

Housing Land Availability Report

2018



**Ards and
North Down**
Borough Council

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Introduction

- 1.1 The Ards and North Down Borough Housing Land Availability Report 2018 has been prepared by the Council's Local Development Plan Team as part of the preparation of a new Local Development Plan (LDP).
- 1.2 The Housing Land Availability Report 2018 is the first summary of Housing Land Availability produced by Ards and North Down Borough Council. The primary purpose of the Housing Land Availability Monitor (the 'Housing Monitor') is to inform the preparation of the Council's LDP with regard to the allocation of land for housing. The Housing Monitor facilitates the identification of a shortfall in potential housing land supply and can provide clarity and certainty to developers in relation to the availability of land suitable for housing.
- 1.3 The Strategic Planning Policy Statement for Northern Ireland (SPPS) states a 'plan, monitor and manage' approach is necessary to ensure that, as a minimum, a 5 year supply of land for housing is maintained. Monitoring should be an ongoing process involving annual reporting and review. The SPPS states monitoring must include:
- The housing land supply at the beginning and end of the annual reporting period;
 - The number of net additional housing units built during the annual reporting period; and
 - The number of net additional housing units built in the period since adoption of the local policies plan.
- 1.4 The information collated within the Housing Monitor will permit certainty regarding the overall progress in meeting the housing objectives of the LDP. It will also allow for the identification of any issues likely to require intervention. For example, the need to release phased housing sites in order to maintain a

5 year supply of available housing land, or the release of a site to provide for a particular housing need.

- 1.5 The Planning Act (NI) 2011 requires Ards and North Down Borough Council to make an annual report to the Department for Infrastructure reviewing the extent to which the objectives of the LDP are being realised. As the Council is currently preparing the first LDP for Ards and North Down produced under this legislation, the production of Annual Monitoring Reports is yet to commence. The Housing Land Availability Monitor will help to establish a baseline for this statutory required annual monitoring report.

Previous Housing Monitor

- 2.1 Ards and North Down Borough Council assumed responsibility for planning functions from the Department of the Environment (DOE) on 1 April 2015 as part of the Government's reform of local government.
- 2.2 Housing delivery monitoring throughout Northern Ireland has historically been undertaken by Central Government since the 1990's. Summary reports, including those for legacy North Down and Ards Councils, are available to view on the NI Planning Portal¹ to cover the period 2004 to 2013.
- 2.3 The monitoring previously undertaken by DOE is different to that undertaken by Ards and North Down Borough Council for the following reasons:
- The 2015 local government reform reduced the number of councils in Northern Ireland from 26 to 11, revised District boundaries mean the geographic area covered varies from that previously monitored;
 - The two housing monitor regimes cover different periods. Ards and North Down Borough Council operates a baseline position of 1 April 2017 and

¹ https://www.planningni.gov.uk/index/policy/dev_plans/policy_housing_availability.htm

covers the period from 1 April 2017 to 31 March 2018. The DOE housing monitor operated within an annual year of 1 August to 31 July;

- The last published report by DOE was for 2013. The Council commenced monitoring housing, through the newly formed LDP team, on 1 April 2017. No housing monitor survey was undertaken between 1 August 2013 and 1 April 2017; and
- The Council have improved efficiency and accuracy of the data and survey techniques used following a review of the methodology.

2.4 Therefore, given the differences, and as no housing monitor has been completed since 1 August 2013; the 2018 survey is intended as a baseline to be used in the preparation of the LDP. The historical housing monitor will be used solely for reference purposes.

Methodology

- 3.1 The Housing Land Availability Monitor is an assessment based on an annual survey of housing monitor sites within the Borough. The Council's survey year runs from 1 April to 31 March, with surveying undertaken throughout the year and a continuous inputting and analysis of information.
- 3.2 The survey encompasses all settlements as defined in prevailing Development Plans, however, no survey is undertaken of dwellings within the countryside. It identifies the number of dwelling units built and the area of land developed for residential use. Information on the available potential of housing land and dwellings units remaining undeveloped within settlements is also recorded.
- 3.3 Sites monitored in previous annual surveys (formerly undertaken by DOE) that were not recorded as complete are monitored, as are newly identified sites. This includes sites zoned for residential development in prevailing development plans and those sites within settlements granted planning permission for residential development through a planning application or planning appeal.

- 3.4 Previously monitored sites developed for non-residential development will be removed from the survey. Sites with planning permission granted prior to 2010 which have now expired and have yet to be commenced, are no longer monitored. These sites will be archived for information purposes but will not contribute to the statistics on existing housing land availability.
- 3.5 The Housing Monitor records net housing gain for each identified site where existing housing is replaced by additional new housing. For example, redevelopment of a site containing 1 dwelling for 3 dwellings results in a gain of 2 dwelling units.
- 3.6 In situations where the number of dwellings for a site is not known, but the area of the site is identified, an estimated density is used to calculate the housing potential of the site. This estimate is based on the characteristics of the site, the character of the area and prevailing density. Where this approach is not considered suitable, an average density (generally 25 units per hectare) will be applied to the site. On occasion, the actual density will vary from that assumed, resulting in potential variances between the actual available potential on the land.
- 3.7 The Council's Housing Monitor is a continuous and evolving process, as such the methodology is subject to further refinement. This may result in the figures for individual sites varying from year to year. However, this is unlikely to have a significant impact within the context of the overall housing land availability.
- 3.8 It is acknowledged that some of the potential housing land may not be developed for residential purposes due to constraints or landowner reluctance to release the land for development. These matters will be addressed further during the preparation of the Local Development Plan.

