



Northern Ireland Housing Land Availability Summary Report 2007

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September 2008

Planning Service
NIHLA Summary Report 2007

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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 2007 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 2007 Housing Monitor Survey is assumed at 1 August 2007, this being the approximate mid-point of the survey period. Each of the previous annual surveys have a similar assumed date of 1 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 2007 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 31 December 1998 to 31 July 2007** 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 2006 to 31 July 2007** column shows the number of dwellings completed between Summer 2006 and Summer 2007 by Sector and District.
- 4.6 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 1 August 2007.
- 4.7 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.
- 4.8 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 zoned and other 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 (BMA)

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST*	BELFAST				
	URBAN FOOTPRINT		2,337	179.8	10,278
	GREENFIELD		118	30.3	712
	TOTAL	13,513	2,455	210.1	10,990
	OTHER SETTLEMENTS	2	2	0.7	1
	DISTRICT TOTAL	13,515	2,457	210.8	10,991
CARRICKFERGUS*	CARRICKFERGUS (TOWN)				
	URBAN FOOTPRINT		142	86.8	2,449
	GREENFIELD		15	0.3	5
	TOTAL	1,613	157	87.1	2,454
	GREENISLAND				
	URBAN FOOTPRINT		41	12.2	295
	GREENFIELD		0	20.3	499
	TOTAL	373	41	32.5	794
	WHITEHEAD				
	URBAN FOOTPRINT		22	3.6	47
	GREENFIELD		0	0.0	0
	TOTAL	217	22	3.6	47
	OTHER SETTLEMENTS	2	1	0.1	1
	DISTRICT TOTAL	2,205	221	123.3	3,296

BMA...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
CASTLEREAGH*	CASTLEREAGH (BUA)				
	URBAN FOOTPRINT		66	23.7	795
	GREENFIELD		91	128.7	2,022
	TOTAL	1,188	157	152.4	2,817
	CARRYDUFF				
	URBAN FOOTPRINT		44	6.9	191
	GREENFIELD		0	48.6	1,103
	TOTAL	267	44	55.5	1,294
	OTHER SETTLEMENTS	28	1	7.2	117
	DISTRICT TOTAL	1,483	202	215.1	4,228

LISBURN*	LISBURN (BUA)				
	URBAN FOOTPRINT		55	19.6	731
	GREENFIELD		113	33.0	416
	TOTAL	1,349	168	52.6	1,147
	LISBURN CITY (NON BUA)				
	URBAN FOOTPRINT		339	56.6	1,762
	GREENFIELD		119	177.9	4,486
	TOTAL	2,065	458	234.5	6,248
	HILLSBOROUGH				
	URBAN FOOTPRINT		18	8.3	95
	GREENFIELD		21	16.7	309
	TOTAL	297	39	25.0	404
	MOIRA				
	URBAN FOOTPRINT		8	5.9	131
	GREENFIELD		20	12.1	253
	TOTAL	451	28	18.0	384
	OTHER SETTLEMENTS	1,516	153	57.0	1,165
DISTRICT TOTAL	5,678	846	387.1	9,348	

BMA...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWTOWNABBEY*	NEWTOWNABBEY (BUA)				
	URBAN FOOTPRINT		196	67.9	1,748
	GREENFIELD		204	44.1	728
	TOTAL	3,444	400	112.0	2,476
	BALLYCLARE				
	URBAN FOOTPRINT		32	19.9	601
	GREENFIELD		21	41.9	1,065
	TOTAL	822	53	61.8	1,666
	OTHER SETTLEMENTS	578	65	22.9	452
	DISTRICT TOTAL	4,844	518	196.7	4,594
NORTH DOWN*	BANGOR				
	URBAN FOOTPRINT		255	97.8	2,272
	GREENFIELD		51	11.6	200
	TOTAL	3,015	306	109.4	2,472
	HOLYWOOD				
	URBAN FOOTPRINT		41	30.0	377
	GREENFIELD		0	0.0	0
	TOTAL	297	41	30.0	377
	OTHER SETTLEMENTS	242	21	7.0	111
	DISTRICT TOTAL	3,554	368	146.4	2,960

