

Housing Land Availability Report

2024

November 2024



**Ards and
North Down**
Borough Council

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Introduction

- 1.1 The Ards and North Down Borough Housing Land Availability Report 2024 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 2024 is the seventh 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 preparing the first LDP for the 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 2023 to 31 March 2024, with surveying undertaken throughout the year and a continuous inputting and analysis of the information and data.
- 3.2 The 2024 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 2023/2024 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 graph provide details of the supply of housing for Ards and North Down Borough following the completion of the 2023/2024 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 2022/23 Results

- 4.3 For comparison, Table 1 on pages 8 and 9, provides details of the 2022/2023 Housing Land Availability Report results. This shows 557 dwellings were built in Ards and North Down Borough between 1 April 2022 and 31 March 2023. The larger settlements of Bangor and Newtownards accounted for 254 residential units and within the small towns of Comber, Donaghadee and Holywood 177 dwellings were built. The villages had a total of 72 dwellings constructed within them and 13 dwelling units were built across the small settlements. Overall, 516 housing units were completed within the settlements on 22.42 hectares of land and there was remaining potential for 7106 units on 349.42 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 2022/23 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 283 units in the countryside, equalling 3.83% of the overall remaining potential in the Borough.

Table 1: Housing Land Availability Study 2022-2023

Housing Land Availability Study 2022-2023	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
Principal Settlements					
Bangor	94	3.67	1028	13.91%	38.77
Newtownards	160	4.73	3190	43.17%	151.88
Principal Settlements Total	254	8.4	4218	57.08%	190.65
Small Towns					
Comber	59	3.89	997	13.49%	46.97
Donaghadee	77	3.84	444	6.00%	25.04
Holywood	41	1.36	172	2.33%	18.84
Small Towns Total	177	9.09	1613	21.83%	90.85
Villages					
Balloo	0	0	6	0.08%	0.37
Ballygowan	7	0.28	77	1.04%	3.19
Ballyhalbert	0	0	242	3.26%	12.02
Ballywalter	0	0	27	0.37%	0.98
Carrowdore	17	0.98	134	1.81%	5.63
Cloughey	0	0	52	0.70%	2.33
Crawfordsburn	3	0.1	9	0.12%	2.01
Greyabbey	1	0.07	11	0.15%	1.18
Groomsport	1	0.05	9	0.12%	0.19
Helen's Bay	0	0	9	0.12%	0.71
Killinchy	0	0	2	0.03%	0.32

Kircubbin	0	0	24	0.32%	0.46
Millisle	0	0	189	2.56%	8.43
Portaferry	11	0.53	163	2.21%	7.91
Portavogie	32	2.02	177	2.40%	8.89
Seahill	0	0	9	0.12%	1.86
Whiterock	0	0	33	0.45%	3.28
Villages Total	72	4.03	1173	15.87%	59.76
Small Settlements					
Ardmillan	7	0.4	13	0.18%	0.83
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	5	0.42	4	0.05%	0.4
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	0	0.00%	0
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	19	0.26%	1.8
Lisbane	0	0	12	0.16%	0.75
Loughries	0	0	0	0.00%	0
Orlock	1	0.08	1	0.01%	0.13
Rubane	0	0	27	0.37%	1.63
Six Road Ends	0	0	0	0.00%	0
Small Settlements Total	13	0.9	102	1.38%	8.16
Urban Totals	516	22.42	7106	96.17%	349.42
Dwellings in Countryside	41	N/A	283	3.83%	N/A
ANDBC Total	557	N/A	7389	100%	N/A

