

Housing Land Availability Report 2025

January 2026



**Ards and
North Down**
Borough Council

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Introduction

- 1.1 The Ards and North Down Borough Housing Land Availability Report 2025 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 2025 is the eight summary of Housing Land Availability produced by the Council. The primary purpose of the Housing Land Availability Report is to inform the preparation of the Council's LDP regarding the allocation of land 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 a Local Policies Plan (the second document in the LDP)¹.
- 1.4 The Housing Land Availability Report is informed by the data collated by the annual housing monitor and will permit certainty regarding the overall progress in meeting the housing objectives of the LDP. The Housing Land Availability Report facilitates the identification of any issues in potential housing land supply and can provide clarity and certainty to developers in relation to the availability of land suitable for housing. It will also allow for the identification of any concerns which are likely to require intervention; for example, the need to

¹ [Key Stages of the LDP | Ards and North Down Borough Council](#)

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 the 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 consulting upon its draft Plan Strategy, the first LDP for Ards and North Down Borough produced under this legislation, the production of Annual Monitoring Reports in respect of the LDP is yet to commence. The Housing Land Availability Report will help to establish a baseline for this statutorily required annual monitoring report.

Previous Housing Monitor

- 2.1 The eleven councils assumed responsibility for planning functions from the Department of the Environment (DOE) on 1 April 2015 as part of the reform of local government.
- 2.2 Housing delivery monitoring throughout Northern Ireland was historically undertaken by Central Government since the 1990's. Summary reports, including those for legacy North Down Borough and Ards Borough, were previously published by DOE.
- 2.3 The monitoring previously undertaken by DOE varies 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 and revised district boundaries; therefore, the geographic area varies from that previously monitored by DOE;
 - The two housing monitor regimes cover different time periods. Ards and North Down Borough Council operates a baseline position of 1 April 2017 and annually reviews the period from 1 April to 31 March. 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; and
- The Council has improved efficiency and accuracy of the data and survey techniques used following a review of the methodology. This included a detailed retrospective analysis of all approvals for residential development and a move to a GIS based approach. This allows for a more comprehensive analysis of the information and data produced.

Methodology

- 3.1 The Housing Land Availability Report is an assessment based on an annual survey of housing sites within the Borough. The Council's survey year ran from 1 April 2024 to 31 March 2025, with surveying undertaken throughout the year and a continuous inputting and analysis of the information and data.
- 3.2 The 2025 survey encompasses all settlements as defined in the two extant development plans² for the Borough and emerging draft BMAP. A survey has also been undertaken of dwellings within the countryside. The first survey of dwellings within the countryside was conducted in 2019, this provided a baseline against which following surveys could record an accurate indication of residential development in the countryside annually. The monitor identifies the number of dwelling units built and, for the settlements, the area of land developed for residential use. Information on the available potential of housing land and dwelling units remaining undeveloped within settlements is also recorded.
- 3.3 Sites monitored in previous annual surveys, and not recorded as being complete, are surveyed. This includes sites zoned for residential development in extant and emerging development plans. New sites approved for residential development within the monitor year are also surveyed.

²North Down and Ards Area Plan 1984-1995 and Ards and Down Area Plan (ADAP) 2015.

- 3.4 Sites historically monitored, but which have now been developed for non-residential development, are removed from the survey. Sites within settlements which were granted residential planning permission, but for which permission lapsed prior to the start date of 2022 and had not commenced development, have been archived. Exceptions apply for those sites with planning applications under consideration by the Council.
- 3.5 Within the countryside, the 2024/2025 monitor no longer takes account of those sites for which permission lapsed prior to 2022 without development having commenced. These sites (and those referred to at paragraph 3.4 above) have been archived for information purposes and will not contribute to the statistics on existing housing land availability or remaining potential.
- 3.6 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 comprising of one dwelling for three dwellings results in a net gain of two dwelling units.
- 3.7 In situations where the number of dwellings for a site is unknown, 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 estimated, resulting in potential variances between the actual available potential on the land and that estimated.
- 3.8 The Council's housing monitor is a continuous and evolving process, as such the methodology may be subject to further refinement. This may result in the yield for individual sites varying from year to year. However, this is unlikely to have a significant impact on the overall housing land availability.
- 3.9 It is acknowledged that some of the potential housing land may not be developed for residential purposes. This could be for a myriad of reasons

including; development constraints, landowner reluctance to release the land for development, or access arrangements etc. Where possible, these matters will be addressed further during the preparation of the Local Development Plan.