* 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 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST METROPOLITAN AREA (BMA)	MAIN SETTLEMENTS				
	URBAN FOOTPRINT		3,596	619.0	21,772
	GREENFIELD		773	565.5	11,798
	TOTAL	28,911	4,369	1,184.5	33,570
	OTHER SETTLEMENTS	2,368	243	94.9	1,847
BMA TOTAL	31,279	4,612	1,279.4	35,417	

BMA District Summary

District	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
Belfast	13,515	2,457	210.8	10,991
Carrickfergus	2,205	221	123.3	3,296
Castlereagh	1,483	202	215.1	4,228
Lisburn	5,678	846	387.1	9,348
Newtownabbey	4,844	518	196.7	4,594
North Down	3,554	368	146.4	2,960
BMA Total	31,279	4,612	1,279.4	35,417

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

Sector (Main Settlements)	Total Potential	Potential on Zoned Land
Belfast	10990	1309
Carrickfergus (Town)	2454	2002
Castlereagh (BUA)	2817	1791
Lisburn (BUA)	1147	74
Lisburn City (Non BUA)	6248	4929
Hillsborough	404	291
Moira	384	344
Newtownabbey (BUA)	2476	824
Ballyclare	1666	1324
Bangor	2472	1718
Holywood	377	29

BALLYMENA DIVISION

(excluding CARRICKFERGUS district)

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
ANTRIM	ANTRIM (TOWN)				
	URBAN FOOTPRINT		48	16.7	380
	GREENFIELD		202	96.7	2,532
	TOTAL	1,729	250	113.4	2,912
	CRUMLIN				
	URBAN FOOTPRINT		35	5.4	175
	GREENFIELD		0	6.1	152
	TOTAL	376	35	11.5	327
	RANDALSTOWN				
	URBAN FOOTPRINT		10	8.4	225
	GREENFIELD		0	6.8	165
	TOTAL	300	10	15.2	390
	OTHER SETTLEMENTS	228	25	20.0	383
	DISTRICT TOTAL	2,633	320	160.1	4,012
BALLYMENA	BALLYMENA (TOWN)				
	URBAN FOOTPRINT		21	49.2	1,151
	GREENFIELD		74	69.8	1,735
	TOTAL	1,360	95	119.0	2,886
	OTHER SETTLEMENTS	1,198	145	51.1	1,177
DISTRICT TOTAL	2,558	240	170.1	4,063	

Ballymena Division...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
LARNE	LARNE (TOWN)				
	URBAN FOOTPRINT		138	19.4	548
	GREENFIELD		107	62.5	1,481
	TOTAL	1,267	245	81.9	2,029
	OTHER SETTLEMENTS	653	126	27.9	653
	DISTRICT TOTAL	1,920	371	109.8	2,682
MAGHERAFELT*	MAGHERAFELT (TOWN)				
	URBAN FOOTPRINT		42	9.1	217
	GREENFIELD		14	16.2	231
	TOTAL	334	56	25.3	448
	MAGHERA				
	URBAN FOOTPRINT		4	8	151
	GREENFIELD		46	12	236
	TOTAL	301	50	20	387
	OTHER SETTLEMENTS	906	117	68	1,349
		DISTRICT TOTAL	1,541	223	113.3

* 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)	2912 [^]	2428 [^]
Crumlin	327	177
Randalstown	390	267
Ballymena (Town)	2886	2211
Larne (Town)	2029	1721
Magherafelt (Town)	448	152
Maghera	387	282

Note:

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

[^]Includes Phase 2 Housing Antrim Area Plan 1984 – 2001

DOWNPATRICK DIVISION

(excluding LISBURN and NORTH DOWN districts)

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
ARDS *	NEWTOWNARDS				
	URBAN FOOTPRINT		106	41.4	910
	GREENFIELD		21	8.6	122
	TOTAL	1,008	127	50.0	1,032
	COMBER				
	URBAN FOOTPRINT		60	19.5	346
	GREENFIELD		0	0.0	0
	TOTAL	448	60	19.5	346
	DONAGHADEE				
	URBAN FOOTPRINT		68	4.0	68
	GREENFIELD		0	9.4	63
	TOTAL	491	68	13.4	131
	OTHER SETTLEMENTS	1,887	278	87.9	1,617
DISTRICT TOTAL	3,834	533	170.8	3,126	

Downpatrick Division...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
DOWN *	DOWNPATRICK				
	URBAN FOOTPRINT		78	22.7	307
	GREENFIELD		0	51.3	1,078
	TOTAL	723	78	74.0	1,385
	BALLYNAHINCH				
	URBAN FOOTPRINT		44	5.7	160
	GREENFIELD		5	4.6	91
	TOTAL	348	49	10.3	251
	NEWCASTLE				
	URBAN FOOTPRINT		63	8.3	240
	GREENFIELD		0	4.6	96
	TOTAL	524	63	12.9	336
	OTHER SETTLEMENTS	2,199	242	78.9	1,420
	DISTRICT TOTAL	3,794	432	176.1	3,392

* Figures for these two districts have been adjusted to take account of the Draft Ards and Down Area Plan 2015.

