with open agricultural land. To the north of the settlement mature trees surround St. Andrew's church and from the main road, land rises in a northeast and southwest direction.

Facilities

There are no communal or public facilities within the settlement.

Assets and Constraints

- A number of archaeological/monument sites to the south and west of the settlement;
- St. Andrew's church to the north of Ballyeasborough, a listed building;
- Limited infrastructure;
- On public transport route.

BALLYFRENIS

Character

Ballyfrenis is small linear settlement lying in the north of the Ards Peninsula, 3km south of Millisle and 9km east of Newtownards. The settlement has formed along a low crest line running north - 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 and along Islandhill Road approaching from the west. The surrounding open land is open agricultural grassland gradually rising in all directions towards the settlement.

Facilities

- One commercial unit, a small pottery works with a retail showroom;
- Ballyfrenis Presbyterian Church.

Assets and Constraints

- An archaeological/monument site to the west and one to the south of the settlement;
- Lack of commercial, communal and public facilities;
- Lack of local employment opportunities; and
- The crestline to the northwest of the settlement acts as a constraint for future development.

BALLYGALGET

Character

Ballygalget is located 7 kilometres north-east of Portaferry and 3 kilometres south-west of Cloughey and comprises 2 distinct clusters of development set amidst a countryside of low drumlins with wide open inter-drumlin hollows, often with fern or wetland.

Facilities

- Primary School with Playing Field;
- Church with Hall;
- Ballygalget GAC outside of development limit but focal point for the village;
- Children's Play Park;
- No commercial facilities.

Assets and Constraints

- Landscape setting;
- Level of community facilities including primary school;
- Level of recreation and Social facilities;
- Local community role; and
- Settlement form.

BALLYSTOCKART

Character

Ballystockart is located 400m from the Comber- Belfast (A22) Road, approximately 9km southwest from Belfast, 3km northwest of Comber and 7km southwest of Newtownards. It is a small settlement comprising of 29 dwellings and a factory in Kathleen Drive.

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.

Facilities

There are no communal or public facilities within the settlement, and the only commercial facility is the factory located at Kathleen Drive.

Assets and Constraints

The following assets and constraints have been identified:

- Within the rural area;
- Lack of commercial, communal and public facilities;
- Public Transport (Bus Service);
- Close proximity of archaeological monument site; and
- Close proximity of gorge and quarry.

COTTON

Character

Cotton is located on the A48, 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 main road, almost entirely to 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.

Facilities

- Playing fields including play park;
- Telephone Box;
- Cotton Nurseries.

Assets and Constraints

- Location within the rural area;
- The A48 is a Protected Route;
- An archaeological/monument site to the northwest of the settlement;
- Lack of and commercial and public facilities;
- Closure of Primary School.

CRAIGANTLET

Character

Craigantlet is a small settlement, situated in the Craigantlet Hills, south of Holywood. It consists of 4 dispersed nodes of housing, located along the main roads that link them – Whinney Hill, Ballymiscaw Road, Dunlady Road, Holywood Road and Craigantlet Road.

Facilities

- Playground at Craigantlet Cottages;
- Mission Hall;
- New Crossroads Church on Craigantlet Road;
- Bus service.

Assets and Constraints

- Lack of services and facilities;

- On public transport route;
- Two local landscape policy areas;
- There are a number of unscheduled archaeological sites.

GLASTRY

Character

Glastry is located 2km (southwest of Ballyhalbert and 4km northwest of Portavogie. There are two nodes to this settlement. The western node has properties and public buildings grouped at the junction of Victoria, Manse and Glastry Roads, which has a reasonable amount of mature vegetation surrounding it. The eastern node is grouped close to the secondary school on Victoria Road and is surrounded by large open fields. There are a small number of residential properties situated between the two nodes.

The settlement has grown gradually over the years and several dwellings have been erected opposite the High School and along the Manse Road.

Facilities

- Churches including a Methodist and Presbyterian and associated halls;
- Glastry High School.
- Translink Service

Assets and Constraints

- Two listed buildings in Glastry;
- On public transport route;
- Glastry High School;
- Lack of diverse commercial, communal and public facilities;
- One Local landscape Policy Area within settlement limits.

GRAY'S PARK

Character

Gray's Park is an L-shaped small settlement, located to the north of Belfast Road and east of Craigdarragh Road.

Facilities

Grays park is a small settlement which is very limited in terms of facilities. It is dominated by Alan Patterson Design architectural offices and adjacent car park. The remainder of the settlement consists of housing both fronting Craigdarragh Road and also within the small cul-de-sac of Gray's Park.

Assets and Constraints

- Lack of facilities and services;
- Located in the countryside between Bangor and Holywood, immediately to the east of Seahill Rural Landscape wedge;
- Located on a key transport corridor (protected route) and served by public transport;
- 2 small areas of open space, planted with trees and shrubs.

KILMOOD

Character

Kilmoody lies approximately half way between Ballygowan and 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.

Facilities

Kilmoody is a small settlement, which plays a very restricted service role for a localised rural community. There are no commercial or public facilities located within the settlement. The Church of Ireland, church hall and private nursery school serve

the communal needs of the community.

Assets and Constraints

- Within the rural area;
- Close proximity of a number of archaeological sites;
- Lack of commercial, communal and public facilities;
- Lack of local employment opportunities;
- Proximity to Comber and acceptable commuting distance to Belfast, Bangor or Newtownards,
- The church, church hall, sexton lodge and courthouse, at No. 16 Church Road (now in residential use) are all listed buildings.