Results and Analysis

- 4.1 The subsequent summary tables and pie chart provide details of the supply of housing for Ards and North Down Borough following the completion of the 2024/2025 housing monitor. The tables include details of the remaining housing land potential and the number of potential dwelling units that can be accommodated on this land.
- 4.2 The tables also include details of the number of housing units built within the Urban Footprint³ and on Greenfield⁴ sites outside the Urban Footprint. The number of dwellings built on land zoned for residential use is also included.

Housing Land Availability 2023/24 Results

- 4.3 For comparison, Table 1 on pages 8, 9, and 10 provides details of the 2023/2024 Housing Land Availability Report results. This shows 407 dwellings were built in Ards and North Down Borough between 1 April 2023 and 31 March 2024. The larger settlements of Bangor and Newtownards accounted for 184 residential units and within the small towns of Comber, Donaghadee and Holywood 125 dwellings were built. The villages had a total of 43 dwellings constructed within them and 14 dwelling units were built across the small settlements. Overall, 366 housing units were completed within the settlements on 16.65 hectares of land and there was remaining potential for 6893 units on 349.14 hectares.

³ The Regional Development Strategy (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.

⁴ Undeveloped land outside the Urban Footprint.

4.4 The 2023/24 Housing Land Availability Study included a precise survey of housing completions within the countryside. This demonstrated 41 dwellings were built throughout the year in the countryside. There was a remaining potential of 287 units in the countryside, equalling 4% of the overall remaining potential in the Borough.

Table 1: Housing Land Availability Study 2023-2024

Housing Land Availability Study 2023-2024	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
Principal Settlements					
Bangor	97	3.55	992	13.82%	36.7
Newtownards	87	3.62	3138	43.70%	150.56
Principal Settlements Total	184	7.17	4130	57.52%	187.26
Small Towns					
Comber	89	4.68	909	12.66%	42.28
Donaghadee	28	1.45	420	5.85%	23.75
Holywood	8	0.43	173	2.41%	20.16
Small Towns Total	125	6.56	1502	20.92%	86.19
Villages					
Balloo	0	0	6	0.08%	0.37
Ballygowan	4	0.13	91	1.27%	3.06
Ballyhalbert	0	0	242	3.37%	12.02
Ballywalter	3	0.02	37	0.52%	1.05
Carrowdore	14	0.75	119	1.66%	4.88
Cloughey	1	0.13	51	0.71%	2.2
Crawfordsburn	0	0	9	0.13%	2.01
Greyabbey	1	0.09	10	0.14%	1.09
Groomspoint	0	0	9	0.13%	0.19
Helen's Bay	2	0.13	7	0.10%	0.58

Killinchy	0	0	2	0.03%	0.32
Kircubbin	0	0	24	0.33%	0.46
Millisle	4	0.08	185	2.58%	8.35
Portaferry	5	0.19	158	2.20%	7.73
Portavogie	8	0.36	169	2.35%	8.53
Seahill	1	0.06	7	0.10%	1.8
Whiterock	0	0	33	0.46%	3.28
Villages Total	43	1.94	1159	16.14%	57.92
Small Settlements					
Ardmillan	11	0.72	2	0.03%	0.11
Ballybarnes	0	0	2	0.03%	0.27
Ballyboley	0	0	0	0.00%	0
Ballycranbeg	0	0	0	0.00%	0
Ballydrain	0	0	0	0.00%	0
Ballyeasborough	0	0	0	0.00%	0
Ballyfrenis	3	0.26	1	0.01%	0.14
Ballygalget	0	0	1	0.01%	0.16
Ballystockart	0	0	0	0.00%	0
Cotton	0	0	3	0.04%	0.15
Craigtlet	0	0	1	0.01%	0.08
Glastry	0	0	19	0.26%	1.96
Gray's Park	0	0	4	0.06%	0.16
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	19	0.26%	1.8
Lisbane	0	0	17	0.24%	0.98
Loughries	0	0	0	0.00%	0
Orlock	0	0	1	0.01%	0.13
Rubane	0	0	31	0.43%	1.77
Six Road Ends	0	0	1	0.01%	0.06
Small Settlements Total	14	0.98	102	1.42%	7.77
Urban Totals	366	16.65	6893	96.00%	339.14

