



**Northern Ireland  
Housing Land Availability  
Summary Report  
2006**

**March 2007**

## 1.0 Introduction

- 1.1 This paper represents the Northern Ireland Housing Land Availability Monitor Summary Report 2006 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 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 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](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 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 within settlements on monitored sites and settlements in all Council Areas. It should be noted that apartments are included in the Housing Monitor as dwellings. The 2006 Housing Monitor Survey is assumed at 1 August 2006, 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.
- 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 2006 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 2006** 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 2005 to 31 July 2006** column shows the number of dwellings completed between Summer 2005 and Summer 2006 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 2006.
- 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

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST	<b>BELFAST</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	11,058	1884 <u>48</u> 1932	173.6 <u>32.8</u> 206.4	9089 <u>813</u> 9902
	<b>OTHER SETTLEMENTS</b>	0	0	1.1	3
	<b>DISTRICT TOTAL</b>	11058	1932	207.5	9905
CARRICKFERGUS	<b>CARRICKFERGUS</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1456	100 <u>4</u> 104	87.2 <u>1.1</u> 88.3	2380 <u>20</u> 2400
	<b>GREENISLAND</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	332	22 <u>0</u> 22	13.3 <u>20.3</u> 33.6	281 <u>499</u> 780
	<b>WHITEHEAD</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	195	22 <u>0</u> 22	4.9 <u>0</u> 4.9	64 <u>0</u> 64
<b>OTHER SETTLEMENTS</b>	1	1	0.3	2	
<b>DISTRICT TOTAL</b>	1984	149	127.1	3246	



District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
CASTLEREAGH	<b>CASTLEREAGH (BUA)</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1031	76 <u>16</u> 92	25.0 <u>135.7</u> 160.7	749 <u>2113</u> 2862
	<b>CARRYDUFF</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	223	55 <u>0</u> 55	8.0 <u>48.6</u> 56.6	223 <u>1103</u> 1326
	<b>OTHER SETTLEMENTS</b>	27	0	6.7	115
	<b>DISTRICT TOTAL</b>	1281	147	224	4303
LISBURN	<b>LISBURN (BUA)</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1181	70 <u>91</u> 161	9.5 <u>42.0</u> 51.5	366 <u>529</u> 895
	<b>LISBURN CITY (NON BUA)</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1607	354 <u>70</u> 424	60.3 <u>182.4</u> 242.7	1664 <u>4829</u> 6493

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
LISBURN	<b>HILLSBOROUGH</b>				
	URBAN FOOTPRINT		25	8.5	79
	<u>GREENFIELD</u>		<u>25</u>	<u>17.7</u>	<u>330</u>
	TOTAL	258	50	26.2	409
LISBURN	<b>MOIRA</b>				
	URBAN FOOTPRINT		21	8.1	188
	<u>GREENFIELD</u>		<u>114</u>	<u>13.4</u>	<u>273</u>
	TOTAL	423	135	21.5	461
LISBURN	<b>OTHER SETTLEMENTS</b>	1363	306	62.5	1245
	<b>DISTRICT TOTAL</b>	4832	1076	404.4	9503
NEWTOWNABBEY	<b>NEWTOWNABBEY (BUA)</b>				
	URBAN FOOTPRINT		322	63.4	1550
	<u>GREENFIELD</u>		<u>57</u>	<u>46.4</u>	<u>932</u>
	TOTAL	3044	379	109.8	2482
NEWTOWNABBEY	<b>BALLYCLARE</b>				
	URBAN FOOTPRINT		33	11.3	373
	<u>GREENFIELD</u>		<u>91</u>	<u>43.0</u>	<u>1086</u>
TOTAL	769	124	54.3	1459	

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWTOWNABBEY	<b>OTHER SETTLEMENTS</b>	513	67	25.3	460
	<b>DISTRICT TOTAL</b>	4326	570	189.4	4401
NORTH DOWN	<b>BANGOR</b>				
	URBAN FOOTPRINT		302	92.1	2111
	<u>GREENFIELD</u>		<u>108</u>	<u>13.6</u>	<u>250</u>
	TOTAL	2709	410	105.7	2361
	<b>HOLYWOOD</b>				
URBAN FOOTPRINT		65	25.8	322	
<u>GREENFIELD</u>		<u>0</u>	<u>0</u>	<u>0</u>	
TOTAL	256	<u>65</u>	<u>25.8</u>	<u>322</u>	
<b>OTHER SETTLEMENTS</b>	221	36	7.4	109	
<b>DISTRICT TOTAL</b>	3186	511	138.9	2792	