KIRKISTOWN

Character

Kirkistown is situated in the middle of the Ards Peninsula, approximately 8 km north of Portaferry and 3 km west of Portavogie. It is a medium sized settlement, which has developed around a crossroad and a church, which act as a focal point. 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.

Facilities

- Church of Ireland church plus church Hall;
- Gym with swimming pool;
- Telephone Box.

Assets and Constraints

- The Church of Ireland, a listed building;
- lack of commercial, communal and public facilities;
- lack of local employment opportunities;

- disused sewage treatment works to southwest;
- flooding problems to east of settlement;
- high land to the northeast, northwest and southwest restricts opportunity for new development in these directions.

LISBANE

Character

Lisbane is located approximately 6km southeast of Comber, on the A22, a Protected Route between Downpatrick and Belfast on high ground overlooking Strangford Lough.

A small settlement of approximately 200 dwellings, it 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. More recently, development has focused on the western side of the settlement, north and south of the Lisbarnett Road, in both public and private housing developments.

Facilities

Lisbane Community Centre and a playground adjacent to Lisbarnett Villas serve the communal needs of the settlement. A petrol station with a shop (post office inside) and a telephone kiosk are located within the settlement at No.24 Lisbarnett Road. There is also a coffee shop located in the old post office thatched roofed property.

Assets and constraints

The following assets and constraints have been identified:

- Within the rural area;
- A22 is a protected route;
- Lack of commercial, communal and public facilities;
- Lack of employment opportunities;
- Within easy access of Comber, and commuting distance to Belfast, Bangor or Newtownards;
- Public Transport; (Bus Service)
- One listed building within the settlement, No. 191 Killinchy Road.

LOUGHRIES

Character

Loughries is a small settlement located in the northwest of the Ards Peninsula approximately 3km 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 and Bowtown Road at the junctions with the Finlay's and Ballyhaft Roads. The settlement is surrounded by good agricultural land, with high land to the south and open agricultural land to the west and east.

Facilities

- Primary School;
- Telephone box;
- Translink bus service.

Assets and Constraints

- Proximity to Newtownards;
- Mostly within the Strangford Area of Outstanding Natural Beauty;
- An archaeological site to the south of the settlement;
- Lack of commercial, communal and public facilities;
- Close proximity of sewage treatment works to the south of the Bowtown Road.

ORLOCK

Character

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.

Facilities

The settlement contains no services or facilities. It is served by a public bus service.

Assets and Constraints

- Coastal location;
- On public transport route;
- Quality landscape setting;
- The Orlock coastline is covered by the following nature conservation designations: Outer Ards Ramsar, Outer Ards Special Protection Area and ASSI;
- Orlock is surrounded by a number of local landscape policy areas;
- There are a number of archaeological sites and monuments surrounding the settlement including the line of a pre-1830s road.

RUBANE

Character

Rubane is located in the middle of the Ards Peninsula, approximately 10 km north of Portaferry and 4km northwest of Portavogie. It is a small linear settlement comprising of two nodes formed at the crossroads of the 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.

Facilities

- GAA ground outside of development limit but focal point for the village;
- Children's Play Park;
- Translink Service.

Assets and Constraints

- Close proximity of a number of archaeological/monument sites dotted around Rubane;
- On public transport route;

- Lack of commercial, communal and public facilities;
- Lack of local employment opportunities;
- Listed buildings to the south of the settlement (Rubane House); and
- Water sewage pumping station adjacent to Rubane Meadows.

SIX ROAD ENDS

Character

Six Road Ends is located at the junction of Cotton Road, Upper Gransha Road, Gransha Road South, Green Road, Gransha 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 new 4 exit roundabout and 2 associated staggered junctions. The Six Road Ends settlement is located to the north of the roundabout.

Facilities

- Ballygrainey Presbyterian Church;
- Orange Hall;
- Car sales/repair garage;
- Nash's Stores sells a wide variety of hardware and domestic supplies including home fuels, equestrian products, wooden flooring, garden products and fireplaces;
- Bus service from Bangor to Belfast.

Assets and Constraints

- Lack of services and facilities;
- Affected by 1 Local Landscape Policy Area;
- There are a number of unscheduled archaeological monuments and sites around the settlement;
- Ballygrainey Church is listed.

At a workshop event, the following settlements were suggested to be reviewed for possible inclusion as small settlements-

ARDKEEN

Character

Ardkeen is comprised of scattered dwellings and farms with no obvious focal point.

Facilities

- None

Assets and Constraints

- Lack of services and facilities.
- Located in rural area.

BALLYVESTER

Character

Ballyvester is located west of Donaghadee. It is centred at the crossroads of Killaughey Road, Ballyhay Road and Ballyvester Road. The settlement consists of Ballyvester Primary School and a small number of dwellings.

The Edwardian B1 listed school building, which is still in use was built in 1906 and is located on the crossroads. The original school which was built in 1842 is located to the east and is now in use as a dwelling.

Ballyvester House, a B+ listed dwelling is located at 84 Ballyvester Road, to the south of the main grouping of dwellings.

Facilities

- Ballyvester Primary School.

Assets and Constraints

- Lack of services and facilities;
- Ballyvester Primary School is listed.
- Coastal location.

BALLYWHISKIN

Character

Ballywhiskin is located on the A2 coast road between Millisle and Ballywalter. The settlement consists solely of dwellings which are located in a linear pattern along both sides of the road.

Facilities

- Local bus service.

Assets and Constraints

- Lack of services and facilities.
- Coastal location