



Derry City & Strabane  
District Council  
Comhairle  
Chathair Dhoire &  
Cheantar an tSratha Báin  
Derry Cittie & Strabane  
Districk Council



**DERRY CITY AND STRABANE DISTRICT COUNCIL**

**HOUSING MONITOR REPORT  
for period April 2019 to March 2021**

**December 2021**

## **1.0 Introduction to Housing Monitor**

- 1.1 The Derry City & Strabane District Council Housing Monitor (HM) Report 2019-2021 has been prepared by the LDP Team within the Planning Department of Derry City and Strabane District Council. This is the latest in a series of summary reports, produced by former DOE and then Derry City and Strabane District Council, to monitor the number of houses being built in each of the District's settlements and also an estimate of the amount of land remaining available for housing development across the District. Previous summary reports from 2004 onwards are available on the Council's website at: <https://www.derrystrabane.com/Subsites/LDP/Local-Development-Plan>
- 1.2 The Housing Monitor is a long-running regional study which was prepared annually by the former Department of Environment (DOE) Planning Service. Each Planning office was responsible for formulating its own report, which fed into the regional NI Housing Land Availability Study. It can be seen that the DOE reports were published annually up to 2013, there was a local monitor for 2013-14 and then the new Council prepared an amalgamated HM for 2014-2017, followed by reports for 2017-2018 and then 2018-2019. This Report is now for the two years from 2019 to 2021. Initially the study took place each August across NI but in recent years the practice has changed to a study running from 1st April to the end of March, in line with the business year.
- 1.2 The original objectives of the Monitor were to guide Development Plan formation in Northern Ireland, and later, to correspond with the Regional Development Strategy's (RDS 2025, 2001) objectives of managing housing growth and distribution. The RDS established the housing baseline, as at the end of December 1998, from which to monitor and update housing delivery / land availability in future years. The RDS also introduced Housing Growth Indicators (HGIs) to guide the distribution of housing across NI over the period to 2015.
- 1.3 The subsequent RDS 2035 (2012) and several revised HGIs also seek to manage housing growth to achieve sustainable patterns of residential development. This includes the strategic objective to strengthen Derry as the principal city of the North West, as well as the allocation and monitoring of housing growth to specific locations in the District through the LDP, to reinforce the leading role of the Hub towns – including Strabane and to achieve a complementary urban / rural balance to meet the need for housing in the towns of the District and to meet the needs of the rural community living in smaller settlements and countryside.
- 1.4 The Planning Act (NI) 2011 Section 3 sets out the requirement for the Council to undertake a survey of the land for the District and keep under review the matters which may be expected to affect the development of its District or the Planning of that development, which would include Housing. In addition, The Planning (Local Development Plan) Regulations (NI) 2015 (Part 6), require the Council to produce an Annual Monitoring Report, once the LDP is

adopted, and it must specify, amongst other things, the supply of land for housing and the number of net additional units built. This legislation is in line with the Strategic Planning Policy Statement for NI (SPPS, 2015) requirement to have a 'plan, monitor and manage' approach in order to maintain an adequate supply of Housing land.

1.5 Therefore, although it is not yet a legislative requirement to monitor housing land in advance of LDP adoption, it is considered to be good practice, and an important part of the ongoing LDP preparation, to monitor the amount of new houses completed each year and the level of housing land supply remaining within the settlements of the District.

1.6 Accordingly, the role of the Housing Monitor is to:

- monitor the course of housing development in settlements with regard to the RDS;
- To monitor progress of housing development in settlements in accordance with the provisions of prevailing Development Plans and the emerging LDP;
- To inform the preparation of the LDP with regard to the allocation of land for housing; and
- To provide information on the available potential for further housing development in settlements.