Summary Tables and Graphs

- 4.1 The following summary tables provide details of the supply of housing for Ards and North Down Borough Council. The tables include details of the remaining

housing land potential and the number of dwelling units that can be accommodated on this land. The tables also include details of the 2012 and 2013 housing monitor published by DOE, allowing comparison with the housing monitor undertaken by Ards and North Down Borough Council.

- 4.2 The tables include details of the number of housing units built on Greenfield sites, the Greenfield area developed for housing, the percentage of housing units developed within the Urban Footprint² and the number of dwellings built on land zoned for residential use and the area of zoned residential land developed for housing.
- 4.3 Table 1 provides a breakdown of the 2012 and 2013 housing monitors undertaken by the DOE. The table provides details of the housing units completed and area of land developed for housing over these monitoring periods. Separate figures are provided for the Legacy North Down and Ards Borough Councils. The information published by DOE concentrates on the towns within each Borough, with a cumulative figure provided for the villages and small settlements.
- 4.4 Table 1 reveals 338 dwellings were built in Ards and North Down over the 2012 housing monitor period, with 159 built in North Down Borough Council and 179 built in Ards Borough Council. A total of 11.31ha of land was developed for housing, with 6.71ha built within North Down Borough Council and 4.6ha built for housing in Ards.
- 4.5 Table 1 also shows that the 2013 housing monitor indicates a reduction in the number of houses built within the existing Council area compared to the 2012 monitor. A total of 267 houses were built, 132 in North Down and 135 in Ards, over the housing monitor period. However, the 2013 housing monitor shows that the area of land developed for housing actually increased to 13.3ha compared to 11.31ha in 2012.

² The RDS 2035 defines the Urban Footprint for towns as ‘the continuous built-up area of the settlement’. Undeveloped zoned land at the edge of settlements is excluded from the definition.

Table 1: DOE 2012 and 2013 Housing Monitor figures for Legacy North Down Borough Council and Ards Borough Council.

	Units Complete 01/08/2011 - 31/07/2012	Area Developed (ha) 01/08/2011 - 31/07/2012	Units Complete 01/08/2012 - 31/07/2013	Area Developed (ha) 01/08/2012 - 31/07/2013
North Down				
Bangor	154	6.3	127	3.8
Holywood	3	0.4	4	0.2
Other	2	0.01	1	0.1
Total	159	6.71	132	4.1
Ards				
Newtownards	123	1.8	75	6.1
Comber	10	0.6	16	0.9
Donaghadee	3	0.3	8	0.7
Other	43	1.9	36	1.5
Total	179	4.6	135	9.2
Overall Total	338	11.31	267	13.3

- 4.6 Table 2 presents the cumulative number of units and area developed for housing between 1 August 2013 – 31 March 2018. An average yearly figure is given based on this cumulative figure. It is accepted this average yearly figure may not give an exact recording of the number of housing units built or land developed for housing per year and that potential variations are likely to exist per year. However, the average yearly figure is used for indicative purposes and to allow a baseline to be established for future monitoring.
- 4.7 Overall 2620 dwellings have been built in Ards and North Down Borough Council since 1 August 2013. This equates to an average of 561 dwellings per year, which equals a 66% increase in the number of houses built compared to the 2011/2012 housing monitor and an increase of 110% on the 2012/2013 reported figure.
- 4.8 The large towns of Bangor and Newtownards, as expected, are the locations for the majority of the houses built and land developed for housing. Bangor accounted for the largest amount of houses built, 1111, an average of 238 per year, whilst 609 were built in Newtownards, averaging 131 per year. Over 60 hectares of land was developed for housing in Bangor and Newtownards, 23.58ha of this land was on Greenfield sites and resulted in 659 housing units built on Greenfield land.
- 4.9 A total of 852 dwellings were built on land zoned for housing in Bangor and Newtownards, with the majority of these dwellings, 618, built within Bangor. Approximately 30.54ha of zoned housing land was developed for housing, which equates to approximately half of the overall land developed for housing.
- 4.10 Table 2 shows that for the three small towns of Comber, Donaghadee and Holywood 450 housing units were built, averaging 96 dwellings per year. Out of the three small towns, Comber is the location for the highest number of dwellings built (172) over this period. Only 25 of the dwellings within these three towns were built on Greenfield land and 45 dwellings were built on land zoned for residential development.