Housing Land Availability 2023/2024 Results

- 4.5 Table 2, pages 11 and 12, 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. This is a decrease of 150 (26.93%) residential units from the 2022/23 total number of completions (557).
- 4.6 The principal settlements of Bangor and Newtownards accounted for 184 residential units and within the Comber, Donaghadee and Holywood 125 dwellings were built. The villages had 43 dwellings constructed throughout and 14 residential units were built across the small settlements. Overall, 366 housing units were completed within the settlements on 16.65 hectares of land, with remaining potential for 6893 units on 339.14 hectares. The remaining potential within the settlements (6893) is 96% of the overall remaining potential within the Borough.
- 4.7 Housing completions within the countryside equalled that of 2022/23, with 41 dwellings built and following the survey there were 287 potential units remaining in the countryside, 4% of the Borough's overall remaining potential.
- 4.8 Bangor has a remaining potential of 992 units, 13.82% of the overall remaining potential, on 36.7 hectares of land. Following the 2022/23 survey Bangor had a remaining potential of 1028 units (13.91%). Newtownards has a remaining potential of 3138 units, 43.7% of the overall remaining potential, on 150.56 hectares of land. Following the 2022/23 survey Newtownards had a remaining housing potential of 3190 units (43.17%). As shown in Figure 1, the principal settlements accounted for 57.52% of the remaining potential.
- 4.9 The small towns of Comber (89 units built), Donaghadee (28 units built) and Holywood (8 units built) accounted for development of 6.56 hectares of land. Comber (909) has the largest remaining potential of the small towns, this equates to 12.66% of the overall total remaining potential. The 909 units

remaining potential in Comber is only 83 units less than the remaining potential of Bangor, 992.

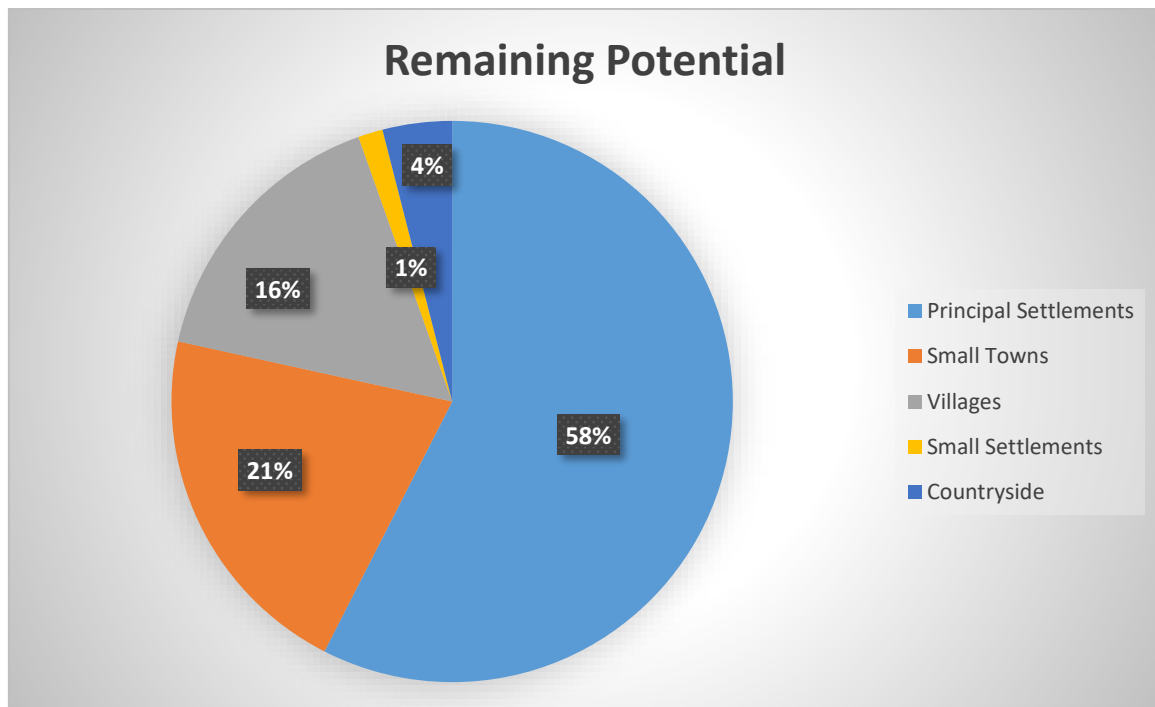
Table 2: Housing Land Availability Study 2023-2024

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
Groomsport	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

4.10 Donaghadee (420) totals 5.85% of the overall remaining potential and Hollywood (173) accounts for only 2.41%. The lower remaining potential for Hollywood 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 20.92% (1502) of the overall remaining housing potential, on 86.19 hectares. In comparison, following the 2022/23 survey the small towns accounted for 1613 remaining residential units (21.83%).

Figure 1: 2023/2024 Remaining Potential by Location – extant Settlement Hierarchy (including small settlements designated within adopted BMAP) and Countryside



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).