## **2.0 Methodology for Housing Monitor 2019 - 2021**

- 2.1 The Housing Monitor assessment has been undertaken to cover the two-year period from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2021. The official list of annual Planning Permissions was received in July 2021, preparatory work was done and the site visits were undertaken between August and October 2021. It was therefore necessary on ongoing housing developments, to make an estimate of the numbers of dwellings that would have been 'completed' (weatherproof, with doors, windows and roof) as at end of March 2021. On a number of the larger sites, it was appropriate to also use aerial / online imagery and Completion Certificate information from Building Control to check that, within reason, only those units completed in the above monitoring period were included in this Monitor.
- 2.2 The Monitor was undertaken for all settlements currently defined in the existing Derry Area Plan 2011 and the Strabane Area Plan 2001. The Monitor does not cover those dwellings in the open countryside (though a parallel study is done on the number of rural Planning Permissions granted and the assumed build rates thereafter). It recorded the development status of those sites listed on the preceding Housing Monitor that were either 'not started' or 'development ongoing'. It counts the number of dwelling units completed during the Monitor period for each site and also details the remaining development potential. This information is then totalled for each settlement across the District.
- 2.3 The Housing Monitor considers those sites zoned for Housing, within the City / Towns of the existing Area Plans, as well as any sites approved for residential development through a Planning Permission (including through the appeal process). These sites were all assigned reference numbers as Monitor sites. Removal of a site from the Monitor is generally only considered where a non-residential development commences on a substantial part of the site or the specific site has subsequently been refused planning permission (after appeal period) for the principle of residential development (or in the future, if the LDP removes a site's potential for residential development).
- 2.4 There may be other parcels of land within settlements that are not included in the Housing Monitor. Such land becomes a 'monitor-able site' once it has been identified as suitable for residential development (through a Planning Permission, or future LDP). It is also considered current best practice to keep sites in the Housing Monitor that have previously received Planning Permission for housing, even though it has expired – unless there has been a material change in circumstances such as would prevent a renewal or a further Permission.
- 2.5 In order to estimate potential dwelling numbers in situations where only the site area (especially for Outline Planning Permissions, where the exact number of dwellings is not known), an estimate of likely density is used. This is usually based on given characteristics such as the settlement type, site location, landform or adjacent development form and density. (An average density may have been applied to the site, e.g.25 units per hectare or City =

40/ha; Main Town = 30/ha; Local Towns = 20/ha; Villages / Small Settlements = 10/ha if an informal / semi-rural setting). 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.

- 2.6 It should be noted that individual apartments are included in the Housing Monitor as dwelling units. The Monitor records 'net housing gain' for each site; this involves taking account of existing housing that is lost as part of the development to make way for the new development. It is also recognised that some potential housing land in settlements, including zoned housing land in relevant tiers, might not come forward for development due to a variety of reasons – unknown (at the time) constraints, economic issues or the refusal of landowners to release their land for development. These matters will be further investigated during the course of preparing the LDP Plan Strategy and Local Policies Plan.
- 2.7 It should be stressed that the Housing Monitor methodology has evolved and streamlined since its inception. Whereas it was previously normal practice to use teams of student Planners to survey all HM sites over the summer period, the past decade has seen increased use of Building Control Completions data, provided through LPS and using GIS mapping overlays. Whilst potentially more efficient, the overall HM accuracy has been very dependent on the quality / compatibility of the data collected / supplied by these external sources, and GIS proficiency. Additionally, the Housing Monitor has always used the NI-wide NI Land Use Database (NILUD), though this system is now quite dated and has been problematic, exacerbated by 'user error'. (A decision is due to be made on whether the NILUD system will be transferred to the new Planning Portal, or replaced.) Where discrepancies have been detected, these have been updated in the subsequent Housing Monitor and this has in some instances affected direct comparison with the information from previous years.
- 2.8 In light of these issues, a comprehensive Housing Monitor for 2019 -2021 has been undertaken - largely as a manual exercise, with each HM site being visited by LDP Planning officers and the information gathered on a change-basis compared to the IT/LPS-based Monitors of previous years. Therefore, whilst this has been a labour-intensive exercise, the Council's LDP Planners now have a much better understanding of the levels / locations of house-building and of the remaining land availability across the settlement hierarchy. Additionally, these HM figures are considered to be much more robust than those of earlier years may have been.

