



Northern Ireland

Housing Land Availability

Summary Report

2005

Published August 2006

1.0 Introduction

- 1.1 This paper represents the Northern Ireland Housing Land Availability Monitor Summary Report 2005 and has been prepared by Planning Service Headquarters.
- 1.2 The Housing Land Availability Monitor, commonly referred to as the Housing Monitor, was established with a baseline position at the year 1997. 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 the various Divisional Offices. More detailed information by site and settlement is available by contacting the relevant Divisional Planning Office. A list of the relevant Planning Offices for each Council Area / District along with Contact Names and addresses is attached as Annex 1. A charge for 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 residential 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 effect direct comparison with the information from previous years.
- 2.3 Housing Monitors for all districts in future years will take into account any Draft Plan settlement development limits. Divisional judgement 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 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 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 current development plans but excludes 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 within settlements on monitored sites in all Council Areas. It should be noted that apartments are included in the monitor as dwellings. In the interests of future comparison over

different years the date of the 2005 Housing Monitor Survey is assumed at 1 August 2005, this being the approximate mid-point of the survey period.

- 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 current 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.
- 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 Monitors.

- 3.6 It is required practice in undertaking the 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 annual Monitors.
- 3.7 The 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 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 2005 is set out by District within the Belfast Metropolitan Area. Elsewhere the Council Areas are grouped in accordance with the Divisional Planning Office, which has responsibility for them.
- 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. These 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 31 December 1998 to 31 July 2005** 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 1 August 2003 to 31 July 2005** column shows the number of dwellings completed between Summer 2004 and Summer 2005 by Sector and the District total.
- 4.6 **Available Potential (Hectares)** column shows the area of land estimated as available for additional dwelling completions within the monitored sites by Sector as at 1 August 2005.
- 4.7 **Available Potential (Dwelling Units)** column shows the respective estimated number of dwellings that could be accommodated on the residual land by Sector for each District.
- 4.8 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 land that has received planning permission for housing development until such times as the permission is implemented.
- 4.9 In addition, there are tables showing the proportion of dwellings potential situated on currently zoned land for the main settlements.

BELFAST METROPOLITAN AREA

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	BELFAST				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	9,149	1,304 <u>45</u> 1,349	170.1 <u>35.4</u> 205.5	8,033 <u>846</u> 8,879
	DISTRICT TOTAL	9,149	1,349	205.5	8,879
CARRICKFERGUS	CARRICKFERGUS				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,354	29 <u>9</u> 38	72 <u>1.4</u> 73.4	1,848 <u>24</u> 1,872
	GREENISLAND				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	310	44 <u>0</u> 44	10 <u>19.3</u> 29.3	194 <u>482</u> 676
	WHITEHEAD				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	173	41 <u>0</u> 41	3.5 <u>0</u> 3.5	55 <u>0</u> 55
	DISTRICT TOTAL	1,837	123	106.2	2,603

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
CASTLEREAGH	CASTLEREAGH (BUA)				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	947	65 <u>56</u> 121	15.7 <u>112.9</u> 128.6	440 <u>1,725</u> 2,165
	CARRYDUFF				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	168	21 <u>0</u> 21	7.3 <u>45.6</u> 52.9	220 <u>1,034</u> 1,254
	OTHER SETTLEMENTS	27	9	0	0
	DISTRICT TOTAL	1,142	151	181.5	3,419
LISBURN	LISBURN (BUA)				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,020	112 <u>44</u> 156	7.6 <u>45.7</u> 53.3	273 <u>599</u> 872
	LISBURN CITY (NON BUA)				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,176	237 <u>70</u> 307	61.7 <u>185.8</u> 247.5	1,507 <u>4,898</u> 6,405