- 4.11 Examination of the village tier indicates a decrease in the number of dwellings built within this tier during 2023/2024 compared to 2022/2023, with 43 dwellings built during the 2023/2024 monitor year. This is a 40.28% decrease on the 72 dwellings built in 2022/2023. Carrowdore (14) had the highest number of dwellings built within the village tier, followed by Portavogie (8) and Portaferry (5). Several of the villages, including Balloo, Ballyhalbert, Crawfordsburn, Groomsport and Kircubbin, had no dwellings built. The villages accounted for 1173 (15.87%) potential remaining housing units following the 2022/23 monitor. Following the 2023/24 survey, potential remained for 1159 (16.14%) housing units within the villages. Ballyhalbert (242), Millisle (185), Portavogie (169) and Portaferry (158) have the largest remaining potential within the villages.
- 4.12 Within the small settlements, only 14 dwelling units were built, in 2022/2023 13 units were completed. Ardmillan (11) and Ballyfrenis (3) were the only small settlements to have any dwellings constructed within them. The small settlement tier accounts for 102 potential remaining housing units, equalling only 1.42% 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 16. This demonstrates that a total of 168 dwellings were built on Greenfield sites outside the Urban Footprints of Bangor, Newtownards and the small towns. Therefore, 54.37% of the overall number of houses built within the principal settlements and small towns, were built on Greenfield sites. Whereas 141 (45.63%) of all the dwellings built within Bangor, Newtownards and the small towns, were built within the Urban Footprints of these settlements.

- 4.14 Comber (82 units) had the highest proportion of dwellings built on Greenfield sites, some 92.13% of all new dwellings built within the town over the monitor year. Only 7 (7.87%) of the dwellings built within Comber were within the Urban Footprint.
- 4.15 Bangor (24) and Newtownards (38) were 24.74% and 43.68% of the dwellings built within the settlement limits. Therefore, 73 dwellings, 75.26% of the total for Bangor, were built within the Urban Footprint of the city. Whilst 49 dwellings, 56.32% of the sum for Newtownards, were constructed within the Urban Footprint.
- 4.16 Within Donaghadee 24 units were built on Greenfield sites, meaning 85.71% of all the dwellings built within Donaghadee were built on Greenfield sites. Therefore, 14.29% of all dwellings built in Donaghadee were constructed within the Urban Footprint (4 dwellings).
- 4.17 Holywood was the only town within which no residential units were built on Greenfield land. Therefore, all 8 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 33.7% of all dwellings built within them located on Greenfield sites. Whilst, within the small towns 84.8% were built on Greenfield sites.

Table 3: Location of built housing units (Urban Footprint or Greenfield) 2023-24

Housing Land Availability Study 2023-2024	Built		Location					
	No.	Area (ha)	Greenfield	Settlement %	Overall %	Urban Footprint	Settlement %	Overall %
Principal Settlements								
Bangor	97	3.55	24	24.74%	7.77%	73	75.26%	23.62%
Newtownards	87	3.62	38	43.68%	12.30%	49	56.32%	15.86%
Principal Settlements Total	184	7.17	62	33.70%	20.06%	122	66.30%	39.48%
Small Towns								
Comber	89	4.68	82	92.13%	26.54%	7	7.87%	2.27%
Donaghadee	28	1.45	24	85.71%	7.77%	4	14.29%	1.29%
Hollywood	8	0.43	0	0.00%	0.00%	8	100.00%	2.59%
Small Towns Total	125	6.56	106	84.80%	34.30%	19	15.20%	6.15%
Overall Total	309	13.73	168	54.37%	54.37%	141	45.63%	45.63%

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 100 of the 309 dwellings built within those relevant settlements were built upon Brownfield sites. This equates to 32.36% of all new houses built within the applicable settlements. By comparison, 224 dwellings (51.97%) were built on Brownfield sites during 2022-2023.