### **3.0 Headline Figures for Housing Monitor 2019 - 2021**

- 4.1 It is estimated that a total of 1,796 units were completed within the District in the period between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2021, with a remaining potential of approx. 12,927 houses.
- 4.2 Table 1 shows the number of dwelling completions in each of the settlements, at each of the settlement tiers – as per the LDP draft Plan Strategy. It also shows the approximate ‘remaining potential’ on HM sites (see the definition in para. 2.3 to 2.5 above) in each settlement.
- 4.3 Table 2 is a summary of the findings of HM 2019-2021, set in the context of the similar figures from the previous Monitors (note that the columns are for different number of years i.e. 1, 2 or 3 years so they are not immediately comparable). The LDP baseline is April 2017 so all future Monitors will count the cumulative total from that date – see final column. Usefully, this can be compared against the ‘indicative’ number of dwellings given in the second last column of Table 2, Appendix 5 of the LDP dPS.
- 4.4 Table 3 is included, with the ‘official’ LPS figures from Building Control completions for the District, as a comparator check. Whilst the figures are not directly comparable, as they measure differently (different ‘completion’ standard / timing, settlements-only, etc.) they should be broadly similar in terms of the trend i.e. which are ‘strong’ years and when there is a rising trend.
- 4.5 This HM 2019-2021 focusses on units built and available potential numbers, rather than available land (which is not as meaningful).
- 4.6 These are the headline figures, with more-detailed (manually-updated) tables being available on request, from the Council’s Planning LDP Team – with all the individual settlements and HM sites – existing and new. Depending on available resources, it is intended that future HMs will update the electronic system and mapping, hopefully utilising the new Planning Portal Monitoring system and latest GIS mapping.