- 4.11 Within the three small towns 19.97ha of land was developed for housing, 2.45ha of this land was located on Greenfield sites, whilst 1.19ha of the land developed was zoned for housing.
- 4.12 Table 2 indicates 62% of the number of units developed for housing in the large towns of Bangor and Newtownards were built within the urban footprint. The small towns of Comber, Donaghadee and Holywood had 94% of housing built within the urban footprint. Overall, the five towns within Ards and North Down Borough Council had 74% of all housing units built within the urban footprint.
- 4.13 The number of housing units built within the villages over the period totals 376, an average of 81 per year. The amount of land developed for housing in the villages is 17.59ha or 3.80ha per year.
- 4.14 Small settlements had 74 dwellings built within them over the period, resulting in the development of 5.12ha of land. On average 16 dwellings were built within the small settlements per year and 1.10ha were developed for residential use.
- 4.15 An analysis of existing housing potential is provided within Table 3. This indicates the Borough has remaining potential for 10424 dwellings on almost 470ha of land. The towns account for the majority of the remaining potential, with the large towns of Bangor and Newtownards having remaining potential of 2440 and 3900 dwellings respectively. Comber has potential for over 1400 dwellings, Donaghadee has potential for 618 housing units and Holywood has remaining potential for 300 units. The villages have potential for 1566 dwellings, whilst within the small settlements capacity currently exists for 169 dwellings on 12.28ha of land.

Table 2: Housing Units built and area developed for housing between 1st August 2013 and 31st March 2018.

	Units Complete 01/08/2013 - 31/03/2018	Units Complete 12 Month Average	Area Developed (ha) 01/08/2013 - 31/03/2018	Area Developed (ha) 12 Month Average	Greenfield Units Complete 01/08/2013 - 31/03/2018	Greenfield Area (ha) Developed 01/08/2013 - 31/03/2018	Urban Footprint (Units %)	Zoned Units Complete 01/08/2013 - 31/03/2018	Zoned Area Developed (ha) 01/08/2013 - 31/03/2018
Large Towns									
Bangor	1111	238	36.07	7.73	465	13.76	58%	618	18.9
Newtownards	609	131	24.87	5.33	194	9.82	68%	234	11.64
Total	1720	369	60.94	13.06	659	23.58	62%	852	30.54
Small Towns									
Comber	172	37	4.43	0.95	9	0.3	95%	37	0.33
Donaghadee	126	27	7.16	1.53	16	2.15	87%	6	0.16
Hollywood	152	33	8.38	1.80	0	0	100%	2	0.7
Total	450	96	19.97	4.28	25	2.45	94%	45	1.19
Villages									
Ballygowan	58	12	2.81	0.60				53	2.61

Ballyhalbert	72	15	2.83	0.61				50	2.09
Ballywalter	9	2	0.41	0.09				3	0.11
Carrowdore	24	5	0.82	0.18				12	0.22
Cloughey	59	13	3.12	0.67				42	2.57
Crawfordsburn	7	2	1.1	0.24				0	0
Greyabbey	10	2	0.21	0.05				0	0
Groomsport	9	2	0.19	0.04				8	0.15
Helen's Bay	13	3	1.29	0.28				1	0.07
Killinchy	3	1	0.38	0.08				0	0
Kircubbin	9	2	0.27	0.06				3	0.11
Millisle	42	9	1.52	0.33				25	1.02
Portaferry	48	10	1.87	0.40				2	0.08
Portavogie	10	2	0.56	0.12				6	0.24
Seahill	3	1	0.21	0.05				1	0.1
Total	376	81	17.59	3.80				206	9.37
<i>Small Settlements</i>									
Total	74	16	5.12	1.10					
Overall Total	2620	561	98.71	21.15	684	26.03	74%	1103	41.1

Table 3: Remaining housing potential within the Council

NILUD 2010 - Present Potential	Remaining Potential	
	No.	Area (ha)
Bangor	2440	70.148
Newtownards	3900	188.99
Large Towns Total	6340	259.138
Comber	1422	63.27
Donaghadee	618	37.97
Holywood	309	21.82
Small Towns Total	2349	123.06
Balloo	66	3.04
Ballygowan	96	4.04
Ballyhalbert	238	10.87
Ballywalter	25	0.38
Carrowdore	199	5.74
Cloughey	108	6.49
Crawfordsburn	19	1.865
Greyabbey	25	2.04
Groomspoint	23	1.125
Helen's Bay	33	2.66
Killinchy	30	1.4
Kircubbin	37	1.19
Millisle	171	8.06
Portaferry	211	10.43
Portavogie	243	13.64
Seahill	37	1.41
Whiterock	5	0.6
Villages Total	1566	74.98
Ardmillan	26	1.5
Ballybarnes	3	0.42
Ballyboley	12	1.84
Ballycranbeg	25	1.11
Ballyeasborough	1	0.08
Ballyfrenis	7	1.39
Ballygalget	1	0.16
Cotton	3	0.15
Glastry	2	0.21
Kilmood	0	0
Kirkistown	24	1.73
Lisbane	23	1.46
Loughries	7	0.35
Orlock	0	0
Rubane	31	1.7
Six Road Ends	4	0.18
Small Settlements Total	169	12.28
ANDBC Total	10424	469.458