



Northern Ireland Housing Land Availability Summary Report 2008

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Note:

This Summary Report is based on the Housing Monitor operated by the Planning Service and the methodology is covered in Section 3.0. This section states that monitored sites are those 'that are identified as potentially suitable for residential development in prevailing development plans through zonings and any other urban sites that have been granted planning permission for residential development through a planning application or planning appeal...' There may be other land within settlements that is not included in the housing monitor. However, such land becomes a monitored site once identified as suitable for residential development as described earlier.

1.0 Introduction

- 1.1 This paper represents the Northern Ireland Housing Land Availability Summary Report 2008 and has been prepared by Planning Service Headquarters using Housing Land Availability Monitor information.
- 1.2 The Housing Land Availability Monitor, commonly referred to as the Housing Monitor, was originally established with a baseline position at the year 1997. This report uses the housing baseline established by the Regional Development Strategy for Northern Ireland 2025 (RDS), which is the end of December 1998. It shows housing land availability for settlements, as defined in Development Plans, across Northern Ireland. It does not include rural sites. Each year Divisional Planning Offices undertake a survey that updates housing information by site and settlement for Council Areas / Districts within their respective operational area and the findings are presented in tabular reports. The sites and settlements surveyed are identified by prevailing development plans.
- 1.3 The Summary Report comprises tabular information abstracted from Housing Monitor data compiled by Divisional Planning Offices. More detailed information by site and settlement is available by contacting the relevant Divisional Planning Office. A list of the relevant Planning Service Contacts for each Council Area / District is attached to this report as Annex 1. A charge for the production of detailed information may be levied to cover necessary administrative costs.
- 1.4 The Planning Service is an Agency within the Department of the Environment and their website addresses are www.planningni.gov.uk and www.doeni.gov.uk respectively.

2.0 Purpose and Scope

2.1 The purpose of the annual Housing Monitor is: -

(a) To monitor progress of housing development in settlements in respect of the Regional Development Strategy for Northern Ireland 2025 (RDS).

(b) To monitor progress of housing development in settlements in accordance with the provisions of prevailing Development Plans.

(c) To inform the preparation of Development Plans in regard to housing.

(d) To generally make available information on the residual potential for further housing.

2.2 It should be noted that the Housing Monitor methodology has evolved and improved since its inception. This will in some instances affect direct comparison with the information from previous years.

2.3 Housing Monitors for all districts in recent and future years have taken and will take into account any Draft Plan settlement development limits. Divisional Planning Office judgement has been and will be exercised in regard to the probability of approval being forthcoming for all sites included.

2.4 Updating of the Housing Monitor information will continue annually through the collection of data by way of an annual survey, from which the Summary Report can be compiled.

2.5 The Housing Monitor data collected prior to the publication of the Regional Development Strategy was reviewed and reclassified in order to present housing monitor data relevant to the RDS. The Housing Monitor provides housing information for settlements only.

2.6 The Housing Land Availability Monitor does not attempt to interpret the information gathered but merely presents it for assessment as necessary and appropriate. Further assessment is carried out by Plan Teams during the preparation of development plans.

3.0 Methodology

3.1 The Housing Monitor assessment is based on an annual survey of housing monitor sites carried out during the summer months of each year by each Divisional Planning Office. The Survey covers all settlements as defined in prevailing development plans but excludes dwellings in the open countryside. It identifies the number of dwelling units completed and the area of land developed and assesses the available potential of land and dwellings that remains undeveloped on monitored sites within settlements in all Council Areas. It should be noted that apartments are included in the Housing Monitor as dwellings. The 2008 Housing Monitor Survey is assumed at 1st August 2008, this being the approximate mid-point of the survey period. Each of the previous annual surveys have a similar assumed date of 1st August.

3.2 Monitored sites include those identified from the previous annual survey that were not recorded as complete as well as any newly identified sites. They are sites that are identified as potentially suitable for residential development in prevailing development plans through zonings and any other urban sites that have been granted planning permission for residential development through a planning application or planning appeal, and where circumstances have not changed such that the potential for this development no longer exists. There may be other land within settlements that is not included in the housing monitor. However, such land becomes a monitored site once identified as suitable for residential development as described earlier.