**Table 1: 2019-2021 Housing Monitor - Houses Built, per Settlement**

<b>Table 1: Settlement Tier</b>	<b>Settlement</b>	<b>2019 - 2021 Housing Monitor Completions</b>	<b>Remaining Potential</b>
<b>City</b>	<b>Derry City</b>	<b>1,189</b>	<b>8,738</b>
<b>Main Town</b>	<b>Strabane</b>	<b>152</b>	<b>506</b>
<b>Local Towns</b>	<b>Castlederg</b>	<b>67</b>	<b>539</b>
	<b>Claudy</b>	<b>14</b>	<b>211</b>
	<b>Newtownstewart</b>	<b>6</b>	<b>310</b>
	<b>Villages</b>		
	<b>Ardstraw</b>	<b>0</b>	<b>129</b>
	<b>Artigarvan</b>	<b>0</b>	<b>82</b>
	<b>Ballymagorry</b>	<b>0</b>	<b>207</b>
	<b>Clady</b>	<b>0</b>	<b>111</b>
	<b>Cranagh</b>	<b>1</b>	<b>66</b>
	<b>Culmore</b>	<b>73</b>	<b>96</b>
	<b>Donemana</b>	<b>47</b>	<b>24</b>
	<b>Eglinton</b>	<b>20</b>	<b>55</b>
	<b>Erganagh</b>	<b>1</b>	<b>2</b>
	<b>Glebe</b>	<b>6</b>	<b>44</b>
	<b>Glenmornan</b>	<b>1</b>	<b>19</b>
	<b>Killea (part in NI)</b>	<b>0</b>	<b>2</b>
	<b>Killen</b>	<b>0</b>	<b>11</b>
	<b>Killeter</b>	<b>0</b>	<b>8</b>
	<b>Lettershendoney</b>	<b>61</b>	<b>30</b>
	<b>Magheramason</b>	<b>0</b>	<b>202</b>
	<b>Newbuildings</b>	<b>18</b>	<b>271</b>
	<b>Park</b>	<b>0</b>	<b>29</b>
	<b>Plumbridge</b>	<b>0</b>	<b>93</b>
	<b>Sion Mills</b>	<b>52</b>	<b>280</b>
	<b>Spamount</b>	<b>0</b>	<b>161</b>
	<b>Strathfoyle</b>	<b>5</b>	<b>43</b>
	<b>Victoria Bridge</b>	<b>0</b>	<b>374</b>
	<b>Small Settlements</b>		
	<b>Aghabrack</b>	<b>1</b>	<b>29</b>
	<b>Aghyaran</b>	<b>1</b>	<b>0</b>
	<b>Ardmore</b>	<b>2</b>	<b>57</b>
	<b>Ballyrory</b>	<b>0</b>	<b>0</b>
	<b>Bready</b>	<b>0</b>	<b>35</b>
	<b>Campsey</b>	<b>64</b>	<b>3</b>
	<b>Cloghcor</b>	<b>2</b>	<b>9</b>
	<b>Craigbane</b>	<b>0</b>	<b>1</b>
	<b>Donagheady</b>	<b>3</b>	<b>9</b>
	<b>Douglas Bridge</b>	<b>4</b>	<b>34</b>
	<b>Drumlegagh</b>	<b>0</b>	<b>25</b>
	<b>Garvetagh</b>	<b>0</b>	<b>57</b>
	<b>Goshaden</b>	<b>0</b>	<b>0</b>
	<b>Killaloo</b>	<b>0</b>	<b>17</b>
	<b>Maydown</b>	<b>2</b>	<b>1</b>
	<b>Nixon's Corner</b>	<b>0</b>	<b>0</b>
	<b>Straidarren</b>	<b>1</b>	<b>0</b>
	<b>Tamnaherin</b>	<b>1</b>	<b>6</b>
	<b>Tullintrain</b>	<b>0</b>	<b>1</b>

**Table 2: Derry City & Strabane District Settlements – Year-on-Year Housing Completions with Cumulative LDP-Period Total, to March 2021**