Dwellings in Countryside	41	N/A	287	4.00%	N/A
ANDBC Total	407	N/A	7180	100%	N/A

Housing Land Availability 2024/2025 Results

- 4.5 Table 2 (pages 11, 12, and 13) provides details of the 2024/2025 Housing Land Availability Report results. This shows 547 dwellings were built in Ards and North Down Borough between 1 April 2024 and 31 March 2025. This is an increase of 140 (34.40%) residential units from the 2023/24 total number of completions (407).
- 4.6 The principal settlements of Bangor and Newtownards accounted for 285 residential units and within Comber, Donaghadee and Holywood 180 dwellings were built. The villages had 38 dwellings constructed throughout and 5 residential units were built across the small settlements. Overall, 508 housing units were completed within the settlements on 24.59 hectares of land, with remaining potential for 6326 units on 321.05 hectares. The remaining potential within the settlements (6326) is 95.7% of the overall remaining potential within the Borough.
- 4.7 Housing completions within the countryside equated to 39 dwellings built and following the survey there were 284 potential units remaining in the countryside, which is 4.3% of the Borough's overall remaining potential.
- 4.8 Bangor has a remaining potential of 913 units, 13.81% of the overall remaining potential, on 32.6 hectares of land. Following the 2023/24 survey Bangor had a remaining potential of 992 units (13.82%). Newtownards has a remaining potential of 2850 units, 43.12% of the overall remaining potential, on 142.99 hectares of land. Following the 2023/24 survey Newtownards had a remaining housing potential of 3138 units (43.70%). As shown in Figure 1, the principal settlements accounted for 56.93% of the remaining potential.

- 4.9 The small towns of Comber (102 units built), Donaghadee (47 units built) and Holywood (31 units built) accounted for development of 9.42 hectares of land. Comber (762) has the largest remaining potential of the small towns, this equates to 11.53% of the overall total remaining potential. The 762 units remaining potential in Comber is only 151 units less than the remaining potential of Bangor, 913.
- 4.10 Donaghadee (391) totals 5.92% of the overall remaining potential and Holywood (150) accounts for only 2.27%. The lower remaining potential for Holywood appears to reflect the environmental and physical constraints on outward development for the town, the character of the town, reliance on committed housing zonings in emerging draft BMAP and a lack of opportunities for brownfield⁵ development compared to the other small towns Comber and Donaghadee. The small towns have 19.72% (1303) of the overall remaining housing potential, on 79.67 hectares. In comparison, following the 2023/24 survey the small towns accounted for 1502 remaining residential units (20.92%).

Table 2: Housing Land Availability Study 2024-2025

Housing Land Availability Study 2024-2025	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
Principal Settlements					
Bangor	102	5.09	913	13.81%	32.6
Newtownards	183	7.61	2850	43.12%	142.99
Principal Settlements Total	285	12.7	3763	56.93%	175.59
Small Towns					