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
LISBURN	HILLSBOROUGH				
	URBAN FOOTPRINT		13	7.7	93
	<u>GREENFIELD</u>		<u>53</u>	<u>17.9</u>	<u>343</u>
	TOTAL	208	66	25.6	436
LISBURN	MOIRA				
	URBAN FOOTPRINT		8	2.7	54
	<u>GREENFIELD</u>		<u>10</u>	<u>19.8</u>	<u>384</u>
	TOTAL	288	18	22.5	438
LISBURN	OTHER SETTLEMENTS	1,156	235	61.2	1,136
	DISTRICT TOTAL	3,848	782	410.1	9,287
NEWTOWNABBEY	NEWTOWNABBEY (BUA)				
	URBAN FOOTPRINT		415	44.7	903
	<u>GREENFIELD</u>		<u>79</u>	<u>49.4</u>	<u>987</u>
	TOTAL	2,714	494	94.1	1,890
NEWTOWNABBEY	BALLYCLARE				
	URBAN FOOTPRINT		61	8.5	274
	<u>GREENFIELD</u>		<u>10</u>	<u>43.9</u>	<u>1,100</u>
	TOTAL	645	71	52.4	1,374

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWTOWNABBEY	OTHER SETTLEMENTS	457	39	28.1	501
	DISTRICT TOTAL	3,816	604	174.6	3,765
NORTH DOWN	BANGOR				
	URBAN FOOTPRINT		355	98.0	1,991
	<u>GREENFIELD</u>		<u>21</u>	<u>9.1</u>	<u>192</u>
	TOTAL	2,302	376	107.1	2,183
	HOLYWOOD				
URBAN FOOTPRINT		34	25.3	352	
<u>GREENFIELD</u>		<u>0</u>	<u>0</u>	<u>0</u>	
TOTAL	188	34	25.3	352	
OTHER SETTLEMENTS	185	35	7	125	
DISTRICT TOTAL	2,675	445	139.4	2,660	

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST METROPOLITAN AREA TOTAL	MAIN SETTLEMENTS URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	20,642	2,739 <u>397</u> 3,136	534.8 <u>586.2</u> 1,121	16,237 <u>12,614</u> 28,851
	OTHER SETTLEMENTS	1,825	318	96.3	1,762
	BMA TOTAL	22,467	3,454	1,217.3	30,613

Proportion of Dwellings Potential Situated on Currently Zoned Land

District/Sector	Total potential	Potential on zoned land
Belfast	8,879	743
Carrickfergus Town	1,872	1,496
Castlereagh (BUA)	2,165	1,086
Lisburn (BUA)	872	136
Lisburn City (NON BUA)	6,405	5,488
Hillsborough	436	330
Moira	438	379
Newtownabbey (BUA)	1,890	322
Ballyclare	1,374	1,067
Bangor	2,183	1,300
Holywood	352	26

In Lisburn City, the development of approximately 79 Hectares of zoned land with a potential of 2107 dwellings is constrained by the need to construct the North Lisburn Feeder road system.

Within Ballyclare, the development of approximately 34 Hectares of zoned land with a potential of 900 dwellings is constrained by the proposed N31 Road Scheme.

In Carrickfergus, the development of approximately 50 Hectares of zoned lands with a potential of 1250 dwellings is dependent upon the continuing construction of the North East distributor road system and the extension of the Sloefield Road. In Greenisland the development of approximately 15 Hectares with a potential of 382 dwellings will be phased with the continuing construction of the Shore Road/Knockleigh Drive Link Road.

BALLYMENA DIVISION (EXCLUDING CARRICKFERGUS)

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
ANTRIM	ANTRIM TOWN				
	URBAN FOOTPRINT		144	13.2	261
	<u>GREENFIELD</u>		<u>129</u>	<u>108.6</u>	<u>2,716</u>
	TOTAL	1,084	273	121.8	2,977
	CRUMLIN				
	URBAN FOOTPRINT		16	3.4	147
	<u>GREENFIELD</u>		<u>25</u>	<u>6.1</u>	<u>158</u>
	TOTAL	308	41	9.5	305
	RANDALSTOWN				
	URBAN FOOTPRINT		31	8.0	200
<u>GREENFIELD</u>		<u>1</u>	<u>5.7</u>	<u>134</u>	
TOTAL	279	32	13.7	334	
OTHER SETTLEMENTS	174	43	10.8	204	
DISTRICT TOTAL	1,845	389	155.8	3,820	