Table 4: Residential Units built on Brownfield Sites

Housing Land Availability Study 2023-2024	Built		Brownfield Built		
	No.	Area (ha)	No.	Settlement %	Overall %
Large Towns					
Bangor	97	3.55	53	54.64%	17.15%
Newtownards	87	3.62	42	48.28%	13.59%
Large Towns Total	184	7.17	95	51.63%	30.74%
Small Towns					
Comber	89	4.68	0	0.00%	0.00%
Donaghadee	28	1.45	0	0.00%	0.00%
Holywood	8	0.43	5	62.50%	1.62%
Small Towns Total	125	6.56	5	4.00%	1.62%
Total	309	13.73	100	32.36%	32.36%

- 4.21 Bangor had the largest number of dwellings built on Brownfield sites, 53 residential units, followed by Newtownards with 42 dwellings and Holywood with 5 dwellings. For the third year in a row, the small town of Comber had no units built upon Brownfield sites. Whilst Donaghadee also had no Brownfield units built within the town.
- 4.22 The principal settlements of Bangor and Newtownards had 51.63% of all dwellings built on Brownfield sites. Whilst the small towns had a build rate of only 4% in relation to Brownfield sites.

Land Identified for Housing in Development Plans

- 4.23 Table 5 (pages 20 and 21) 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 under half of all those dwellings built within the Borough, 190 of 407 units (46.68%), were built on land zoned or designated for housing.
- 4.24 The small town of Comber had the highest number of units (67) built on land zoned for housing, this equates to 75.28% of all houses built within the town (89). Overall, 190 (51.91%) of all the 366 dwellings built within settlements in the Borough were built on land identified for housing.
- 4.25 Within Bangor, housing zonings accounted 33 dwellings built in the town. Therefore, only 34.02% of all the dwellings built within Bangor were built on land identified for housing, this equates to only 9.02% of the overall number of dwellings built in the settlements.
- 4.26 Table 5 shows 21.86% (80) 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, 25.96% (95) were built on land zoned for housing within the small towns. Comber had the highest number of houses (67) built on land identified for residential use. This equals 75.28% of all houses built within Comber and 18.31% of all houses built within the settlements.
- 4.28 Donaghadee had 21 dwellings built on zoned sites, this is 75% of all houses built in Donaghadee and 5.74% of all houses built within the settlements. Whilst Holywood accounted for 7 residential units built on sites identified for housing in draft BMAP, this was 87.5% of the overall total for Holywood (8), but only 1.91% of the total number of dwellings built within the settlements.
- 4.29 Within the village tier of settlements, 15 dwellings were built on land identified for housing. This is equivalent to 34.88% of all the dwellings built within the villages (43). Only three of the seventeen villages had houses built on land identified for residential development in ADAP and draft BMAP. Portavogie had the highest number with 7 units, 87.5% of all units built in the village (8). Carrowdore, with 6 units (42.86%) followed and Portaferry had 2 units. Only 4.1% of all the dwellings built within the Borough were located on land identified for housing in the villages.
- 4.30 This assessment indicates that for the 2023/2024 study, 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 7180 units within the Borough, 5054 (70.39%) 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 2023-2024	Built			Zoned %		Remaining Potential			Zoned %	
	No.	Area	Zoned	Settlement	All Settlements	No.	Area (ha)	Zoned	Settlement	All Settlements
Principal Settlements										
Bangor	97	3.55	33	34.02%	9.02%	992	36.7	630	63.51%	9.14%
Newtownards	87	3.62	47	54.02%	12.84%	3138	150.56	2486	79.22%	36.07%
Principal Settlements Total	184	7.17	80	43.48%	21.86%	4130	187.26	3116	75.45%	45.21%
Small Towns										
Comber	89	4.68	67	75.28%	18.31%	909	42.28	837	92.08%	12.14%
Donaghadee	28	1.45	21	75.00%	5.74%	420	23.75	328	78.10%	4.76%
Holywood	8	0.43	7	87.50%	1.91%	173	20.16	31	17.92%	0.45%
Small Towns Total	125	6.56	95	76.00%	25.96%	1502	86.19	1196	79.63%	17.35%
Villages										
Balloo	0	0	0	0.00%	0.00%	6	0.37	2	33.33%	0.03%
Ballygowan	4	0.13	0	0.00%	0.00%	91	3.06	69	75.82%	1.00%
Ballyhalbert	0	0	0	0.00%	0.00%	242	12.02	178	73.55%	2.58%
Ballywalter	3	0.02	0	0.00%	0.00%	37	1.05	0	0.00%	0.00%