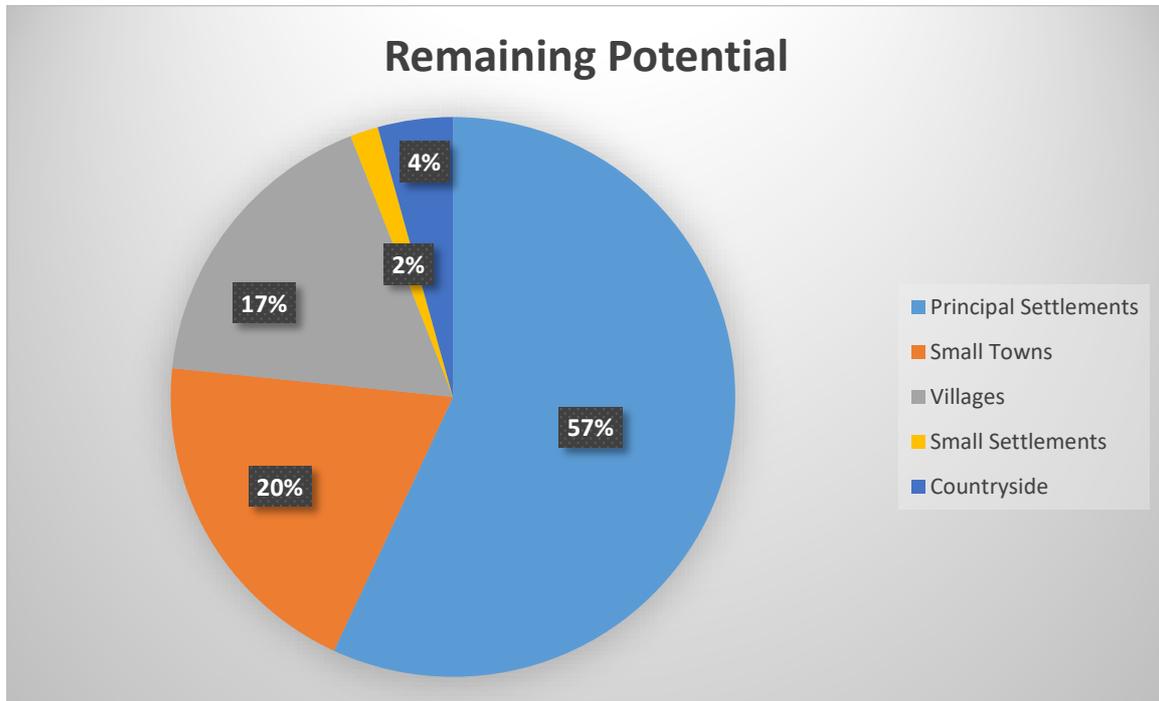
⁵ This is sometimes referred to as Previously Developed Land, being land that is, or was, occupied by a permanent structure within a defined settlement limit. The term may encompass vacant or derelict lands, infill sites, land occupied by redundant or underused buildings, a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated. The following are excluded from the definition of previously developed land: open space of public value as defined in Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation'; and the gardens of dwellings and apartments (broadly defined as those areas within the curtilage of a dwelling not containing buildings).

Comber	102	3.61	762	11.53%	38.77
Donaghadee	47	2.33	391	5.92%	22.81
Holywood	31	3.48	150	2.27%	18.09
Small Towns Total	180	9.42	1303	19.72%	79.67
Villages					
Balloo	0	0	6	0.09%	0.37
Ballygowan	0	0	91	1.38%	3.06
Ballyhalbert	6	0.36	236	3.57%	11.66
Ballywalter	0	0	37	0.56%	1.05
Carrowdore	16	0.49	104	1.57%	4.51
Cloughey	0	0	51	0.77%	2.2
Crawfordsburn	0	0	10	0.15%	2.09
Greyabbey	1	0.09	9	0.14%	1
Groomsport	0	0	9	0.14%	0.19
Helen's Bay	0	0	8	0.12%	0.93
Killinchy	0	0	2	0.03%	0.32
Kircubbin	0	0	32	0.48%	0.62
Millisle	9	0.17	176	2.66%	8.18
Portaferry	3	0.07	156	2.36%	7.7
Portavogie	2	0.04	186	2.81%	9.57
Seahill	1	0.91	8	0.12%	1.03
Whiterock	0	0	33	0.50%	3.28
Villages Total	38	2.13	1154	17.45%	57.76
Small Settlements					
Ardmillan	2	0.11	0	0.00%	0
Ballybarnes	0	0	8	0.12%	0.67
Ballyboley	0	0	0	0.00%	0
Ballycranbeg	0	0	0	0.00%	0
Ballydrain	0	0	0	0.00%	0
Ballyeasborough	0	0	0	0.00%	0
Ballyfrenis	1	0.14	0	0.00%	0
Ballygalget	0	0	1	0.01%	0.16