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMENA	BALLYMENA TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,190	135 <u>65</u> 200	51.6 <u>66.5</u> 118.1	1,188 <u>1,647</u> 2,835
	OTHER SETTLEMENTS	968	92	44.6	1,014
	DISTRICT TOTAL	2,158	292	162.7	3,849
LARNE	LARNE				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	882	56 <u>37</u> 93	21.0 <u>71.6</u> 92.6	571 <u>1,750</u> 2,321
	OTHER SETTLEMENTS	449	70	24.6	508
	DISTRICT TOTAL	1,331	163	117.2	2,829

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
MAGHERAFELT	MAGHERAFELT TOWN				
	URBAN FOOTPRINT		26	12.1	233
	<u>GREENFIELD</u>		<u>59</u>	<u>14.1</u>	<u>135</u>
	TOTAL	246	85	26.2	368
MAGHERA	URBAN FOOTPRINT		10	7.3	149
	<u>GREENFIELD</u>		<u>67</u>	<u>16.5</u>	<u>358</u>
	TOTAL	199	77	23.8	507
OTHER SETTLEMENTS	642	63	60.5	1,110	
DISTRICT TOTAL	1,087	225	110.5	1,985	

Proportion of Dwellings Potential Situated on Currently Zoned Land

Sector	Total potential	Potential on Zoned Land
Antrim Town	2,977	2,654*
Crumlin	305	153
Randalstown	334	273
Ballymena Town	2,835	2,273
Larne Town	2,321	1,814
Magherafelt Town	368	164
Maghera	507	246

In Larne Town, the development of approximately 33 Hectares of zoned lands with a potential of 826 dwellings is dependent upon the construction of the Larne West Distributor Road system.

* 2,654 Includes Phase 2 Housing Antrim Area Plan 1984 – 2001

DOWNPATRICK DIVISION (EXCLUDING LISBURN AND NORTH DOWN)

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
ARDS *	NEWTOWNARDS				
	URBAN FOOTPRINT		56	33.8	725
	<u>GREENFIELD</u>		<u>0</u>	<u>10.2</u>	<u>164</u>
	TOTAL	776	56	44	889
	COMBER				
	URBAN FOOTPRINT		61	13.0	341
	<u>GREENFIELD</u>		<u>0</u>	<u>0</u>	<u>0</u>
	TOTAL	357	61	13.0	341
	DONAGHADEE				
	URBAN FOOTPRINT		65	10.2	171
<u>GREENFIELD</u>		<u>0</u>	<u>9.4</u>	<u>63</u>	
TOTAL	364	65	19.6	234	
OTHER SETTLEMENTS	1,409	266	95	1,695	
DISTRICT TOTAL	2,906	448	171.6	3,159	

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
DOWN *	DOWNPATRICK				
	URBAN FOOTPRINT		69	29.8	363
	<u>GREENFIELD</u>		<u>0</u>	<u>51.3</u>	<u>1,078</u>
	TOTAL	586	69	81.1	1,441
	BALLYNAHINCH				
	URBAN FOOTPRINT		19	6.3	158
<u>GREENFIELD</u>		<u>18</u>	<u>5.7</u>	<u>103</u>	
TOTAL	276	37	12	261	
NEWCASTLE					
URBAN FOOTPRINT		67	12.3	321	
<u>GREENFIELD</u>		<u>0</u>	<u>3.8</u>	<u>75</u>	
TOTAL	404	67	16.1	396	
OTHER SETTLEMENTS	1,765	295	81.3	1,354	
DISTRICT TOTAL	3,031	468	190.5	3,452	