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
BELFAST METROPOLITAN AREA TOTAL	<b>MAIN SETTLEMENTS</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	24542	3351 <u>624</u> 3975	591.0 <u>597.0</u> 1188.0	19439 <u>12777</u> 32216
	<b>OTHER SETTLEMENTS</b>	2125	410	103.3	1934
	<b>BMA TOTAL</b>	26667	4385	1291.3	34150

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

<b>District / Sector</b>	<b>Total Potential</b>	<b>Potential on Zoned Land</b>
Belfast	9902	738
Carrickfergus Town	2400	1496
Castlereagh (BUA)	2862	1086
Lisburn (BUA)	895	102
Lisburn City (Non BUA)	6943	5127
Hillsborough	409	312
Moira	461	268
Newtownabbey (BUA)	2482	321
Ballyclare	1459	1011
Bangor	2361	1174
Holywood	322	26

In Lisburn City, the development of approximately 79 hectares of zoned land with a potential of 2017 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 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
ANTRIM	<b>ANTRIM TOWN</b>				
	URBAN FOOTPRINT		121	12.8	300
	<u>GREENFIELD</u>		<u>273</u>	<u>103.8</u>	<u>2533</u>
	TOTAL	1480	394	116.6	2833
	<b>CRUMLIN</b>				
	URBAN FOOTPRINT		33	3.01	91
	<u>GREENFIELD</u>		<u>0</u>	<u>6.09</u>	<u>158</u>
	TOTAL	371	33	9.10	249
	<b>RANDALSTOWN</b>				
	URBAN FOOTPRINT		9	8.1	205
<u>GREENFIELD</u>		<u>0</u>	<u>6.8</u>	<u>165</u>	
TOTAL	290	9	14.9	370	
<b>OTHER SETTLEMENTS</b>		203	29	16.9	305
<b>DISTRICT TOTAL</b>		2344	465	157.5	3757

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMENA	<b>BALLYMENA TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1266	43 <u>32</u> 75	50.0 <u>69.0</u> 119.0	1162 <u>1704</u> 2866
	<b>OTHER SETTLEMENTS</b>	1053	86	49.0	1136
	<b>DISTRICT TOTAL</b>	2319	161	168.0	4002
LARNE	<b>LARNE</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1022	45 <u>94</u> 139	21.8 <u>64.9</u> 86.7	619 <u>1584</u> 2203
	<b>OTHER SETTLEMENTS</b>	527	81	26.7	559
	<b>DISTRICT TOTAL</b>	1549	220	113.4	2762

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
MAGHERAFELT	<b>MAGHERAFELT TOWN</b>				
	URBAN FOOTPRINT		20	9.2	167
	<u>GREENFIELD</u>		<u>14</u>	<u>13.1</u>	<u>121</u>
	TOTAL	280	34	22.3	288
<b>MAGHERA</b>	URBAN FOOTPRINT		3	7.4	116
	<u>GREENFIELD</u>		<u>50</u>	<u>11.5</u>	<u>245</u>
	TOTAL	252	53	18.9	361
<b>OTHER SETTLEMENTS</b>	790	151	66.2	1249	
<b>DISTRICT TOTAL</b>	1322	238	107.4	1898	



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

<b>Sector</b>	<b>Total Potential</b>	<b>Potential on Zoned Land</b>
Antrim Town	2,833*	2,471*
Crumlin	249	181
Randalstown	370	269
Ballymena Town	2,866	2,224
Larne Town	2,203	1,837
Magherafelt Town	288	109
Maghera	361	105

In Larne Town, the development of approximately 20 hectares of zoned lands with a potential of 500 dwellings (land without current planning approval) is dependent upon the construction of the Larne West Distributor Road system.

\*2,471 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 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
<b>ARDS *</b>	<b>NEWTOWNARDS</b>				
	URBAN FOOTPRINT		85	38.5	839
	<u>GREENFIELD</u>		<u>20</u>	<u>9.3</u>	<u>148</u>
	TOTAL	881	105	47.8	987
	<b>COMBER</b>				
	URBAN FOOTPRINT		31	12.8	320
	<u>GREENFIELD</u>		<u>0</u>	<u>0</u>	<u>0</u>
	TOTAL	388	31	12.8	320
	<b>DONAGHADEE</b>				
	URBAN FOOTPRINT		60	8.3	138
<u>GREENFIELD</u>		<u>0</u>	<u>9.4</u>	<u>63</u>	
TOTAL	423	60	17.7	201	
<b>OTHER SETTLEMENTS</b>		1609	200	92.3	1685
<b>DISTRICT TOTAL</b>		3301	396	170.6	3193