Ballystockart	0	0	0	0.00%	0
Cotton	0	0	3	0.04%	0.15
Craigtanlet	0	0	1	0.01%	0.08
Glastry	0	0	19	0.29%	1.96
Gray's Park	0	0	4	0.06%	0.16
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	19	0.29%	1.8
Lisbane	2	0.09	15	0.23%	0.89
Loughries	0	0	3	0.04%	0.2
Orlock	0	0	1	0.01%	0.13
Rubane	0	0	31	0.47%	1.77
Six Road Ends	0	0	1	0.01%	0.06
Small Settlements Total	5	0.34	106	1.58%	8.03
Urban Totals	508	24.59	6326	95.7%	321.05
Dwellings in Countryside	39	N/A	284	4.30%	N/A
ANDBC Total	547	N/A	6610	100%	N/A

4.11 Examination of the village tier indicates a decrease in the number of dwellings built within this tier during 2024/2025 compared to 2023/2024, with 38 dwellings built during the 2024/2025 monitor year. This is a 11.62% decrease on the 43 dwellings built in 2023/2024. Carrowdore (16) had the highest number of dwellings built within the village tier, followed by Millisle (9) and Ballyhalbert (6). Several of the villages, including Balloo, Ballygowan, Ballywalter, Cloughey and Crawfordsburn, had no dwellings built. The villages accounted for 1159 (16.14%) potential remaining housing units following the 2023/24 monitor. Following the 2024/25 survey, potential remained for 1154 (17.45%) housing units within the villages. Ballyhalbert (236), Portavogie (186), Millisle (176), and Portaferry (156) have the largest remaining potential within the villages.

Figure 1: 2024/2025 Remaining Potential by Location – extant Settlement Hierarchy (including small settlements designated within adopted BMAP) and Countryside



4.12 Within the small settlements, only 5 dwelling units were built in 2024/2025, compared to 14 units completed in 2023/2024. Ardmillan (2), Ballyfrenis (1) and Lisbane (2) were the only small settlements to have any dwellings constructed within them. The small settlement tier accounts for 106 potential remaining housing units, equalling only 1.58% of the remaining total.

Distribution of Urban Footprint and Greenfield Sites

4.13 The distribution of housing built within the urban footprints of settlements, and on Greenfield sites of the applicable settlements within Ards and North Down Borough is presented in Table 3, page 17. This demonstrates that a total of 296 dwellings were built on Greenfield sites outside the Urban Footprints of Bangor, Newtownards and the small towns. Therefore, 63.66% of the overall number of houses built within the principal settlements and small towns, were

built on Greenfield sites. Whereas 169 (36.34%) of all the dwellings built within Bangor, Newtownards and the small towns, were built within the Urban Footprints of these settlements.

- 4.14 Comber (93 units) had the highest proportion of dwellings built on Greenfield sites, some 91.18% of all new dwellings built within the town over the monitor year. Only 9 (8.82%) of the dwellings built within Comber were within the Urban Footprint.
- 4.15 In Bangor (34) and Newtownards (130) greenfield sites accounted for 33.33% and 71.04% of the dwellings built within the settlement limits. Therefore, 68 dwellings, 66.67% of the total for Bangor, were built within the Urban Footprint of the city. Whilst 53 dwellings, 28.96% of the sum for Newtownards, were constructed within the Urban Footprint.
- 4.16 Within Donaghadee 39 units were built on Greenfield sites, meaning 82.98% of all the dwellings built within Donaghadee were built on Greenfield sites. Therefore, 17.02% of all dwellings built in Donaghadee were constructed within the Urban Footprint (8 dwellings).
- 4.17 Holywood was the only town within which no residential units were built on Greenfield land. Therefore, all 31 residential properties built within Holywood were located within the Urban Footprint of the town.
- 4.18 Overall, the principal settlements of Bangor and Newtownards had 57.54% of all dwellings built within them located on Greenfield sites. Whilst, within the small towns 73.33% were built on Greenfield sites.