Settlement	1999-2008	2008-2013	2013-2014	2014-2017	LDP Monitoring Years (1 <sup>st</sup> April 2017 onwards)	2017-2018	2018-2019	2019-2021	Cumulative LDP Housing completions to date (2017- 2021)
<b>Derry City</b>	10,078	727	104	575		322 *	326	1,189	1,837
<b>Strabane Town</b>	1,174	61	3	106		69	51	152	272
<b>Castleberg</b>	333	12	0	5		8	5	67	80
<b>Claudy</b>	232	6	0	3		1	16	14	31
<b>Newtownstewart</b>	64	17	0	6		4	0	6	10
<b>Ardstraw</b>	14	0	0	0		0	0	0	0
<b>Artigarvan</b>	101	0	0	5		0	20	0	20
<b>Ballymagorry</b>	49	18	0	0		25	0	0	25
<b>Clady</b>	96	0	0	2		23	2	0	25
<b>Cranagh</b>	2	1	0	2		0	1	1	2
<b>Culmore</b>	700	13	1	62		17	48	73	138
<b>Donemana</b>	24	0	0	17		18	0	47	65
<b>Eglinton</b>	621	17	1	3		9	0	20	29
<b>Erganagh</b>	97	0	0	0		0	0	1	1
<b>Glebe</b>	70	3	0	8		7	0	6	13
<b>Glenmornan</b>	36	0	0	0		0	1	1	2
<b>Killea (part in NI)</b>	54	0	0	0		0	0	0	0
<b>Killen</b>	70	3	0	8		7	0	0	7
<b>Killeter</b>	1	0	0	1		0	0	0	0
<b>Lettershendoney</b>	38	0	0	0		1	0	61	62
<b>Magheramason</b>	56	3	0	10		36	0	0	36
<b>Newbuildings</b>	260	72	14	44		47	42	18	107
<b>Park</b>	96	1	0	0		1	0	0	1
<b>Plumbridge</b>	7	7	1	0		0	0	0	0
<b>Sion Mills</b>	167	5	1	17		3	7	52	62
<b>Spamount</b>	10	0	0	0		0	0	0	0
<b>Strathfoyle</b>	379	6	0	12		19	21	5	45
<b>Victoria Bridge</b>	81	0	0	1		0	0	0	0
<b>Aghabrack</b>	3	0	0	0		0	0	1	1
<b>Aghyaran</b>	1	0	0	0		0	0	1	1
<b>Ardmore</b>	61	0	0	6		1	0	2	3
<b>Ballyrory**</b>	0	0	0	0		0	0	0	0
<b>Bready</b>	45	0	0	0		2	0	0	2
<b>Campsey</b>	0	0	0	0		1	0	64	65
<b>Cloghcor</b>	0	0	0	0		0	0	2	2
<b>Craigbane</b>	0	0	0	1		0	0	0	0
<b>Donagheady</b>	29	4	0	0		0	0	3	3
<b>Douglas Bridge</b>	17	0	0	0		4	0	4	8
<b>Drumlegagh</b>	18	1	0	2		3	0	0	3
<b>Garvetagh</b>	0	0	0	0		0	0	0	0
<b>Goshaden**</b>	0	0	0	0		0	0	0	0
<b>Killaloo</b>	0	1	0	0		0	0	0	0
<b>Maydown</b>	86	0	0	0		0	0	2	2
<b>Nixon's Corner</b>	30	0	0	0		0	0	0	0
<b>Straidarren</b>	104	10	0	1		5	1	1	7
<b>Tamnaherin</b>	10	0	0	0		0	0	1	1
<b>Tullintrain</b>	1	1	0	0		0	0	0	0



**Settlements proposed to be removed from the District's Settlement Hierarchy in LDP dPS**

Current Settlement	1999-2008	2008-2013	2013-2014	2014-2017	LDP Monitoring Years (1 <sup>st</sup> April 2017 onwards)	2017-2018	2018-2019	2019-2021	Cumulative LDP Housing completions to date (2017- 2021)
Altishane	0	1	0	0		0	1	2	3
Carnareagh	3	0	0	0		0	0	0	0
<b>District Total</b>	15,318	990	125	838		633	540	1,796	2,971

\* 2017/18 total is an estimated figure, due to corrected / updated NILUD records from previous period. It is calculated in relation to the adjoining years and is based on the LPS figure for 2017 / 2018

\*\* Ballyrory & Goshaden – no 2018/19 HM data

**Table 3: LPS / Building Control - New Dwellings Completion Figures 2005-2021**

**Derry City and Strabane District**

<b><u>Business Year</u></b> <b>(1<sup>st</sup> April to 31<sup>st</sup> March)</b>	<b><u>LPS Total</u></b> <b><u>(Derry and Strabane District)</u></b>
	<b><i>2 former Districts totalled</i></b>
2005 - 2006	1,018
2006 - 2007	970
2007 - 2008	721
2008 - 2009	556
2009 - 2010	359
2010 - 2011	296
2011 - 2012	407
2012 - 2013	317
2013 - 2014	453
2014 - 2015	352
	<b><i>New District, from 2015</i></b>
<b>2015-2016</b>	404
<b>2016-2017</b>	446
<b>2017-2018</b>	573
<b>2018-2019</b>	624
<b>2019-2020</b>	600
<b>2020-2021</b>	531
<b>New District: Total 2015 to 2021</b>	<b>3,178</b>
<b>Post-LDP Period: Total 2017 to 2021</b>	<b>2,328</b>

Source: From NISRA LPS Tables 5.1 & 2.3