- 3.3 A previously monitored site will be removed from the Monitor where any non-residential development commences or where a new or replacement development plan removes its potential for residential development.
- 3.4 Land that may only become available at some future point in time, through for example, the adoption of area plans currently under preparation, or lands identified for development in a later phase of a plan, or unresolved Article 31 applications, will not be considered for monitoring until it is available for development. New sites for monitoring may be identified from housing zonings in draft development plans, but only where planning permission for residential development on those zonings would be likely to be granted. It should be noted that recent experience has shown that most, if not all, housing zonings in draft development plans are the subject of plan objections and scrutiny at public inquiries. Reference should be made to the footnotes in the summary tables in relation to the district figures which have been adjusted to reflect the Draft Plan process.
- 3.5 In order to calculate potential dwellings available in situations where only the site area (and not the exact number of dwellings is known), an estimate of likely density is used. This is based, where possible, on given characteristics such as site location, landform or adjacent development form and density. Where this approach has not been considered reasonable, an average density has been applied to the site depending on the location and other relevant factors specific to the wider area. Clearly, where actual development densities vary from that assumed, it will have implications for the accuracy of estimates compared with actual available potential. Adjustments as necessary will thus be made as part of the review undertaken in future annual housing monitor work.

- 3.6 It is required practice in undertaking the Housing Monitor to record net housing gain as opposed to the gross total housing output from sites. This involves taking account of fit housing that is lost to make way for new housing. While this is generally followed it is acknowledged that there are instances where the gross total may not have taken account of fit housing which was replaced. Where this is identified, amendment will be required in future housing monitor work.
- 3.7 The Housing Monitor takes into account where infrastructure constraints are known and these are indicated in the supplementary text that accompanies the Summary Tables. Such sites are included in the total potential but it is accepted that they may only become available over time.
- 3.8 It is also acknowledged that some of the potential for housing development in settlements might not be realised due to various constraints, including the refusal of landowners to release their land for development.
- 3.9 It is current practice to keep within the Housing Monitor those sites that have received planning approval for housing but has expired, unless a known change in circumstances arises such as;
- (a) having subsequently been refused planning permission for residential development; or
 - (b) being developed for non-residential use; or
 - (c) where a development plan revises this potential.

4.0 Summary Tables and Comments

- 4.1 In the following Summary Tables the potential housing supply information as at 2008 is set out by **District** (Council area) within the Belfast Metropolitan Area. Elsewhere, the District is grouped in accordance with the Divisional Planning Office that has Housing Monitor responsibility for specific Council areas.

- 4.2 The Belfast Metropolitan Area comprises Belfast, Carrickfergus, Castlereagh, Lisburn, Newtownabbey and North Down Councils.
- 4.3 The **Sector** column further sub-divides the District into the main and other settlements. The main settlements are also further categorized where appropriate into either the identified 'Urban Footprint' at the year 2001 or 'Greenfield'. Under Appendix 8 of the RDS, the urban footprint will be defined as the continuous built up area of the settlement. Housing built in the open countryside is not included.
- 4.4 The **Units Complete 31st December 1998 to 31st July 2008** column shows the cumulative total of dwellings completed to date from 31st December 1998 (the start of the Regional Development Strategy Housing Allocation period).
- 4.5 The **Units Complete 1st August 2007 to 31st July 2008** column shows the number of dwellings completed between Summer 2007 and Summer 2008 by Sector and District.
- 4.6 The **Area Developed 31-12-98 to 31-07- 08** column shows the area of land developed to date from 31st December 1998 (the start of the Regional Development Strategy Housing Allocation period).
- 4.7 The **Area Developed 01-08-07 to 31-07- 08** shows the area of land developed between Summer 2007 and Summer 2008 by Sector and District.
- 4.9 The **Units Dev. Within the Urban Footprint (%) 01-08-07 to 31-07-08** column shows the portion of land developed within the urban footprint between Summer 2007 and Summer 2008 expressed as a percentage of the total land developed by Sector
- 4.10 The **Available Potential (Hectares)** column shows the area of land estimated as available for additional dwelling completions within the monitored sites by Sector and District as at 1st August 2008.

