

**Northern Ireland**

**Housing Land Availability  
Summary Report**

**2004**

## 1.0 Introduction

- 1.1 This paper represents the Northern Ireland Housing Land Availability Monitor Summary Report 2004 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](http://www.planningni.gov.uk) and [www.doeni.gov.uk](http://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 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.

2.4 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.

2.5 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 2004 Housing Monitor Survey is assumed at 1 August 2004, 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.

- 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 it is not always possible in every instance.
- 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 2004 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 2004** column shows the cumulative total of dwellings completed to date from 31<sup>st</sup> December 1998 (the start of the Regional Development Strategy Housing Allocation period).
- 4.5 The **Units Complete 1 August 2003 to 31 July 2004** column shows the number of dwellings completed between Summer 2003 and Summer 2004 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 2004.
- 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 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	<b>BELFAST</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	7,759	1,535 <u>125</u> 1,660	142 <u>36</u> 178	6,516 <u>743</u> 7,259
	<b>DISTRICT TOTAL</b>	7,759	1,660	178	7,259
CARRICKFERGUS	<b>CARRICKFERGUS</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,485	169 <u>9</u> 178	77 <u>2</u> 79	1,845 <u>25</u> 1,870
	<b>GREENISLAND</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	272	30 <u>20</u> 50	7 <u>24</u> 31	149 <u>586</u> 735
	<b>WHITEHEAD</b>				
URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	139	0 <u>0</u> 0	0.5 <u>1</u> 1.5	10 <u>6</u> 16	
	<b>DISTRICT TOTAL</b>	1,896	228	111.5	2,621



District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
CASTLEREAGH	<b>CASTLEREAGH (BUA)</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	822	130 <u>9</u> 139	13.5 <u>115.5</u> 129	293 <u>1,846</u> 2,139
	<b>CARRYDUFF</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	147	28 <u>0</u> 28	10 <u>41</u> 51	217 <u>933</u> 1,150
	<b>OTHER SETTLEMENTS</b>	18	18	0.3	9
	<b>DISTRICT TOTAL</b>	987	185	180.3	3,298
LISBURN	<b>LISBURN (BUA)</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,061	134 <u>159</u> 293	16 <u>42</u> 58	426 <u>502</u> 928
	<b>LISBURN CITY (NON BUA)</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	800	154 <u>23</u> 177	51 <u>186</u> 237	1,277 <u>4,924</u> 6,201

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
LISBURN	<b>HILLSBOROUGH</b>				
	URBAN FOOTPRINT		44	8	103
	<u>GREENFIELD</u>		<u>0</u>	<u>22</u>	<u>387</u>
	TOTAL	142	44	30	490
LISBURN	<b>MOIRA</b>				
	URBAN FOOTPRINT		7	2	25
	<u>GREENFIELD</u>		<u>88</u>	<u>20</u>	<u>389</u>
	TOTAL	270	95	22	414
LISBURN	<b>OTHER SETTLEMENTS</b>	829	190	62	1,107
	<b>DISTRICT TOTAL</b>	3,102	799	409	9,140
NEWTOWNABBEY	<b>NEWTOWNABBEY (BUA)</b>				
	URBAN FOOTPRINT		291	46.5	1,018
	<u>GREENFIELD</u>		<u>127</u>	<u>54.5</u>	<u>1,067</u>
	TOTAL	2,189	418	101	2,085
NEWTOWNABBEY	<b>BALLYCLARE</b>				
	URBAN FOOTPRINT		48	9	269
	<u>GREENFIELD</u>		<u>46</u>	<u>41</u>	<u>1,051</u>
	TOTAL	574	94	50	1,320

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWTOWNABBEY	<b>OTHER SETTLEMENTS</b>	345	95	27	486
	<b>DISTRICT TOTAL</b>	3,108	608	178	3,891
NORTH DOWN	<b>BANGOR</b>				
	URBAN FOOTPRINT		356	68	1,620
	<u>GREENFIELD</u>		<u>0</u>	<u>2</u>	<u>29</u>
	TOTAL	1,969	356	70	1,649
	<b>HOLYWOOD</b>				
URBAN FOOTPRINT		27	24	328	
<u>GREENFIELD</u>		<u>1</u>	<u>0</u>	<u>0</u>	
TOTAL	158	28	24	328	
<b>OTHER SETTLEMENTS</b>	151	17	5	81	
<b>DISTRICT TOTAL</b>	2,278	401	99	2,058	