* These figures have been adjusted to take account of the Draft Ards and Down Area Plan

Proportion of Dwellings Potential Situated on Currently Zoned Land

Sector	Total potential	Potential on Zoned Land
Newtownards	889	377
Comber	341	161
Donaghadee	234	66
Downpatrick	1,441	1,166
Ballynahinch	261	113
Newcastle	396	194

CRAIGAVON DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
ARMAGH	ARMAGH CITY				
	URBAN FOOTPRINT		83	14.8	340
	<u>GREENFIELD</u>		<u>24</u>	<u>87.2</u>	<u>1,917</u>
	TOTAL	849	107	102	2,257
	KEADY				
	URBAN FOOTPRINT		0	3.3	67
	<u>GREENFIELD</u>		<u>12</u>	<u>13.8</u>	<u>254</u>
TOTAL	184	12	17.1	321	
MARKETHILL					
URBAN FOOTPRINT		0	3.8	81	
<u>GREENFIELD</u>		<u>21</u>	<u>11.5</u>	<u>245</u>	
TOTAL	148	21	15.3	326	
TANDRAGEE					
URBAN FOOTPRINT		40	1.9	25	
<u>GREENFIELD</u>		<u>15</u>	<u>18.8</u>	<u>394</u>	
TOTAL	189	55	20.7	419	
OTHER SETTLEMENTS		865	136	133	2,010
DISTRICT TOTAL		2,235	331	288.1	5,333

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
BANBRIDGE	BANBRIDGE				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	966	41 <u>107</u> 148	18.6 <u>35.7</u> 54.3	456 <u>837</u> 1,293
	DROMORE				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	480	45 <u>13</u> 58	15.9 <u>9.4</u> 25.3	361 <u>159</u> 520
	GILFORD				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	113	4 <u>0</u> 4	0.9 <u>26.0</u> 26.9	14 <u>386</u> 400
	RATHFRILAND				
URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	162	18 <u>17</u> 35	1.2 <u>10.2</u> 11.4	12 <u>229</u> 241	
OTHER SETTLEMENTS	446	76	54.2	838	
DISTRICT TOTAL	2,168	321	172.1	3,292	
CRAIGAVON	CRAIGAVON URBAN AREA				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	4,004	622 <u>144</u> 766	259.5 <u>135.8</u> 395.3	6,033 <u>3,298</u> 9,331

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
CRAIGAVON	OTHER SETTLEMENTS	1,307	271	139.6	2,232
	DISTRICT TOTAL	5,311	1,037	534.9	11,563
NEWRY & MOURNE	NEWRY CITY				
	URBAN FOOTPRINT		126	38.4	816
	<u>GREENFIELD</u>		<u>30</u>	<u>115</u>	<u>2,673</u>
	TOTAL	1,388	156	153.4	3,489
	WARRENPOINT				
	URBAN FOOTPRINT		36	16.7	291
	<u>GREENFIELD</u>		<u>0</u>	<u>31.8</u>	<u>785</u>
	TOTAL	374	36	48.5	1,076
	KILKEEL				
	URBAN FOOTPRINT		22	10.9	205
	<u>GREENFIELD</u>		<u>26</u>	<u>39.5</u>	<u>830</u>
	TOTAL	245	48	50.4	1,035
	NEWTOWN HAMILTON				
	URBAN FOOTPRINT		0	1.4	34
	<u>GREENFIELD</u>		<u>5</u>	<u>13.6</u>	<u>339</u>
	TOTAL	49	5	15	373

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWRY & MOURNE	ROSTREVOR				
	URBAN FOOTPRINT		2	1.1	13
	<u>GREENFIELD</u>		<u>0</u>	<u>8.4</u>	<u>127</u>
	TOTAL	216	2	9.5	140
	CROSSMAGLEN				
	URBAN FOOTPRINT		3	0.8	20
	<u>GREENFIELD</u>		<u>0</u>	<u>15.1</u>	<u>309</u>
TOTAL	71	3	15.9	329	
OTHER SETTLEMENTS	1,427	116	145.6	2,302	
DISTRICT TOTAL	3,770	366	438.3	8,744	