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	1032	332
Comber	346	153
Donaghadee	131	32
Downpatrick	1385	1164
Ballynahinch	251	94
Newcastle	336	108

CRAIGAVON DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
ARMAGH	ARMAGH CITY				
	URBAN FOOTPRINT		9	14.5	341
	GREENFIELD		3	81.5	1,655
	TOTAL	925	12	96.0	1,996
	KEADY				
	URBAN FOOTPRINT		4	3.1	84
	GREENFIELD		35	19.0	372
	TOTAL	288	39	22.1	456
	MARKETHILL				
	URBAN FOOTPRINT		3	2.8	61
	GREENFIELD		10	10.8	258
	TOTAL	183	13	13.6	319
	TANDRAGEE				
	URBAN FOOTPRINT		19	3.2	71
	GREENFIELD		31	16.4	380
TOTAL	296	50	19.6	451	
OTHER SETTLEMENTS	1,158	138	61.4	1,049	
DISTRICT TOTAL	2,850	252	212.7	4,271	

Craigavon Division...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
BANBRIDGE*	BANBRIDGE (TOWN)				
	URBAN FOOTPRINT		41	30.0	612
	GREENFIELD		54	26.4	520
	TOTAL	1,378	95	56.4	1,132
	DROMORE				
	URBAN FOOTPRINT		53	16.1	431
	GREENFIELD		5	10.3	187
	TOTAL	622	58	26.4	618
	GILFORD				
	URBAN FOOTPRINT		2	1.1	17
	GREENFIELD		21	17.4	280
	TOTAL	139	23	18.5	297
	RATHFRILAND				
	URBAN FOOTPRINT		10	1.2	9
GREENFIELD		6	6.7	147	
TOTAL	213	16	7.9	156	
OTHER SETTLEMENTS	658	111	33.5	522	
DISTRICT TOTAL	3,010	303	142.7	2,725	
CRAIGAVON	CRAIGAVON URBAN AREA				
	URBAN FOOTPRINT		517	233.6	5,558
	GREENFIELD		180	121.0	2,794
	TOTAL	5,636	697	354.6	8,352
	OTHER SETTLEMENTS	1,938	324	75.2	1,218
DISTRICT TOTAL	7,574	1,021	429.8	9,570	

Craigavon Division...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWRY AND MOURNE *	NEWRY CITY				
	URBAN FOOTPRINT		77	47.7	1,089
	GREENFIELD		102	65.1	1,328
	TOTAL	1,739	179	112.8	2,417
	WARRENPOINT				
	URBAN FOOTPRINT		42	12.1	218
	GREENFIELD		13	12.8	263
	TOTAL	485	55	24.9	481
	KILKEEL				
	URBAN FOOTPRINT		23	8.6	197
	GREENFIELD		44	26.7	491
	TOTAL	365	67	35.3	688
	NEWTOWNHAMILTON				
	URBAN FOOTPRINT		8	2.2	63
	GREENFIELD		11	1.5	28
	TOTAL	77	19	3.7	91
	ROSTREVOR				
	URBAN FOOTPRINT		14	2	23
	GREENFIELD		1	4.5	78
	TOTAL	237	15	6.5	101
	CROSSMAGLEN				
	URBAN FOOTPRINT		1	1.8	26
	GREENFIELD		1	14.0	300
	TOTAL	71	2	15.8	326
	OTHER SETTLEMENTS	1,716	174	82.6	1,343
	DISTRICT TOTAL	4,690	511	281.6	5,447

* 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	1996	1329
Banbridge (Town)	1132	957
Dromore	618	527
Craigavon Urban Area	8352	6399
Newry City	2417	1960
Warrenpoint	481	409
Kilkeel	688	538

Note:

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

LONDONDERRY DIVISION

(excluding LIMAVADY district)

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
DERRY	LONDONDERRY				
	URBAN FOOTPRINT		285	94.6	1,983
	GREENFIELD		175	392.4	7,537
	TOTAL	5,170	460	487.0	9,520
	OTHER SETTLEMENTS	1,661	139	87.6	1,359
DISTRICT TOTAL		6,831	599	574.6	10,879

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	9520	8462

COLERAINE SUB-DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMONEY*	BALLYMONEY (TOWN)				
	URBAN FOOTPRINT		115	44.8	1,115
	GREENFIELD		0	3.6	95
	TOTAL	1,100	115	48.4	1,210
	OTHER SETTLEMENTS	815	101	35.7	779
DISTRICT TOTAL	1,915	216	84.1	1,989	
COLERAINE*	COLERAINE (TOWN)				
	URBAN FOOTPRINT		208	66.4	1,752
	GREENFIELD		46	7	170
	TOTAL	1,516	254	73.4	1,922
	PORTRUSH				
	URBAN FOOTPRINT		87	9.2	476
	GREENFIELD		37	6.7	145
	TOTAL	1,204	124	15.9	621
	PORTSTEWART				
	URBAN FOOTPRINT		83	14.0	551
	GREENFIELD		24	19.8	410
	TOTAL	943	107	33.8	961
	OTHER SETTLEMENTS	842	32	37.4	803
DISTRICT TOTAL	4,505	517	160.5	4,307	

Coleraine Sub-Division...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
LIMAVADY*	LIMAVADY (TOWN)				
	URBAN FOOTPRINT		56	16.9	343
	GREENFIELD		2	5.9	100
	TOTAL	709	58	22.8	443
	OTHER SETTLEMENTS	913	61	62.0	1,300
	DISTRICT TOTAL	1,622	119	84.8	1,743
MOYLE*	BALLYCASTLE				
	URBAN FOOTPRINT		33	14.2	414
	GREENFIELD		5	8.2	110
	TOTAL	699	38	22.4	524
	OTHER SETTLEMENTS	502	63	19.9	487
	DISTRICT TOTAL	1,201	101	42.3	1,011

* 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)	1210	1023
Coleraine (Town)	1922	1453
Portrush	621	302
Portstewart	961	509
Limavady (Town)	443	371
Ballycastle	524	408

OMAGH DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
COOKSTOWN	COOKSTOWN (TOWN)				
	URBAN FOOTPRINT		103	34.2	667
	GREENFIELD		11	34.7	522
	TOTAL	695	114	68.9	1189
	OTHER SETTLEMENTS	885	181	69.1	1,498
DISTRICT TOTAL	1,580	295	138.0	2,687	
DUNGANNON AND SOUTH TYRONE	DUNGANNON (TOWN)				
	URBAN FOOTPRINT		109	38.8	885
	GREENFIELD		46	68.6	999
	TOTAL	1,032	155	107.4	1,884
	COALISLAND				
	URBAN FOOTPRINT		24	4.0	69
	GREENFIELD		10	69.9	1,115
	TOTAL	437	34	73.9	1,184
	OTHER SETTLEMENTS	1,649	285	79.3	1,170
	DISTRICT TOTAL	3,118	474	260.6	4,238

Omagh Division...cont'd

District	Sector	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
FERMANAGH	ENNISKILLEN				
	URBAN FOOTPRINT		56	25.4	446
	GREENFIELD		58	129.5	1,989
	TOTAL	775	114	154.9	2,435
	OTHER SETTLEMENTS	1,947	446	168.9	2,764
DISTRICT TOTAL	2,722	560	323.8	5,199	

OMAGH[^]	OMAGH (TOWN)				
	URBAN FOOTPRINT		84	70.9	1,319
	GREENFIELD		118	98.7	1,386
	TOTAL	1,656	202	169.6	2,705
	OTHER SETTLEMENTS	729	146	88.1	1,160
DISTRICT TOTAL	2,385	348	257.7	3,865	

STRABANE[^]	STRABANE (TOWN)				
	URBAN FOOTPRINT		22	11.1	207
	GREENFIELD		15	20.5	287
	TOTAL	1,151	37	31.6	494
	OTHER SETTLEMENTS	1,300	240	117.0	2,099
DISTRICT TOTAL	2,451	277	148.6	2,593	

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

Note: The 1 August of each year is the baseline housing survey date and monitoring surveys normally take place each side of this date. It should be noted that the housing survey for the three districts of Cookstown, Dungannon & South Tyrone and Fermanagh was undertaken later than usual and after the 1 August 2007 baseline date.