Carrowdore	14	0.75	6	42.86%	1.64%	119	4.88	0	0.00%	0.00%
Cloughy	1	0.13	0	0.00%	0.00%	51	2.2	16	31.37%	0.23%
Crawfordsburn	0	0	0	0.00%	0.00%	9	2.01	0	0.00%	0.00%
Greyabbey	1	0.09	0	0.00%	0.00%	10	1.09	0	0.00%	0.00%
Groomsport	0	0	0	0.00%	0.00%	9	0.19	4	44.44%	0.06%
Helen's Bay	2	0.13	0	0.00%	0.00%	7	0.58	5	71.43%	0.07%
Killinchy	0	0	0	0.00%	0.00%	2	0.32	0	0.00%	0.00%
Kircubbin	0	0	0	0.00%	0.00%	24	0.46	13	54.17%	0.19%
Millisle	4	0.08	0	0.00%	0.00%	185	8.35	144	77.84%	2.09%
Portaferry	5	0.19	2	40.00%	1.20%	158	7.73	143	90.51%	2.07%
Portavogie	8	0.36	7	87.50%	1.91%	169	8.53	132	78.11%	1.91%
Seahill	1	0.06	0	0.00%	0.00%	7	1.8	4	57.14%	0.06%
Whiterock	0	0	0	0.00%	0.00%	33	3.28	32	96.97%	0.46%
Villages Total	43	1.94	15	34.88%	4.10%	1159	57.92	742	64.02%	10.76%
Small Settlements	14	0.98	N/A	N/A	N/A	102	7.77	N/A	N/A	N/A
Urban Totals	366	16.65	190	N/A	51.91%	6893	339.14	5054	73.32%	73.32%
Countryside	41	N/A	N/A	N/A	N/A	287	N/A	N/A	N/A	N/A
ANDBC Total	407	N/A	190	N/A	46.68%	7180	N/A	5054	N/A	70.39%

- 4.32 Newtownards has the largest remaining housing potential (2486 units) on land zoned for housing. Of all the remaining housing potential within Newtownards, 79.22% is located on zoned land, this is 36.07% of all the housing potential within the settlements of the Borough. In contrast, Bangor has a remaining potential of 630 residential units on land zoned for housing. This is 63.51% of all the remaining potential within Bangor (992), but only 9.14% of all the remaining housing potential of the settlements in the Borough. Land zoned for housing in Bangor and Newtownards accounts for 45.21% (3116) of the overall remaining potential within the settlements.
- 4.33 Within the small towns, Comber has a remaining potential of 837 units located upon zoned land, this is 92.08% of the 909 remaining potential housing units in Comber.
- 4.34 Donaghadee and Holywood have 328 and 31 remaining potential housing units located upon zoned land. This equates to 78.1% of the remaining potential for Donaghadee and 17.92% of the remaining potential for Holywood. The 328 units in Donaghadee equates to 4.72% of the overall remaining potential within the Borough. The 31 units within Holywood equals 0.46% of the overall remaining potential within the Borough.
- 4.35 Within the villages, 742 (64.02%) of the 1159 remaining potential is located upon land zoned or designated for housing. This equates to 10.76% 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 407 residential units were built between 1 April 2023 and 31 March 2024. Table 5 indicates housing zonings and land designated for housing accounted for 190 units, the remaining 41 dwellings built in the countryside and 176 built within settlements are categorised as windfall. Therefore, a total of 217 windfall units were constructed.
- 4.38 There is an overall remaining housing potential of 7180 residential units. As 5054 of these remaining potential units are on land zoned/designated for housing, 2126 (29.61%) remaining housing units are therefore categorised as windfall.

Overall Net Reduction in Housing Potential

- 4.39 The 2022/2023 Housing Land Availability survey reported a remaining potential of 7389 dwelling units. A total of 407 dwellings were built during 2023/24, which would have left a remaining potential of 6982 (7389 – 407).
- 4.40 As the remaining potential at the end of the 2023/24 Housing Land Availability Survey was 7180 units, this means 198 residential units were added to the remaining housing potential in 2023/24 through approved planning applications (7180 – 6982 = 198). Therefore, the 2023/24 Housing Land Availability survey saw a net reduction in the remaining housing potential by

⁶ Page 111 – RDS 2035

209 units compared to the 2023 Housing Land Availability survey (7389 - 7180).