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST METROPOLITAN AREA TOTAL	<b>MAIN SETTLEMENTS</b>  URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	17,787	2,953 <u>607</u> 3,560	474.5 <u>587</u> 1,061.5	14,096 <u>12,488</u> 26,584
	<b>OTHER SETTLEMENTS</b>	1,343	320	94.3	1,683
	<b>BMA TOTAL</b>	19,130	3,880	1,155.8	28,267

## Proportion of Dwellings Potential Situated on Currently Zoned Land

<b>District/Sector</b>	<b>Total potential</b>	<b>Potential on zoned land</b>
Belfast	7,759	785
Carrickfergus Town	1,870	1,580
Castlereagh (BUA)	2,139	1,095
Lisburn (BUA)	928	191
Lisburn City (NON BUA)	6,201	5,305
Hillsborough	490	383
Moira	414	389
Newtownabbey (BUA)	2,085	345
Ballyclare	1,320	1,092
Bangor	1,649	1,042
Holywood	328	48

In Lisburn City, the development of approximately 79 Hectares of zoned land with a potential of 2047 dwellings is constrained by the need to construct the North Lisburn Feeder road system.

A significant proportion of the total zoned land availability in Ballyclare is constrained by the proposed N31 Road Scheme, affecting 594 units on 34 Hectares of land.

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)**

<b>District</b>	<b>Sector</b>	<b>Units Complete 31 Dec 98 to 31 July 04</b>	<b>Units Complete 1 Aug 03 to 31 July 04</b>	<b>Available Potential (Hectares)</b>	<b>Available Potential (Dwelling Units)</b>
ANTRIM	<b>ANTRIM TOWN</b>				
	URBAN FOOTPRINT		123	14	310
	<u>GREENFIELD</u>		<u>46</u>	<u>110</u>	<u>2,578</u>
	TOTAL	911	169	124	2,888
	<b>CRUMLIN</b>				
	URBAN FOOTPRINT		60	3	99
	<u>GREENFIELD</u>		<u>13</u>	<u>7</u>	<u>183</u>
	TOTAL	322	73	10	282
	<b>RANDALSTOWN</b>				
	URBAN FOOTPRINT		69	8	198
<u>GREENFIELD</u>		<u>0</u>	<u>6</u>	<u>135</u>	
TOTAL	289	69	14	333	
<b>OTHER SETTLEMENTS</b>	162	13	8	178	
<b>DISTRICT TOTAL</b>	1,683	324	156	3,681	

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 03	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMENA	<b>BALLYMENA TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,168	136 <u>73</u> 209	53 <u>69</u> 122	1,290 <u>1,717</u> 3,007
	<b>OTHER SETTLEMENTS</b>	972	138	45	956
	<b>DISTRICT TOTAL</b>	2,140	347	166	3,963
LARNE	<b>LARNE</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,027	117 <u>58</u> 175	23 <u>66</u> 89	579 <u>1,525</u> 2,104
	<b>OTHER SETTLEMENTS</b>	417	80	21	447
	<b>DISTRICT TOTAL</b>	1,444	255	110	2,551

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
MAGHERAFELT	<b>MAGHERAFELT TOWN</b>				
	URBAN FOOTPRINT		10	10	225
	<u>GREENFIELD</u>		<u>2</u>	<u>7</u>	<u>96</u>
	TOTAL	198	12	17	321
MAGHERA	<b>MAGHERA</b>				
	URBAN FOOTPRINT		15	7	155
	<u>GREENFIELD</u>		<u>29</u>	<u>15</u>	<u>324</u>
	TOTAL	157	44	22	479
<b>OTHER SETTLEMENTS</b>	645	95	36	591	
<b>DISTRICT TOTAL</b>	1,000	151	75	1,391	



## Proportion of Dwellings Potential Situated on Currently Zoned Land

<b>Sector</b>	<b>Total potential</b>	<b>Potential on Zoned Land</b>
Antrim Town	2,888	2,574*
Crumlin	282	180
Randalstown	333	315
Ballymena Town	3,007	2,389
Larne Town	2,104	1,870
Magherafelt Town	321	105
Maghera	479	127

In Larne Town, the development of approximately 43 Hectares of zoned lands with a potential of 1074 dwellings is dependent upon the construction of the Larne West Distributor Road system.