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
<b>DOWN *</b>	<b>DOWNPATRICK</b>				
	URBAN FOOTPRINT		59	27.7	336
	<u>GREENFIELD</u>		<u>0</u>	<u>51.3</u>	<u>1078</u>
	TOTAL	645	59	79.0	1414
	<b>BALLYNAHINCH</b>				
	URBAN FOOTPRINT		13	7.1	175
	<u>GREENFIELD</u>		<u>10</u>	<u>4.8</u>	<u>96</u>
	TOTAL	299	23	11.9	271
	<b>NEWCASTLE</b>				
	URBAN FOOTPRINT		57	11.2	314
<u>GREENFIELD</u>		<u>0</u>	<u>4.0</u>	<u>82</u>	
TOTAL	461	57	15.2	396	
<b>OTHER SETTLEMENTS</b>	1957	192	77.5	1289	
<b>DISTRICT TOTAL</b>	3362	331	183.6	3370	

\* 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**

<b>Sector</b>	<b>Total Potential</b>	<b>Potential on Zoned Land</b>
Newtownards	987	411
Comber	320	154
Donaghadee	201	56
Downpatrick	1414	1165
Ballynahinch	271	117
Newcastle	396	173

## CRAIGAVON DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
<b>ARMAGH</b>	<b>ARMAGH CITY</b>				
	URBAN FOOTPRINT		29	14.6	349
	<u>GREENFIELD</u>		<u>39</u>	<u>87.8</u>	<u>1807</u>
	TOTAL	915	68	102.4	2156
	<b>KEADY</b>				
	URBAN FOOTPRINT		17	3.6	64
	<u>GREENFIELD</u>		<u>51</u>	<u>20.1</u>	<u>404</u>
TOTAL	249	68	23.7	468	
<b>MARKETHILL</b>					
URBAN FOOTPRINT		14	2.9	67	
<u>GREENFIELD</u>		<u>7</u>	<u>11.1</u>	<u>239</u>	
TOTAL	170	21	14.0	306	
<b>TANDRAGEE</b>					
URBAN FOOTPRINT		30	2.4	56	
<u>GREENFIELD</u>		<u>37</u>	<u>17.0</u>	<u>382</u>	
TOTAL	246	67	19.4	438	
<b>OTHER SETTLEMENTS</b>		1020	176	61.7	1002
<b>DISTRICT TOTAL</b>		2600	400	221.2	4370

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
BANBRIDGE	<b>BANBRIDGE</b>				
	URBAN FOOTPRINT		95	18.5	413
	<u>GREENFIELD</u>		<u>231</u>	<u>29.6</u>	<u>663</u>
	TOTAL	1294	326	48.1	1076
	<b>DROMORE</b>				
	URBAN FOOTPRINT		59	8.2	324
	<u>GREENFIELD</u>		<u>13</u>	<u>14.8</u>	<u>148</u>
TOTAL	566	72	23.0	472	
<b>GILFORD</b>					
URBAN FOOTPRINT		1	0.9	15	
<u>GREENFIELD</u>		<u>0</u>	<u>26.0</u>	<u>387</u>	
TOTAL	116	1	26.9	402	
<b>RATHFRILAND</b>					
URBAN FOOTPRINT		0	1.2	15	
<u>GREENFIELD</u>		<u>34</u>	<u>8.6</u>	<u>195</u>	
TOTAL	196	34	9.8	210	
<b>OTHER SETTLEMENTS</b>		541	108	32.5	509
<b>DISTRICT TOTAL</b>		2713	541	140.3	2669
CRAIGAVON	<b>CRAIGAVON URBAN AREA</b>				
	URBAN FOOTPRINT		645	242.6	5658
	<u>GREENFIELD</u>		<u>309</u>	<u>127.1</u>	<u>2963</u>
TOTAL	4939	954	369.7	8621	

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
CRAIGAVON	<b>OTHER SETTLEMENTS</b>	1614	299	84.2	1330
	<b>DISTRICT TOTAL</b>	6553	1253	453.9	9951
NEWRY & MOURNE	<b>NEWRY CITY</b>				
	URBAN FOOTPRINT		117	36.3	770
	<u>GREENFIELD</u>		<u>46</u>	<u>113.9</u>	<u>2636</u>
	TOTAL	1560	163	150.2	3406
	<b>WARRENPOINT</b>				
	URBAN FOOTPRINT		67	14.8	241
	<u>GREENFIELD</u>		<u>0</u>	<u>34.1</u>	<u>799</u>
	TOTAL	441	67	48.9	1040
	<b>KILKEEL</b>				
	URBAN FOOTPRINT		13	10.6	208
	<u>GREENFIELD</u>		<u>41</u>	<u>36.9</u>	<u>802</u>
	TOTAL	299	54	47.5	1010
<b>NEWTOWN HAMILTON</b>					
URBAN FOOTPRINT		0	1.4	34	
<u>GREENFIELD</u>		<u>10</u>	<u>13.4</u>	<u>333</u>	
TOTAL	59	10	14.8	367	