Proportion of Dwellings Potential Situated on Currently Zoned Land

Sector	Total potential	Potential on Zoned Land
Armagh City	2,257	1,438
Banbridge	1,293	418
Dromore	520	171
Craigavon Urban Area	9,331	7,561
Newry	3,489	2,775
Warrenpoint	1,076	777
Kilkeel	1,035	790

The potential identified for Craigavon Urban Area relates to the Craigavon Area Plan 2010 Phase 1 lands.

A high proportion of remaining potential in Newry is located on the western side where development potential may be subject to access constraints.

LONDONDERRY DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
DERRY	LONDONDERRY				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	4,346	326 <u>139</u> 465	107.7 <u>405.3</u> 513	2,344 <u>7,910</u> 10,254
	OTHER SETTLEMENTS	1,291	211	91	1,392
	DISTRICT TOTAL	5,637	676	604	11,646

Proportion of Dwellings Potential Situated on Currently Zoned Land

Sector	Total potential	Potential on Zoned Land
Londonderry	10,254	9,064

COLERAINE SUB-DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMONEY *	BALLYMONEY TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	909	130 <u>4</u> 134	51.2 <u>3.6</u> 54.8	1,169 <u>92</u> 1,261
	OTHER SETTLEMENTS	577	147	41.1	852
	DISTRICT TOTAL	1,486	281	95.7	2,113
COLERAINE *	COLERAINE TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,136	338 <u>18</u> 356	55.8 <u>42</u> 97.8	1,656 <u>876</u> 2,532
	PORTRUSH				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	955	120 <u>34</u> 154	16.9 <u>10.3</u> 27.2	455 <u>223</u> 678
	PORTSTEWART				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	788	74 <u>52</u> 126	16.4 <u>17.7</u> 34.1	649 <u>388</u> 1037
OTHER SETTLEMENTS	693	68	40.1	786	
DISTRICT TOTAL	3,572	704	199.2	5,033	

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
MOYLE *	BALLYCASTLE				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	595	39 <u>6</u> 45	16.2 <u>4.7</u> 20.9	456 <u>58</u> 514
	OTHER SETTLEMENTS	369	45	24.1	579
	DISTRICT TOTAL	964	90	45	1,093
LIMAVADY *	LIMAVADY TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	562	73 <u>16</u> 89	25.9 <u>7.6</u> 33.5	535 <u>117</u> 652
	OTHER SETTLEMENTS	733	133	67.4	1,309
	DISTRICT TOTAL	1,295	222	100.9	1,961

* These figures have been adjusted to take account of the Draft Northern Area Plan.

Proportion of Dwellings Potential Situated on Currently Zoned Land

Sector	Total potential	Potential on Zoned Land
Ballymoney Town	1,261	775
Coleraine Town	2,532	2,052
Portrush	678	516
Portstewart	1,037	916
Ballycastle	514	447
Limavady	652	586

OMAGH DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
COOKSTOWN	COOKSTOWN TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	543	38 <u>33</u> 71	39.8 <u>36.8</u> 76.6	524 <u>546</u> 1,070
	OTHER SETTLEMENTS	612	126	244.3	3,657
	DISTRICT TOTAL	1,155	197	320.9	4,727
DUNGANNON AND SOUTH TYRONE	DUNGANNON TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	781	171 <u>125</u> 296	37.4 <u>80.8</u> 118.2	640 <u>1,147</u> 1,787
	COALISLAND				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	355	5 <u>15</u> 20	7.5 <u>74.1</u> 81.6	117 <u>1,106</u> 1,223
	OTHER SETTLEMENTS	1,096	257	559.4	8,416
DISTRICT TOTAL	2,232	573	759.2	11,426	