Table 3: Location of built housing units (Urban Footprint or Greenfield) 2024-25

Housing Land Availability Study 2024-2025	Built		Location					
	No.	Area (ha)	Greenfield	Settlement %	Overall %	Urban Footprint	Settlement %	Overall %
Principal Settlements								
Bangor	102	5.09	34	33.33%	7.31%	68	66.67%	14.62%
Newtownards	183	7.61	130	71.04%	27.96%	53	28.96%	11.40%
Principal Settlements Total	285	12.7	164	57.54%	35.27%	121	42.46%	26.02%
Small Towns								
Comber	102	3.61	93	91.18%	20.00%	9	8.82%	1.93%
Donaghadee	47	2.33	39	82.98%	8.39%	8	17.02%	1.72%
Hollywood	31	3.48	0	0.00%	0.00%	31	100.00%	6.67%
Small Towns Total	180	9.42	132	73.33%	28.39%	48	26.67%	10.32%
Overall Total	465	22.12	296	63.66%	63.66%	169	36.34%	36.34%

Brownfield Development

4.19 The Regional Development Strategy (RDS) emphasises a sustainable approach to housing growth, setting a regional target of 60% of new housing to be located on appropriate 'Brownfield' sites within the urban footprints of settlements with greater than 5000 population.

4.20 Table 4 below illustrates 137 of the 465 dwellings built within those relevant settlements were built upon Brownfield sites. This equates to 29.46% of all new houses built within the applicable settlements. By comparison, 100 dwellings (32.36%) were built on Brownfield sites during 2023-2024.

Table 4: Residential Units built on Brownfield Sites

Housing Land Availability Study 2024-2025	Built		Brownfield Built		
	No.	Area (ha)	No.	Settlement %	Overall %
Large Towns					
Bangor	102	5.09	59	57.84%	12.69%
Newtownards	183	7.61	60	32.79%	12.90%
Large Towns Total	285	12.7	119	41.75%	25.59%
Small Towns					
Comber	102	3.61	0	0.00%	0.00%
Donaghadee	47	2.33	3	6.38%	0.64%
Holywood	31	3.48	15	48.39%	3.22%
Small Towns Total	180	9.42	18	10.00%	3.87%
Total	465	22.12	137	29.46%	29.46%

- 4.21 Newtownards had the largest number of dwellings built on Brownfield sites, 60 residential units, followed by Bangor with 59 dwellings and Holywood with 15 dwellings. Donaghadee had 3 Brownfield units built within the town. For the fourth year in a row, the small town of Comber had no units built upon Brownfield sites.
- 4.22 The principal settlements of Bangor and Newtownards had 41.75% of all dwellings built on Brownfield sites. Whilst the small towns had a build rate of 10% in relation to Brownfield sites.

Land Identified for Housing in Development Plans

- 4.23 Table 5 (pages 21 and 22) provides detail of the total number of residential units built compared to the number of houses developed on land zoned for housing or land designated as Housing Policy Areas (HPAs), within the Ards and Down Area Plan (ADAP) and emerging draft BMAP. This indicates that 348 of 547 dwellings built within the Borough in 2024/25 (63.62%), were built on land zoned or designated for housing.
- 4.24 Newtownards had the highest number of units (129) built on land zoned for housing, this equates to 70.49% of all houses built within the town (183). Overall, 348 (68.50%) of all the 508 dwellings built within settlements in the Borough were built on land identified for housing.
- 4.25 Within Bangor, housing zonings accounted for 76 dwellings built in the town. Therefore, 74.51% of all the dwellings built within Bangor were built on land identified for housing, this equates to 14.96% of the overall number of dwellings built in the settlements. This is an increase compared to 2023/2024 when 34.02% of dwellings built in Bangor (33) were built on land identified for housing.