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
NEWRY & MOURNE	<b>ROSTREVOR</b>				
	URBAN FOOTPRINT		4	1.3	35
	<u>GREENFIELD</u>		<u>0</u>	<u>8.3</u>	<u>127</u>
	TOTAL	219	4	9.6	162
	<b>CROSSMAGLEN</b>				
	URBAN FOOTPRINT		0	0.9	14
	<u>GREENFIELD</u>		<u>0</u>	<u>16.3</u>	<u>336</u>
TOTAL	71	0	17.2	350	
<b>OTHER SETTLEMENTS</b>	1575	159	92.1	1512	
<b>DISTRICT TOTAL</b>	4224	457	380.3	7847	



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

<b>Sector</b>	<b>Total Potential</b>	<b>Potential on Zoned Land</b>
Armagh City	2156	1337
Banbridge	1076	334
Dromore	472	144
Craigavon Urban Area	8621	6832
Newry	3406	2769
Warrenpoint	1040	744
Kilkeel	1010	747

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

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 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
DERRY	<b>LONDONDERRY</b>				
	URBAN FOOTPRINT		131	100.1	2207
	<u>GREENFIELD</u>		<u>125</u>	<u>399.1</u>	<u>7783</u>
	TOTAL	4705	256	499.2	9990
	<b>OTHER SETTLEMENTS</b>	1524	233	86.8	1283
	<b>DISTRICT TOTAL</b>	6229	489	586	11273

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

<b>Sector</b>	<b>Total Potential</b>	<b>Potential on Zoned Land</b>
Londonderry	9990	8741

## COLERAINE SUB-DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
BALLYMONEY*	<b>BALLYMONEY TOWN</b>				
	URBAN FOOTPRINT		74	47.7	1187
	<u>GREENFIELD</u>		<u>2</u>	<u>3.5</u>	<u>90</u>
	TOTAL	985	76	51.2	1277
	<b>OTHER SETTLEMENTS</b>	714	137	37.9	811
	<b>DISTRICT TOTAL</b>	1699	213	89.1	2088
COLERAINE*	<b>COLERAINE TOWN</b>				
	URBAN FOOTPRINT		45	68.2	1790
	<u>GREENFIELD</u>		<u>81</u>	<u>8.5</u>	<u>212</u>
	TOTAL	1262	126	76.7	2002
	<b>PORTRUSH</b>				
	URBAN FOOTPRINT		84	9.6	182
	<u>GREENFIELD</u>		<u>41</u>	<u>8.3</u>	<u>477</u>
	TOTAL	1080	125	17.9	659
	<b>PORTSTEWART</b>				
	URBAN FOOTPRINT		12	12.9	551
<u>GREENFIELD</u>		<u>39</u>	<u>20.7</u>	<u>432</u>	
TOTAL	836	51	33.6	983	
	<b>OTHER SETTLEMENTS</b>	776	83	37.4	810
	<b>DISTRICT TOTAL</b>	3954	385	165.6	4454

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*	<b>BALLYCASTLE</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	662	62 <u>4</u> 66	14.5 <u>8.0</u> 22.5	436 <u>110</u> 546
	<b>OTHER SETTLEMENTS</b>	439	71	20.6	505
	<b>DISTRICT TOTAL</b>	1101	137	43.1	1051
LIMAVADY*	<b>LIMAVADY TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	651	68 <u>21</u> 89	16.5 <u>7.2</u> 23.7	335 <u>121</u> 456
	<b>OTHER SETTLEMENTS</b>	852	119	58.5	1181
	<b>DISTRICT TOTAL</b>	1503	208	82.2	1637

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

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

<b>Sector</b>	<b>Total Potential</b>	<b>Potential on Zoned Land</b>
Ballymoney Town	1277	1125
Coleraine Town	2002	1593
Portrush	659	388
Portstewart	983	586
Ballycastle	546	438
Limavady	456	398