District	Sector	Units Complete 31 Dec 98 to 31 July 05	Units Complete 1 Aug 04 to 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
FERMANAGH	ENNISKILLEN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	537	69 <u>74</u> 143	28.9 <u>130.7</u> 159.6	524 <u>1,909</u> 2,433
	OTHER SETTLEMENTS	1,323	271	484.8	7,284
	DISTRICT TOTAL	1,860	414	644.4	9,717
OMAGH ¹	OMAGH TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,277	56 <u>188</u> 244	27.5 <u>106.7</u> 134.2	447 <u>1,581</u> 2,028
	OTHER SETTLEMENTS	583	126	373.6	5,617
	DISTRICT TOTAL	1,860	370	507.8	7,645
STRABANE ¹	STRABANE TOWN				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	996	3 <u>145</u> 148	12.4 <u>26.8</u> 39.2	170 <u>353</u> 523
	OTHER SETTLEMENTS	747	175	286.7	4,236
	DISTRICT TOTAL	1,743	323	325.9	4,759

¹ As part of the preparation of the West Tyrone Area Plan 2019, a comprehensive assessment will be undertaken of land availability in the settlements of Omagh and Strabane Districts.

Proportion of Dwellings Potential Situated on Currently Zoned Land

Sector	Total potential	Potential on Zoned Land
Cookstown Town	1,070	942
Dungannon Town	1,787	1,449
Coalisland	1,223	1,109
Enniskillen	2,433	2,028
Omagh Town	2,028	1,652
Strabane Town	523	398

In Omagh, approximately 17 hectares of zoned land are constrained pending the construction of the Omagh Through-Pass Stage 3. The scheme is under construction and is due to open in 2006. Some other land in Omagh may be constrained by the inadequate local roads network.

The Strabane Through-Pass, completed in 2003, has opened up land for development. Some land in Strabane may be constrained due to the possibility of flooding.

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 Dungannon, no specific roadlines are protected within the Dungannon and South Tyrone Area Plan 2010, so no housing land is constrained by proposed roads.

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

Units Complete 31 Dec 98 To 31 July 05	Units Complete 1 Aug 04 To 31 July 05	Available Potential (Hectares)	Available Potential (Dwelling Units)
70,113	11,344	7,162	138,759

PLANNING OFFICE CONTACTS

<u>Council Area</u>	<u>Contact Name and Address</u>
Belfast	Belfast Metropolitan Area Planning Team Bedford House 16-22 Bedford Street BELFAST
Castlereagh	
Newtownabbey	Tel: (028) 9025 2973 Contact: Michelle Bamford
<hr/>	
Antrim	Ballymena Divisional Planning Office County Hall 182 Galgorm Road BALLYMENA
Ballymena	
Carrickfergus	
Larne	Tel: (028) 2565 2719
Magherafelt	Contact: Jennifer Lafferty
<hr/>	
Ards	Downpatrick Divisional Planning Office Rathkeltair House Market Street DOWNPATRICK
Down	
Lisburn	Tel: (028) 4461 2211
North Down	Contact: Ciara Reville
<hr/>	
Armagh	Craigavon Divisional Planning Office Marlborough House Central Way CRAIGAVON
Banbridge	
Craigavon	Tel: (028) 3834 1144
Newry & Mourne	Contact: Bridget McGlinchey

Council Area

Contact Name and Address

Derry

Londonderry Divisional Planning Office
Orchard House
40 Foyle Street
DERRY

Telephone (028) 7131 9900

Contact: Sharon Mulhern

Ballymoney

Coleraine Sub-Divisional Planning Office
County Hall
Castlerock Road
COLERAINE

Coleraine

Moyle

Tel: (028) 7034 1300

Limavady

Contact: Ken Bustard

Cookstown

Omagh Divisional Planning Office
County Hall
Drumragh Avenue
OMAGH

Dungannon & South Tyrone

Fermanagh

Omagh

Tel: (028) 8225 4025

Strabane

Contact: Proinsias McCaughey