- 4.11 The **Available Potential (Dwelling Units)** column shows the respective estimated number of dwellings that could be accommodated on the residual land by Sector and District.
- 4.12 The available potential figures in the tables relate to all the land within the monitored sites where development is not complete at the time of survey. This includes zoned and other land that has received planning permission for housing development until such times as the permission is implemented.
- 4.13 In addition, there are tables showing the proportion of dwellings potential situated on currently zoned land for the main settlements.
- NB. In this, the Northern Ireland Housing Land Availability Summary Report 2008, there are 3 additional columns from previous years (see previous paragraphs 4.6 – 4.9). These are minor amendments to assist in improving the information available in the report.

BELFAST METROPOLITAN AREA (BMA)

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Belfast*	Belfast							
	Urban Footprint		1,923		25.4		211.3	14,051
	Greenfield		90		4.5		25.2	1142
	TOTAL	15,526	2,013	304.5	29.9	95.5	236.5	15,193
	Other Settlements	2	0	0.4	0.0		0.7	1
	District Total	15,528	2,013	391.1	29.9	95.5	237.2	15,194

BMA...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Carrickfergus**	Carrickfergus (town)							
	Urban Footprint		116		2.8		88.5	2469
	Greenfield		3		0.2		0.1	1
	TOTAL	1,732	119	74.5	3.0	97.5	88.6	2470
	Greenisland							
	Urban Footprint		32		0.4		15.5	384
	Greenfield		0		0.0		20.3	499
	TOTAL	405	32	22.1	0.4	100.0	35.8	883
	Whitehead							
	Urban Footprint		12		1.1		2.6	44
	Greenfield		0		0.0		0.0	0
	TOTAL	229	12	10.4	1.1	100.0	2.6	44
	Other Settlements	2	0	0.6	0.1		0.0	0
	District Total	2,368	163	105.1	4.6	98.2	127.0	3,397

BMA...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)	
Castlereagh	Castlereagh (BUA)	Urban Footprint	159		4.3		25.3	860	
		Greenfield	85		6.1		122.6	1,937	
		TOTAL	1,432	244	59.3	10.4	65.2	147.9	2,797
	Carryduff	Urban Footprint		45		1.1		6.2	154
		Greenfield		0		0.0		48.9	1,102
		TOTAL	312	45	12.6	1.1	100.0	55.1	1,256
	Other Settlements	37	9	1.0	0.2		6.8	117	
	District Total	1,781	298	72.9	11.7	70.6	209.8	4,170	

BMA...cont'd

District	Sector	Units Complete 31-12-98 to 31-07- 08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07- 08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Lisburn	Lisburn (BUA)							
	Urban Footprint		101		1.9		19.3	863
	Greenfield		48		10.1		22.9	368
	TOTAL	1,498	149	91.8	12.0	67.8	42.2	1,231
	Lisburn City (Non BUA)							
	Urban Footprint		127		8.5		48.0	1,537
	Greenfield		148		18.8		159.1	4,338
	TOTAL	2,340	275	101.7	27.3	46.2	207.1	5,875
	Hillsborough							
	Urban Footprint		15		1.1		9.0	138
	Greenfield		16		0.9		15.8	260
	TOTAL	328	31	17.2	2.0	48.4	24.8	398
	Moira							
	Urban Footprint		8		0.5		31.3	233
Greenfield		4		0.2		11.9	246	
TOTAL	463	12	28.7	0.7	66.7	43.2	479	
Other Settlements	1,748	232	145.3	10.8		60.6	1,228	
District Total	6,377	699	384.7	52.8	53.7	377.9	9,211	

BMA...cont'd

District	Sector	Units Complete 31-12-98 to 31-07- 08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07- 08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Newtownabbey*	Newtownabbey (BUA)							
	Urban Footprint		243		7.3		69.1	1917
	Greenfield		441		23.2		21.0	287
	TOTAL	4,128	684	190.5	30.5	35.5	90.1	2,204
	Ballyclare							
	Urban Footprint		35		0.8		20.4	574
	Greenfield		5		0.3		41.8	1,066
	TOTAL	862	40	32.9	1.1	87.5	62.2	1,640
	Other Settlements	611	33	15.7	2.5		23.4	458
	District Total	5,601	757	239.1	34.1	38.4	175.7	4,302

BMA...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
North Down***	Bangor							
	Urban Footprint		241		7.5		102.9	2,436
	Greenfield		54		1.1		10.5	131
	TOTAL	3,310	295	110.5	8.6	81.7	113.4	2,567
	Hollywood							
	Urban Footprint		34		4.3		29.1	376
	Greenfield		0		0.0		0.0	0
	TOTAL	331	34	19.3	4.3	100.0	29.1	376
	Other Settlements	265	23	28.0	1.2		7.0	98
	District Total	3,906	352	157.8	14.1	83.6	149.5	3,041

* The 2008 figure for Belfast has been adjusted to remove 244 units which were reported as complete in 2007 but were not.