- 4.26 Table 5 shows 40.35% (205) of all dwellings built in the settlements in the Borough were on zoned sites within the principal settlements of Bangor and Newtownards.
- 4.27 Of all the dwellings built within settlements in the Borough, 28.15% (143) were built on land zoned for housing within the small towns. Comber had the highest number of houses (91) built on land identified for residential use. This equals 89.21% of all houses built within Comber and 17.91% of all houses built within the settlements.
- 4.28 Donaghadee had 39 dwellings built on zoned sites, this is 82.98% of all houses built in Donaghadee and 7.68% of all houses built within the settlements. Whilst Holywood accounted for 13 residential units built on sites identified for housing in draft BMAP, this was 41.93% of the overall total for Holywood (31), but only 2.56% of the total number of dwellings built within the settlements.
- 4.29 Within the village tier of settlements there were no dwellings built on land identified for housing in 2024/2025. This is a decrease from 2023/2024 when 4.1% of all the dwellings built within the Borough were located on land identified for housing in the villages (15).
- 4.30 Table 5 shows that within the village tier of settlements there are 746 dwellings remaining on land zoned/designated for housing. The majority of this land is located within the villages of Ballyhalbert (178), Millisle (144), Portaferry (143) Portavogie (140). Therefore, of all dwellings built within settlements, those built within legacy Ards Borough Council were more likely to have been built on housing zonings/HPAs (designated in ADAP 2015) than those within legacy North Down Borough Council (designated in emerging draft BMAP 2015).
- 4.31 Table 5 also shows that of the remaining potential of 6610 units within the Borough, 4676 (70.74%) are located upon land zoned/designated for housing within the development plans.

Table 5: Residential Units built on Housing Zonings/HPAs

Housing Land Availability Study 2024-2025	Built			Zoned %		Remaining Potential			Zoned %	
	No.	Area	Zoned	Settlement	All Settlements	No.	Area (ha)	Zoned	Settlement	All Settlements
Principal Settlements										
Bangor	102	5.09	76	74.51%	14.96%	913	32.6	554	60.68%	8.76%
Newtownards	183	7.61	129	70.49%	25.39%	2850	142.99	2357	82.70%	37.26%
Principal Settlements Total	285	12.7	205	71.93%	40.35%	3763	175.59	2911	77.36%	46.02%
Small Towns										
Comber	102	3.61	91	89.21%	17.91%	762	38.77	711	93.31%	11.24%
Donaghadee	47	2.33	39	82.98%	7.68%	391	22.81	289	73.91%	4.57%
Hollywood	31	3.48	13	41.93%	2.56%	150	18.09	19	12.67%	0.30%
Small Towns Total	180	9.42	143	79.44%	28.15%	1303	79.67	1019	78.20%	16.11%
Villages										
Balloo	0	0	0	0.00%	0.00%	6	0.37	2	33.33%	0.03%
Ballygowan	0	0	0	0.00%	0.00%	91	3.06	69	75.82%	1.09%
Ballyhalbert	6	0.36	0	0.00%	0.00%	236	11.66	178	75.42%	2.81%
Ballywalter	0	0	0	0.00%	0.00%	37	1.05	0	0.00%	0.00%

Carrowdore	16	0.49	0	0.00%	0.00%	104	4.51	0	0.00%	0.00%
Cloughey	0	0	0	0.00%	0.00%	51	2.2	16	31.37%	0.25%
Crawfordsburn	0	0	0	0.00%	0.00%	10	2.09	0	0.00%	0.00%
Greyabbey	1	0.09	0	0.00%	0.00%	9	1	0	0.00%	0.00%
Groomspoint	0	0	0	0.00%	0.00%	9	0.19	4	44.44%	0.06%
Helen's Bay	0	0	0	0.00%	0.00%	8	0.93	2	25.00%	0.03%
Killinchy	0	0	0	0.00%	0.00%	2	0.32	0	0.00%	0.00%
Kircubbin	0	0	0	0.00%	0.00%	32	0.62	13	40.62%	0.21%
Millisle	9	0.17	0	0.00%	0.00%	176	8.18	144	81.82%	2.28%
Portaferry	3	0.07	0	0.00%	0.00%	156	7.7	143	91.67%	2.26%
Portavogie	2	0.04	0	0.00%	0.00%	186	9.57	140	75.27%	2.21%
Seahill	1	0.91	0	0.00%	0.00%	8	1.03	3	37.50%	0.05%
Whiterock	0	0	0	0.00%	0.00%	33	3.28	32	96.97%	0.51%
Villages Total	38	2.13	0	0.00%	0.00%	1154	57.76	746	64.60%	11.79%
Small Settlements	5	0.34	N/A	N/A	N/A	106	8.03	N/A	N/A	N/A
Urban Totals	508	24.59	348	N/A	68.50%	6326	321.05	4676	73.92%	73.92%
Countryside	39	N/A	N/A	N/A	N/A	284	N/A	N/A	N/A	N/A
ANDBC Total	547	N/A	348	N/A	63.62%	6610	N/A	4676	N/A	70.74%