## OMAGH DIVISION

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
COOKSTOWN	<b>COOKSTOWN TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	581	24 <u>14</u> 38	38.6 <u>36.0</u> 74.6	646 <u>532</u> 1178
	<b>OTHER SETTLEMENTS</b>	766	160	74.7	1785
	<b>DISTRICT TOTAL</b>	1347	198	149.3	2963
DUNGANNON AND SOUTH TYRONE	<b>DUNGANNON TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	877	39 <u>57</u> 96	36.1 <u>73.4</u> 109.5	608 <u>1020</u> 1628
	<b>COALISLAND</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	406	34 <u>17</u> 51	4.9 <u>67.0</u> 71.9	79 <u>1081</u> 1160
	<b>OTHER SETTLEMENTS</b>	1366	270	82.5	1183
<b>DISTRICT TOTAL</b>	2649	417	263.9	3971	

District	Sector	Units Complete 31 Dec 98 to 31 July 06	Units Complete 1 Aug 05 to 31 July 06	Available Potential (Hectares)	Available Potential (Dwelling Units)
FERMANAGH	<b>ENNISKILLEN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	704	83 <u>84</u> 167	26.0 <u>122.1</u> 148.1	482 <u>1823</u> 2305
	<b>OTHER SETTLEMENTS</b>	1503	180	153	2398
	<b>DISTRICT TOTAL</b>	2207	347	301.1	4703
OMAGH*	<b>OMAGH TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1488	109 <u>102</u> 211	26.9 <u>105.3</u> 132.2	448 <u>1508</u> 1956
	<b>OTHER SETTLEMENTS</b>	647	64	78.6	1084
	<b>DISTRICT TOTAL</b>	2135	275	210.8	3040
STRABANE*	<b>STRABANE TOWN</b>				
	URBAN FOOTPRINT <u>GREENFIELD</u> TOTAL	1109	72 <u>41</u> 113	10.6 <u>21.3</u> 31.9	163 <u>302</u> 465
	<b>OTHER SETTLEMENTS</b>	1049	307	106.4	1968
	<b>DISTRICT TOTAL</b>	2158	420	138.3	2433

\*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 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	1178	905
Dungannon Town	1628	1374
Coalisland	1160	1133
Enniskillen	2305	1844
Omagh Town	1956	1571
Strabane Town	465	354

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 'whiteland' 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

'whiteland' that may have potential for housing will be constrained until the Derrychara Development Road is completed.

## NORTHERN IRELAND TOTALS

<b>Units Complete 31 Dec 98 To 31 July 06</b>	<b>Units Complete 1 Aug 05 To 31 July 06</b>	<b>Available Potential (Hectares)</b>	<b>Available Potential (Dwelling Units)</b>
<b>81,936</b>	<b>11,936</b>	<b>5416.9</b>	<b>115,582</b>

## ANNEX 1

### PLANNING SERVICE CONTACTS

<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 2973 Contact: Michelle Bamford
Lisburn	
North Down	
<hr/>	
Antrim	Ballymena Divisional Planning Office County Hall 182 Galgorm Road BALLYMENA BT42 1QF
Ballymena	
Larne	
Magherafelt	Tel: (028) 2565 2719 Contact: Jennifer Lafferty
<hr/>	
Ards	Downpatrick Divisional Planning Office Rathkeltair House Market Street DOWNPATRICK BT30 6EJ
Down	
	Tel: (028) 4461 2211 Contact: Nicole Thompson
<hr/>	
Armagh	Craigavon Divisional Planning Office Marlborough House Central Way CRAIGAVON BT64 1AD
Banbridge	
Craigavon	
Newry & Mourne	Tel: (028) 3834 1144 Contact: Brigid McGlinchey

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

Derry

Londonderry Divisional Planning Office  
Orchard House  
40 Foyle Street  
DERRY  
BT48 6AT

Tel: (028) 7131 9900

Contact: Sharon Mulhern

Ballymoney

Coleraine Sub-Divisional Planning Office  
County Hall  
Castlerock Road  
COLERAINE  
BT51 3HS

Coleraine

Moyle

Limavady

Tel: (028) 7034 1300

Contact: Ken Bustard

Cookstown

Omagh Divisional Planning Office  
County Hall  
Drumragh Avenue  
OMAGH  
BT79 7AF

Dungannon &amp; South Tyrone

Fermanagh

Omagh

Tel: (028) 8225 4025

Contact: Proinsias McCaughey

Strabane

General Enquiries

Planning Service Headquarters  
Millennium House  
17-25 Great Victoria Street  
BELFAST  
BT2 7BN

Tel: (028) 90416700

Contact: Robert Robinson