** The 2008 figure for Carrickfergus has been adjusted to remove 4 units which were reported as complete in 2007 but were not.

***The 2008 figure for North Down has been adjusted to remove 16 units which were reported as complete in 2007 but were not.

NB: Figures for these six districts have been adjusted to take account of the Draft Belfast Metropolitan Area Plan 2015.

BMA...cont'd

BMA Main Settlements & Other Settlements Summary

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Belfast Metropolitan Area (BMA)	Main Settlements							
	Urban Footprint		3,091		67.0		679.0	26,036
	Greenfield		894		65.4		500.1	11,377
	TOTAL	32,896	3,985	1,073.5	132.4	77.6	1,179.1	37,413
	Other Settlements	2,665	297	191.0	14.8		98.5	1902
BMA Total	35,561	4,282	1,264.5	147.2	77.6	1,277.6	39,315	

BMA...cont'd

BMA District Summary

District	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Belfast	15,528	2,013	391.1	29.9	95.5	237.2	15,194
Carrickfergus	2,368	163	105.1	4.6	98.2	127.0	3,397
Castlereagh	1,781	298	72.9	11.7	70.6	209.8	4,170
Lisburn	6,377	699	384.7	52.8	53.7	377.9	9,211
Newtownabbey	5,601	757	239.1	34.1	38.4	175.7	4,302
North Down	3,906	352	157.8	14.1	83.6	149.5	3,041
BMA Total	35,561	4,282	1,350.7	147.2	77.6	1,277.1	39,315

BMA...cont'd

Proportion of Dwellings Potential Situated on Currently Zoned Land within Main Settlements of BMA

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Belfast	15,193	1,762
Carrickfergus (Town)	2,470	1,985
Castlereagh (BUA)	2,797	1,732
Lisburn (BUA)	1,231	69
Lisburn City (Non BUA)	5,875	4,614
Hillsborough	398	242
Moira	479	387
Newtownabbey (BUA)	2,204	802
Ballyclare	1,640	1,301
Bangor	2,567	1,577
Holywood	376	29

BALLYMENA DIVISION (excluding CARRICKFERGUS district)

District	Sector	Units Complete 31-12-98 to 31-07- 08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07- 08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)	
Antrim	Antrim (Town)								
	Urban Footprint		172		6.0		32.7	797	
	Greenfield		139		5.2		27.1	783	
	TOTAL	2,040	311	92.6	11.2	55.3	59.8	1,580	
	Crumlin								
	Urban Footprint		9		0.3		6.6	228	
	Greenfield		0		0.0		6.1	140	
	TOTAL	384	9	14.3	0.3	100.0	12.7	368	
	Randalstown								
	Urban Footprint		26		1.0		8.9	256	
	Greenfield		0		0.0		7.0	166	
	TOTAL	324	26	14.5	1.0	100.0	15.9	422	
	Other Settlements		262	34	13.7	1.6		28.8	647
	District Total		3,010	380	135.1	14.1	59.8	117.2	3,017

Ballymena Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
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Ballymena	Ballymena (Town)							
	Urban Footprint		55		2.1		57.3	1,463
	Greenfield		34		1.4		67.3	1,685
	TOTAL	1,448	89	69.2	3.5	61.8	124.6	3,148
	Other Settlements	1,292	95	57.3	4.3		49.5	1,189
	District Total	2,740	184	126.5	7.8	61.8	174.1	4,337

Larne	Larne (Town)							
	Urban Footprint		83		2.1		20.6	634
	Greenfield		36		1.8		61.2	1,466
	TOTAL	1,385	119	60.4	3.9	69.7	81.8	2,100
	Other Settlements	716	65	37.1	3.0		41.7	930
	District Total	2,101	184	97.5	6.9	69.7	123.5	3,030

Ballymena Division...cont'd.