\* 2,574 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 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
<b>ARDS</b>	<b>NEWTOWNARDS</b>				
	URBAN FOOTPRINT		72	27	564
	<u>GREENFIELD</u>		<u>9</u>	<u>10</u>	<u>164</u>
	TOTAL	714	81	37	728
	<b>COMBER</b>				
	URBAN FOOTPRINT		97	9	264
<u>GREENFIELD</u>		<u>0</u>	<u>1</u>	<u>2</u>	
TOTAL	298	97	10	266	
<b>DONAGHADEE</b>					
URBAN FOOTPRINT		56	12	192	
<u>GREENFIELD</u>		<u>0</u>	<u>1</u>	<u>25</u>	
TOTAL	298	56	13	217	
<b>OTHER SETTLEMENTS</b>		1,118	241	367	1,709
<b>DISTRICT TOTAL</b>		2,428	475	427	2,920

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
<b>DOWN</b>	<b>DOWNPATRICK</b>				
	URBAN FOOTPRINT		68	32	508
	<u>GREENFIELD</u>		<u>0</u>	<u>52</u>	<u>1,078</u>
	TOTAL	517	68	84	1,586
	<b>BALLYNAHINCH</b>				
	URBAN FOOTPRINT		19	6.5	173
<u>GREENFIELD</u>		<u>17</u>	<u>6.5</u>	<u>121</u>	
TOTAL	239	36	13	294	
<b>NEWCASTLE</b>					
URBAN FOOTPRINT		56	13	367	
<u>GREENFIELD</u>		<u>0</u>	<u>4</u>	<u>75</u>	
TOTAL	337	56	17	442	
<b>OTHER SETTLEMENTS</b>	1,470	342	74	1,372	
<b>DISTRICT TOTAL</b>	2,563	502	188	3,694	

## **Proportion of Dwellings Potential Situated on Currently Zoned Land**

<b>Sector</b>	<b>Total potential</b>	<b>Potential on Zoned Land</b>
Newtownards	728	266
Comber	266	67
Donaghadee	217	56
Downpatrick	1,586	1,087
Ballynahinch	294	132
Newcastle	442	191

## CRAIGAVON DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
<b>ARMAGH</b>	<b>ARMAGH CITY</b>				
	URBAN FOOTPRINT		76	16	380
	<u>GREENFIELD</u>		<u>53</u>	<u>85</u>	<u>1,843</u>
	TOTAL	742	129	101	2,223
	<b>KEADY</b>				
	URBAN FOOTPRINT		16	3	65
	<u>GREENFIELD</u>		<u>9</u>	<u>13</u>	<u>252</u>
TOTAL	174	25	16	317	
<b>MARKETHILL</b>					
URBAN FOOTPRINT		14	3.5	73	
<u>GREENFIELD</u>		<u>34</u>	<u>13</u>	<u>272</u>	
TOTAL	129	48	16.5	345	
<b>TANDRAGEE</b>					
URBAN FOOTPRINT		11	4	54	
<u>GREENFIELD</u>		<u>5</u>	<u>19</u>	<u>411</u>	
TOTAL	134	16	23	465	
<b>OTHER SETTLEMENTS</b>		729	112	133	2,138
<b>DISTRICT TOTAL</b>		1,908	330	290	5,488

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
BANBRIDGE	<b>BANBRIDGE</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	825	58 <u>151</u> 209	16 <u>37</u> 53	391 <u>877</u> 1,268
	<b>DROMORE</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	426	29 <u>7</u> 36	18 <u>7</u> 25	382 <u>110</u> 492
	<b>GILFORD</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	109	1 <u>0</u> 1	2 <u>26</u> 28	17 <u>388</u> 405
	<b>RATHFRILAND</b>				
URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	127	0 <u>38</u> 38	1 <u>11</u> 12	12 <u>243</u> 255	
<b>OTHER SETTLEMENTS</b>	366	59	55	889	
<b>DISTRICT TOTAL</b>	1,854	343	173	3,309	
CRAIGAVON	<b>CRAIGAVON URBAN AREA</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	3,240	615 <u>86</u> 701	249 <u>116</u> 365	5914 <u>2796</u> 8,710