- 4.32 Newtownards has the largest remaining housing potential (2357 units) on land zoned for housing. Of all the remaining housing potential within Newtownards, 82.70% is located on zoned land, this is 37.28% of all the housing potential within the settlements of the Borough. In contrast, Bangor has a remaining potential of 554 residential units on land zoned for housing. This is 60.68% of all the remaining potential within Bangor (913), but only 8.76% of all the remaining housing potential of the settlements in the Borough. Land zoned for housing in Bangor and Newtownards accounts for 46.02% (2911) of the overall remaining potential within the settlements.
- 4.33 Within the small towns, Comber has a remaining potential of 711 units located upon zoned land, this is 93.31% of the 762 remaining potential housing units in Comber.
- 4.34 Donaghadee and Holywood have 289 and 19 remaining potential housing units located upon zoned land. This equates to 73.91% of the remaining potential for Donaghadee and 12.67% of the remaining potential for Holywood. The 289 units in Donaghadee equates to 4.57% of the overall remaining potential within the Borough. The 19 units within Holywood equals 0.30% of the overall remaining potential within the Borough.
- 4.35 Within the villages, 746 (64.60%) of the 1154 remaining potential is located upon land zoned or designated for housing. This equates to 11.79% of the overall remaining potential within the settlements. The results shown within Table 5 indicate that the majority of the remaining potential on land identified for housing in the villages, is designated within the Ards and Down Area Plan 2015.
- 4.36 Table 5 also indicates that Newtownards, Comber, Donaghadee and some of the villages within the legacy Ards Borough Council, have large areas of housing zonings/HPAs yet to be developed. In contrast, Bangor and Holywood

have a lower proportion of remaining housing potential located upon zoned land as designated in draft BMAP.

Windfall

- 4.37 The RDS 2035 defines windfall⁶ as “Housing sites that were neither zoned nor anticipated during the formulation of the development plan, but which have become available during the lifetime of the plan.” A total of 547 residential units were built between 1 April 2024 and 31 March 2025. Table 5 indicates housing zonings and land designated for housing accounted for 348 units, the remaining 39 dwellings built in the countryside and 160 built within settlements are categorised as windfall. Therefore, a total of 199 windfall units were constructed.
- 4.38 There is an overall remaining housing potential of 6610 residential units. As 4676 of these remaining potential units are on land zoned/designated for housing, 1934 (29.26%) remaining housing units are therefore categorised as windfall.

Overall Net Reduction in Housing Potential

- 4.39 The 2023/2024 Housing Land Availability survey reported a remaining potential of 7180 dwelling units. A total of 547 dwellings were built during 2024/25, which would have left a remaining potential of 6633 (7180 – 547).
- 4.40 During the 2024/2025 survey, several sites were identified as requiring an adjustment to the potential number of units. This was generally due to a lesser development scheme being built out which yielded fewer units. For example, one site had a previous planning approval for 162 units, however, following the subsequent approval of an amended scheme the completed development yielded 51 units. This resulted in 111 units being removed from the remaining

⁶ Page 111 – RDS 2035

potential figure. In total 159 units were removed from the remaining potential figure for this reason.

- 4.41 In order to calculate the number of additional units added to the remaining potential in 2024/25 through planning approvals, this figure has been added to the overall remaining potential ($6610 + 159 = 6769$). The resulting figure has then been subtracted from the remaining potential from 2023/24, minus the units constructed in 2024/25 ($7180 - 547 = 6633$), to give a total of 136 units ($6769 - 6633 = 136$) which were added to the remaining potential through planning approvals in 2024/25.
- 4.42 In conclusion, the 2024/25 Housing Land Availability survey saw a net reduction in the remaining housing potential by 570 units compared to the 2023/24 Housing Land Availability survey ($7180 - 6610$).