District	Sector	Units Complete 31-12-98 to 31-07- 08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07- 08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Magherafelt*	Magherafelt (Town)							
	Urban Footprint		7		0.4		8.0	200
	Greenfield		5		0.3		15.9	226
	TOTAL	344	12	20.9	0.7	58.3	23.9	426
	Maghera							
	Urban Footprint		7		0.2		7.1	155
	Greenfield		4		0.2		12.0	242
	TOTAL	311	11	17.6	0.4	63.6	19.1	397
	Other Settlements	968	63	54.2	2.2		75.7	1,511
	District Total	1,623	86	92.7	3.3	60.1	118.7	2,334

* Figures for this district have been adjusted to take account of the draft Magherafelt Area Plan 2015

**Proportion of Dwellings Potential Situated on Currently Zoned Land
within Main Settlements of Ballymena Division (excluding Carrickfergus district)**

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Antrim (Town)	1,580	700
Crumlin	368	156
Randalstown	422	267
Ballymena (Town)	3,148	2,133
Larne (Town)	2,100	1,705
Magherafelt (Town)	426	120
Maghera	397	303

Note:

In Larne (Town), the development of approximately 15.71 hectares of zoned lands with a potential of 392 dwellings (lands without current planning approval) is dependent upon the construction of the Larne West Distributor Road system.

DOWNPATRICK DIVISION (excluding LISBURN and NORTH DOWN districts)

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Ards	Newtownards							
	Urban Footprint		131		4.0		34.4	799
	Greenfield		25		0.9		12.6	218
	TOTAL	1,139	156	49.8	4.9	84.0	47.0	1,017
	Comber							
	Urban Footprint		34		1.0		20.3	350
	Greenfield		0		0.0	100.0	0.0	0
	TOTAL	478	34	17.6	1.0		20.3	350
	Donaghadee							
	Urban Footprint		23		1.1		3.4	60
	Greenfield		0		0.0		9.6	90
	TOTAL	521	23	27.3	1.1	100.0	13.0	150
	Other Settlements	2,026	170	107.4	7.5		84.9	1,592
	District Total	4,164	383	202.1	14.5	88.3	165.2	3,109

Downpatrick Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Down	Downpatrick							
	Urban Footprint		73		5.2		18.4	314
	Greenfield		0		0.0		51.3	1,078
	TOTAL	796	73	54.2	5.2	100.0	69.7	1,392
	Ballynahinch							
	Urban Footprint		41		1.3		3.8	133
	Greenfield		3		0.2		7.4	152
	TOTAL	392	44	18.5	1.5	93.2	11.2	285
	Newcastle							
	Urban Footprint		68		2.7		9.1	266
	Greenfield		4		0.2		9.9	212
	TOTAL	596	72	25.0	2.9	94.4	19.0	478
	Other Settlements	2,512	328	133.1	13.9		72.5	1,251
District Total	4,296	517	230.8	23.5	96.3	172.4	3,406	

Proportion of Dwellings Potential Situated on Currently Zoned Land within Main Settlements of Downpatrick Division (excluding Lisburn and North Down districts)

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Newtownards	1,017	334
Comber	350	154
Donaghadee	150	31
Downpatrick	1,392	1,157
Ballynahinch	285	118
Newcastle	478	103

CRAIGAVON DIVISION

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Armagh	Armagh City							
	Urban Footprint		20		0.6		15.7	424
	Greenfield		12		0.8		80.8	1,623
	TOTAL	954	32	56.4	1.4	62.5	96.5	2,047
	Keady							
	Urban Footprint		8		0.3		3.3	91
	Greenfield		40		1.9		17.6	351
	TOTAL	337	48	17.4	2.2	16.7	20.9	442
	Markethill							
	Urban Footprint		0		0.0		2.9	63
	Greenfield		8		0.4		11.4	258
	TOTAL	192	8	9.7	0.4	0.0	14.3	321
	Tandragee							
	Urban Footprint		10		0.5		2.7	63
Greenfield		4		0.0		16.4	410	
TOTAL	309	14	17.1	0.5	71.4	19.1	473	
Other Settlements		1,229	71	74.3	4.5	75.3	1,340	
District Total		3,021	173	174.9	9.0	37.3	226.1	4,623