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
CRAIGAVON	<b>OTHER SETTLEMENTS</b>	1,033	261	136	2,171
	<b>DISTRICT TOTAL</b>	4,273	962	501	10,881
NEWRY & MOURNE	<b>NEWRY CITY</b>				
	URBAN FOOTPRINT		106	39	896
	<u>GREENFIELD</u>		<u>47</u>	<u>115</u>	<u>2,702</u>
	TOTAL	1,250	153	154	3,598
	<b>WARRENPOINT</b>				
	URBAN FOOTPRINT		42	16	288
	<u>GREENFIELD</u>		<u>1</u>	<u>32</u>	<u>785</u>
	TOTAL	338	43	48	1,073
	<b>KILKEEL</b>				
	URBAN FOOTPRINT		29	10	196
	<u>GREENFIELD</u>		<u>7</u>	<u>38</u>	<u>839</u>
	TOTAL	197	36	48	1,035
<b>NEWTOWN HAMILTON</b>					
URBAN FOOTPRINT		0	1	34	
<u>GREENFIELD</u>		<u>9</u>	<u>14</u>	<u>343</u>	
TOTAL	44	9	15	377	

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWRY & MOURNE	<b>ROSTREVOR</b>				
	URBAN FOOTPRINT		36	1	14
	<u>GREENFIELD</u>		<u>0</u>	<u>9</u>	<u>127</u>
	TOTAL	214	36	10	141
	<b>CROSSMAGLEN</b>				
	URBAN FOOTPRINT		5	1	22
	<u>GREENFIELD</u>		<u>12</u>	<u>15</u>	<u>304</u>
	TOTAL	68	17	16	326
	<b>OTHER SETTLEMENTS</b>	1,326	207	147	2,335
	<b>DISTRICT TOTAL</b>	3,437	501	438	8,885



## **Proportion of Dwellings Potential Situated on Currently Zoned Land**

<b>Sector</b>	<b>Total potential</b>	<b>Potential on Zoned Land</b>
Armagh City	2,224	1,460
Banbridge	1,268	455
Dromore	492	221
Craigavon Urban Area	8,710	7,127
Newry	3,598	2,852
Warrenpoint	1,073	764
Kilkeel	1,035	814

The potential identified for Craigavon Urban Area relates to the draft Craigavon Area Plan 2010 Phase 1 lands. Plan adoption may impact upon future available potential identified.

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 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
DERRY	<b>LONDONDERRY</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	3,881	208 <u>758</u> 966	119 <u>413</u> 532	2,551 <u>8,049</u> 10,600
	<b>OTHER SETTLEMENTS</b>	1,147	200	97	1,697
	<b>DISTRICT TOTAL</b>	5,028	1,166	629	12,297

## Proportion of Dwellings Potential Situated on Currently Zoned Land

<b>Sector</b>	<b>Total potential</b>	<b>Potential on Zoned Land</b>
Londonderry	10,600	9,175

## COLERAINE SUB-DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMONEY	<b>BALLYMONEY TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	771	111 <u>50</u> 161	41 <u>13</u> 54	786 <u>187</u> 973
	<b>OTHER SETTLEMENTS</b>	444	129	55	1,110
	<b>DISTRICT TOTAL</b>	1,215	290	109	2,083
COLERAINE	<b>COLERAINE TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	959	168 <u>7</u> 175	32 <u>93</u> 125	745 <u>1,565</u> 2,310
	<b>PORTRUSH</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	800	112 <u>53</u> 165	8 <u>6</u> 14	312 <u>142</u> 454
	<b>PORTSTEWART</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	661	132 <u>65</u> 197	20.5 <u>17.5</u> 38	541 <u>387</u> 928
<b>OTHER SETTLEMENTS</b>	633	88	51	965	
<b>DISTRICT TOTAL</b>	3,053	625	228	4,657	

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
MOYLE	<b>BALLYCASTLE</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL		58 <u>18</u> 76	14.5 <u>10.5</u> 25	369 <u>120</u> 489
	<b>OTHER SETTLEMENTS</b>	323	59	37	759
	<b>DISTRICT TOTAL</b>	875	135	62	1,248
LIMAVADY	<b>LIMAVADY TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL		43 <u>2</u> 45	12.5 <u>8.5</u> 21	213 <u>119</u> 332
	<b>OTHER SETTLEMENTS</b>	607	159	57	1,069
	<b>DISTRICT TOTAL</b>	1,085	204	78	1,401

## **Proportion of Dwellings Potential Situated on Currently Zoned Land**

<b>Sector</b>	<b>Total potential</b>	<b>Potential on Zoned Land</b>
Ballymoney Town	973	666
Coleraine Town	2,310	1,632
Portrush	454	96
Portstewart	928	450
Ballycastle	489	163
Limavady	332	304