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)	1189	932
Dungannon (Town)	1884	1380
Coalisland	1184	1107
Enniskillen	2435	1931
Omagh (Town)	2705	1508
Strabane (Town)	494	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 'whiteland' 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 'whiteland' that may have potential for housing will be constrained until the Derrychara Development Road is completed.

NORTHERN IRELAND TOTALS

District	Units Complete 31 Dec 98 to 31 July 07	Units Complete 01 Aug 06 to 31 July 07	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	13,515	2,457	210.8	10,991
CARRICKFERGUS	2,205	221	123.3	3,296
CASTLEREAGH	1,483	202	215.1	4,228
LISBURN	5,678	846	387.1	9,348
NEWTOWNABBEY	4,844	518	196.7	4,594
NORTH DOWN	3,554	368	146.4	2,960
ANTRIM	2,633	320	160.1	4,012
BALLYMENA	2,558	240	170.1	4,063
LARNE	1,920	371	109.8	2,682
MAGHERAFELT	1,541	223	113.3	2,184
ARDS	3,834	533	170.8	3,126
DOWN	3,794	432	176.1	3,392
ARMAGH	2,850	252	212.7	4,271
BANBRIDGE	3,010	303	142.7	2,725
CRAIGAVON	7,574	1,021	429.8	9,570
NEWRY & MOURNE	4,690	511	281.6	5,447
DERRY	6,831	599	574.6	10,879
BALLYMONEY	1,915	216	84.1	1,989
COLERAINE	4,505	517	160.5	4,307
LIMAVADY	1,622	119	84.8	1,743
MOYLE	1,201	101	42.3	1,011
COOKSTOWN	1,580	295	138.0	2,687
DUNGANNON & SOUTH TYRONE	3,118	474	260.6	4,238
FERMANAGH	2,722	560	323.8	5,199
OMAGH	2,385	348	257.7	3,865
STRABANE	2,451	277	148.6	2,593
NI TOTALS	94,013	12,324	5,321.4	115,400

PLANNING SERVICE OFFICE CONTACTS

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

<u>Council Area</u>	<u>Contact Name and Address</u>
Belfast	Belfast Metropolitan Area Planning Team Bedford House 16-22 Bedford Street BELFAST BT2 7FD
Castlereagh	
Newtownabbey	
Carrickfergus	Tel: (028) 9025 2800
Lisburn	Contact: Hilary McIlroy
North Down	
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Antrim	Ballymena Divisional Planning Office County Hall 182 Galgorm Road BALLYMENA BT42 1QF
Ballymena	
Larne	
Magherafelt	Tel: (028) 2565 3333 Contact: Jennifer Lundy
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Ards	Downpatrick Divisional Planning Office Rathkeltair House Market Street DOWNPATRICK BT30 6EA
Down	
	Tel: (028) 4461 2211 Contact: Ann McCullough
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Armagh	Craigavon Divisional Planning Office Marlborough House Central Way CRAIGAVON BT64 1AD
Banbridge	
Craigavon	
Newry & Mourne	Tel: (028) 3834 1144 Contact: Colm Gallagher

<u>Council Area</u>	<u>Contact Name and Address</u>
Derry	Londonderry Divisional Planning Office Orchard House 40 Foyle Street DERRY BT48 6AT Tel: (028) 7131 9900 Contact: Ken Bustard
Ballymoney	Coleraine Sub-Divisional Planning Office
Coleraine	County Hall Castlerock Road COLERAINE BT51 3HS
Moyle	
Limavady	Tel: (028) 7034 1300 Contact: Ken Bustard
Cookstown	Omagh Divisional Planning Office
Dungannon & South Tyrone	County Hall Drumragh Avenue OMAGH BT79 7AE
Fermanagh	
Omagh	Tel: (028) 8225 4000
Strabane	Contact: Proinsias McCaughey
General Enquiries	Planning Service Headquarters Millennium House 17-25 Great Victoria Street Belfast BT2 7BN Tel: (028) 90416700 Contact: Stephen Watson

(End of report)