Craigavon Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Banbridge*	Banbridge (Town)							
	Urban Footprint		8		0.8		26.9	605
	Greenfield		10		0.4		25.9	581
	TOTAL	1,398	18	63.6	1.2	44.4	52.8	1,186
	Dromore							
	Urban Footprint		33		1.7		15.0	431
	Greenfield		21		1.1		8.8	162
	TOTAL	683	54	36.7	2.8	61.1	23.8	593
	Gilford							
	Urban Footprint		0		0.0		1.7	36
	Greenfield		14		0.2		17.4	256
	TOTAL	153	14	8.0	0.2	0.0	19.1	292
	Rathfriland							
	Urban Footprint		0		0.0		1.9	32
Greenfield		0		0.0		6.7	147	
TOTAL	212	0	10.3	0.0	---	8.6	179	
Other Settlements		685	25	32.2	1.4		36.6	630
District Total		3,131	111	150.8	5.6	47.7	140.9	2,880

Craigavon Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Craigavon	Craigavon Urban Area							
	Urban Footprint		322		13.1		233.7	5,821
	Greenfield		49		2.0		125.5	2,866
	TOTAL	6,017	371	265.6	15.1	86.8	359.2	8,687
	Other Settlements	2,118	188	116.1	9.6		77.4	1,496
District Total	8,135	559	381.7	24.7	86.8	436.6	10,183	

Craigavon Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Newry and Mourne*	Newry City							
	Urban Footprint		33		0.5		53.0	1,417
	Greenfield		10		0.5		65.1	1,326
	TOTAL	1,767	43	86.2	1.0	76.7	119.8	2,743
	Warrenpoint							
	Urban Footprint		11		0.3		12.5	224
	Greenfield		3		0.3		12.5	260
	TOTAL	499	14	24.1	0.6	78.6	25.0	484
	Kilkeel							
	Urban Footprint		6		0.3		8.7	198
	Greenfield		22		0.8		26.6	488
	TOTAL	394	28	19.2	1.1	21.4	35.3	686
	Newtownhamilton							
	Urban Footprint		0		0.0		2.5	77
Greenfield		0		0.0		1.5	28	
TOTAL	77	0	4.1	0.0	---	4.0	105	

Cont'd...

Craigavon Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Newry and Mourne* ...cont'd.	Rostrevor							
	Urban Footprint		0		0.0		2.1	21
	Greenfield		0		0.0		4.5	78
	TOTAL	237	0	8.0	0.0	---	6.6	99
	Crossmaglen							
	Urban Footprint		7		0.1		1.9	22
	Greenfield		13		0.6		13.4	287
	TOTAL	92	20	4.8	0.7	35.0	15.3	309
	Other Settlements	1,782	63	90.6	3.4		84.9	1,329
	District Total	4,848	168	237.0	6.8	54.3	290.9	5,755

* Figures for these two districts have been adjusted to take account of the Draft Banbridge / Newry & Mourne Area Plan 2015.

Proportion of Dwellings Potential Situated on Currently Zoned Land within Main Settlements of Craigavon Division

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Armagh City	2,047	1,297
Banbridge (Town)	1,186	1,018
Dromore	593	493
Craigavon Urban Area	8,687	6,273
Newry City	2,743	1,956
Warrenpoint	484	402
Kilkeel	686	534

Note:

The potential identified for Craigavon Urban Area zoned land relates to the Craigavon Area Plan Phase 1 housing lands only.

LONDONDERRY DIVISION (excluding LIMAVADY district)

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Derry	Londonderry							
	Urban Footprint		209		7.7		94.1	2,001
	Greenfield		77		9.2		380.2	7,524
	TOTAL	5,417	286	205.8	16.9	73.1	474.3	9,525
	Other Settlements	1,755	99	83.0	4.3		89.8	1,408
District Total		7,172	385	288.8	21.2	73.1	564.1	10,933

Proportion of Dwellings Potential Situated on Currently Zoned Land within Main Settlement of Londonderry Division (excluding Limavady district)

Sector (Main Settlement)	Total Potential	Potential on Zoned Land
Londonderry	9,525	8,416

COLERAINE SUB-DIVISION

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Ballymoney*	Ballymoney (Town)							
	Urban Footprint		45		1.7		45.5	1,200
	Greenfield		0		0.0		8.0	185
	TOTAL	1,145	45	52.0	1.7	100.0	53.5	1,385
	Other Settlements	850	35	44.9	1.5		34.9	768
District Total	1,995	80	96.9	3.2	100.0	88.4	2,153	