## OMAGH DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
COOKSTOWN	<b>COOKSTOWN TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	472	48 <u>24</u> 72	40 <u>38</u> 78	547 <u>534</u> 1,081
	<b>OTHER SETTLEMENTS</b>	461	157	241	3,616
	<b>DISTRICT TOTAL</b>	933	229	319	4,697
DUNGANNON AND SOUTH TYRONE	<b>DUNGANNON TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	485	34 <u>62</u> 96	44 <u>87</u> 131	672 <u>1,225</u> 1,897
	<b>COALISLAND</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	335	14 <u>18</u> 32	8 <u>74</u> 82	117 <u>1,112</u> 1,229
	<b>OTHER SETTLEMENTS</b>	724	127	566	8,521
<b>DISTRICT TOTAL</b>	1,544	255	779	11,647	

District	Sector	Units Complete 31 Dec 98 to 31 July 04	Units Complete 1 Aug 03 to 31 July 04	Available Potential (Hectares)	Available Potential (Dwelling Units)
FERMANAGH	<b>ENNISKILLEN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	394	74 <u>14</u> 88	37 <u>128</u> 165	664 <u>1,906</u> 2,570
	<b>OTHER SETTLEMENTS</b>	1,052	230	485	7,282
	<b>DISTRICT TOTAL</b>	1,446	318	650	9,852
OMAGH <sup>1</sup>	<b>OMAGH TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1,033	67 <u>134</u> 201	25 <u>117</u> 142	433 <u>1,707</u> 2,140
	<b>OTHER SETTLEMENTS</b>	384	142	370	5,569
	<b>DISTRICT TOTAL</b>	1,417	343	512	7,709
STRABANE <sup>1</sup>	<b>STRABANE TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	848	51 <u>86</u> 137	12 <u>34</u> 46	161 <u>495</u> 656
	<b>OTHER SETTLEMENTS</b>	549	103	287	4,298
	<b>DISTRICT TOTAL</b>	1,397	240	333	4,954

<sup>1</sup> 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**

<b>Sector</b>	<b>Total potential</b>	<b>Potential on Zoned Land</b>
Cookstown Town	1,081	930
Dungannon Town	1,897	1,476
Coalisland	1,229	1,123
Enniskillen	2,510	2,076
Omagh Town	2,140	1,738
Strabane Town	656	485

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

In Enniskillen the development of some land is constrained pending the extension of Cherrymount Link Road.

In Omagh the development of approximately 17 Hectares of zoned land with a potential of 262 dwellings is dependent on the construction of Omagh Throughpass Stage 3. The scheme has commenced and should be open by March 2006.

In Strabane work on the Strabane Bypass has now been completed and the road was opened summer 2003. This has opened up more land for development, however some land may be constrained by potential flooding problems.

## NORTHERN IRELAND TOTALS

<b>Units Complete 31 Dec 98 To 31 July 04</b>	<b>Units Complete 1 Aug 03 To 31 July 04</b>	<b>Available Potential (Hectares)</b>	<b>Available Potential (Dwelling Units)</b>
59,853	11,876	7,379	135,575

## PLANNING OFFICE CONTACTS

<u>Council Area</u>	<u>Contact Name and Address</u>
Belfast	Planning Headquarters Millennium House 17-25 Great Victoria Street BELFAST
Castlereagh	
Newtownabbey	Tel: (028) 90416700
[And General Enquiries]	Contact: Tracy Wong
<hr/>	
Antrim	Ballymena Divisional Planning Office County Hall 182 Galgorm Road BALLYMENA
Ballymena	
Carrickfergus	
Larne	Tel: (028) 25653333
Magherafelt	Contact: Jennifer Lafferty
<hr/>	
Ards	Downpatrick Divisional Planning Office Rathkeltair House Market Street DOWNPATRICK
Down	
Lisburn	Tel: (028) 44612211
North Down	Contact: Nicole Thompson
<hr/>	
Armagh	Craigavon Divisional Planning Office Marlborough House Central Way CRAIGAVON
Banbridge	
Craigavon	Tel: (028) 38341144
Newry & Mourne	Contact: Tony Donnelly

**Council Area****Contact Name and Address**

Derry

Londonderry Divisional Planning Office  
Orchard House  
40 Foyle Street  
DERRY

Telephone (028) 71319900

Contact: Maura Fox

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 &amp; South Tyrone

Fermanagh

Omagh

Tel: (028) 82254000

Strabane

Contact: Proinsias McCaughey