Coleraine Sub-Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Coleraine*	Coleraine (Town)							
	Urban Footprint		54		1.5		68.8	2,104
	Greenfield		23		0.9		6.0	147
	TOTAL	1,593	77	61.0	2.4	70.1	74.8	2,251
	Portrush							
	Urban Footprint		81		0.7		10.7	522
	Greenfield		0		0.0		6.7	150
	TOTAL	1,285	81	42.5	0.7	100.0	17.4	672
	Portstewart							
	Urban Footprint		75		1.8		13.1	529
	Greenfield		1		0.0		19.8	450
	TOTAL	1,019	76	36.4	1.8	98.7	32.9	979
	Other Settlements		999	160	47.1	6.1		37.8
District Total		4,896	394	187.0	11.0	89.7	162.9	4,735

Coleraine Sub-Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Limavady*	Limavady (Town)							
	Urban Footprint		16		0.9		18.7	492
	Greenfield		3		0.2		5.7	97
	TOTAL	729	19	37.8	1.1	84.2	24.4	589
	Other Settlements	942	29	51.3	0.6		61.6	1,309
District Total	1,671	48	89.1	1.7	84.2	86.0	1,898	
Moyle*	Ballycastle							
	Urban Footprint		30		0.6		14.2	420
	Greenfield		10		0.9		7.3	100
	TOTAL	739	40	34.3	1.5	75.0	21.5	520
	Other Settlements	565	53	20.1	1.8		18.7	468
District Total	1,304	93	54.4	3.3	75.0	40.2	988	

* Figures for these four districts have been adjusted to take account of the Draft Northern Area Plan 2016.

Proportion of Dwellings Potential Situated on Currently Zoned Land within Main Settlements of Coleraine Sub-Division

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Ballymoney (Town)	1,385	996
Coleraine (Town)	2,251	1,530
Portrush	672	278
Portstewart	979	538
Limavady (Town)	589	399
Ballycastle	520	396

OMAGH DIVISION

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Cookstown	Cookstown (Town)							
	Urban Footprint		18		0.8		34.4	666
	Greenfield		1		0.1		34.7	556
	TOTAL	712	19	31.0	0.9	94.7	69.1	1,222
	Other Settlements	911	26	49.8	3.0		70.4	1,321
District Total		1,623	45	80.8	3.9	94.7	139.5	2,543

Omagh Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
Dungannon and South Tyrone	Dungannon (Town)							
	Urban Footprint		61		0.7		42.8	1,107
	Greenfield		41		2.4		65.6	991
	TOTAL	1,111	102	57.2	3.1	59.8	108.4	2,098
	Coalisland							
	Urban Footprint		2		0.1		6.8	161
	Greenfield		56		3.8		68.7	1,106
	TOTAL	495	58	27.7	3.9	3.4	75.5	1,267
	Other Settlements	1,706	62	96.3	3.7		98.6	1,498
	District Total	3,312	222	181.2	10.7	39.4	282.5	4,863

Omagh Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
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Fermanagh	Enniskillen							
	Urban Footprint		49		1.5		34.0	570
	Greenfield		62		1.6		114.5	1,789
	TOTAL	887	111	43.5	3.1	44.1	148.5	2,359
	Other Settlements	2,054	118	139.0	7.3		224.6	3,821
District Total	2,941	229	182.5	10.4	44.1	373.1	6,180	

Omagh	Omagh (Town)							
	Urban Footprint		48		1.2		75.7	1,562
	Greenfield		36		1.7		102.2	1,441
	TOTAL	1,740	84	95.8	2.9	57.1	177.9	3,003
	Other Settlements	748	19	53.6	2.6		109.6	1,441
District Total	2,488	103	149.4	5.4	57.1	287.5	4,444	

Omagh Division...cont'd

District	Sector	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
STRABANE	Strabane (Town)							
	Urban Footprint		11		0.4		15.8	310
	Greenfield		15		0.9		19.4	270
	TOTAL	1,177	26	50.1	1.3	42.3	35.2	580
	Other Settlements	1,358	56	76.2	3.1		130.1	2,280
	District Total	2,535	82	126.3	4.4	42.3	165.3	2,860

Proportion of Dwellings Potential Situated on Currently Zoned Land within Main Settlements of Omagh Division

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Cookstown (Town)	1,222	927
Dungannon (Town)	2,098	1,339
Coalisland	1,267	1,066
Enniskillen	2,359	1,766
Omagh (Town)	3,003	1,423
Strabane (Town)	580	360

Note:

The Cookstown Area Plan 2010 includes a protected line for the proposed Eastern Distributor Road. Whilst the need for this road may act as a constraint on the development of unzoned 'whitelands' and one Phase 2 site, it does not constrain any currently zoned housing land.

In Coalisland, a proportion of potential may be constrained by abandoned mine shafts. The extent of this constraint is not known.

In Enniskillen, the development of some housing land (H17-H19, Fermanagh Area Plan 2007) is constrained pending the extension of the Cherrymount Link Road. It is one of a number of major schemes in the emerging DRD's Ten-Year Forward Planning Schedule of Major Road Schemes. Some 'whitelands' that may have potential for housing will be constrained until the Derrychara Development Road is completed.

NORTHERN IRELAND TOTALS

District	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Units Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	15,528	2,013	391.1	29.9	95.5	237.2	15,194
CARRICKFERGUS	2,368	163	105.1	4.6	98.2	127.0	3,397
CASTLEREAGH	1,781	298	72.9	11.7	70.6	209.8	4,170
LISBURN	6,377	699	384.7	52.8	53.7	377.9	9,211
NEWTOWNABBEY	5,601	757	239.1	34.1	38.4	175.7	4,302
NORTH DOWN	3,906	352	157.8	14.1	83.6	149.5	3,041
ANTRIM	3,010	380	135.1	14.1	59.8	117.2	3,017
BALLYMENA	2,740	184	126.5	7.8	61.8	174.1	4,337
LARNE	2,101	184	97.5	6.9	69.7	123.5	3,030
MAGHERAFELT	1,623	86	92.7	3.3	60.1	118.7	2,334
ARDS	4,164	383	202.1	14.5	88.3	165.2	3,109
DOWN	4,296	517	230.8	23.5	96.3	172.4	3,406
ARMAGH	3,021	173	174.9	9.0	37.3	226.1	4,623
BANBRIDGE	3,131	111	150.8	5.6	47.7	140.9	2,880
CRAIGAVON	8,135	559	381.7	24.7	86.8	436.6	10,183

NORTHERN IRELAND TOTALS...contd.

District	Units Complete 31-12-98 to 31-07-08	Units Complete 01-08-07 to 31-07-08	Area Developed (Hectares) 31-12-98 to 31-07-08	Area Developed (Hectares) 01-08-07 to 31-07-08	Area Dev. within the Urban Footprint (%) 01-08-07 to 31-07-08	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWRY & MOURNE	4,848	168	237.0	6.8	54.3	290.0	5,755
DERRY	7,172	385	288.8	21.2	73.1	564.1	10,933
BALLYMONEY	1,995	80	96.9	3.2	100.0	88.4	2,153
COLERAINE	4,896	394	187.0	11.0	89.8	162.9	4,735
LIMAVADY	1,671	48	89.1	1.7	84.2	86.0	1,898
MOYLE	1,304	93	54.4	3.3	75.0	40.2	988
COOKSTOWN	1,623	45	80.8	3.0	94.7	139.5	2,543
DUNGANNON & SOUTH TYRONE	3,312	222	181.2	10.7	39.4	282.5	4,863
FERMANAGH	2,941	229	182.5	10.4	44.1	373.1	6,180
OMAGH	2,488	103	149.4	5.4	57.1	287.5	4,444
STRABANE	2,535	82	126.3	4.4	42.3	165.3	2,860
NI TOTALS	102,567	8,708	4,616.2	337.7	77.3	5,431.3	123,586

PLANNING SERVICE OFFICE CONTACTS

The following are the main housing monitor contacts in Planning Service Divisional Planning Offices for the respective council areas.

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Belfast	Belfast Metropolitan Area Planning Team Bedford House 16-22 Bedford Street BELFAST BT2 7FD
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Carrickfergus	Tel: (028) 101
Lisburn	Contact: Liz McPeake
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Antrim	Ballymena Divisional Planning Office County Hall 182 Galgorm Road BALLYMENA BT42 1QF
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Magherafelt	Tel: (028) 101 Contact: Jennifer Lundy
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	Tel: (028) 101 Contact: Ann McCullough
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(End of report)