

Housing Land Availability Report 2022

November 2022



**Ards and
North Down**
Borough Council

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Introduction

- 1.1 The Ards and North Down Borough Housing Land Availability Report 2022 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 2022 is the fifth 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 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. It will also allow for the identification of any issues likely to require intervention; for example, the need to release

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

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 Monitor 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 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 and revised district boundaries; therefore, the geographic area varies from that previously monitored;
 - 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 use and a move to a GIS based approach.

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 2021 to 31 March 2022, with surveying undertaken throughout the year and a continuous inputting and analysis of information and data.
- 3.2 The 2022 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 2020 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 2022 monitor no longer takes account of those sites for which permission lapsed prior to 2020 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 2022 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 2020/21 Results

- 4.3 For comparison, Table 1 on pages 8 and 9, provides details of the 2020/2021 Housing Land Availability Report results. This shows 543 dwellings were built in Ards and North Down Borough between 1 April 2020 and 31 March 2021. The large towns of Bangor and Newtownards accounted for 307 residential units and within the small towns 142 dwellings were built. The villages had a total of 54 dwellings constructed within them and 10 dwelling units were built across the small settlements. Overall, 513 housing units were completed within the settlements on 24.33 hectares of land and there was remaining potential for 7727 units on 383.3 hectares.

³ 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.

⁴ Undeveloped land outside the Urban Footprint.

4.4 The 2020/21 Housing Land Availability Study included a precise study of housing completions within the countryside. This demonstrated 30 dwellings were built throughout the year in the countryside. There was a remaining potential of 284 units in the countryside, equalling 3.55% of the overall remaining potential in the Borough.

Table 1: Housing Land Availability Study 2020-2021

Housing Land Availability Study 2020-2021	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
Large Towns					
Bangor	171	7.68	1118	13.96%	45.49
Newtownards	136	7.36	3315	41.38%	157.41
Large Towns Total	307	15.04	4433	55.34%	202.9
Small Towns					
Comber	56	1.86	1128	14.08%	55.14
Donaghadee	51	2.46	595	7.43%	31.98
Holywood	35	1.72	191	2.38%	19.46
Small Towns Total	142	6.04	1914	23.89%	106.58
Villages					
Balloo	0	0	6	0.07%	0.37
Ballygowan	7	0.12	81	1.01%	3.36
Ballyhalbert	0	0	236	2.95%	11.66
Ballywalter	0	0	41	0.51%	1.06
Carrowdore	6	0.2	144	1.80%	6.26
Cloughey	1	0.03	51	0.64%	2.29
Crawfordsburn	17	1.12	34	0.42%	2.9
Greyabbey	0	0	11	0.14%	1.1
Groomsport	0	0	10	0.12%	0.24
Helen's Bay	2	0.17	8	0.10%	0.6
Killinchy	0	0	2	0.02%	0.32
Kircubbin	0	0	23	0.29%	0.39
Millisle	10	0.17	179	2.23%	8.28
Portaferry	5	0.57	184	2.30%	9.07

Portavogie	4	0.04	205	2.56%	11.12
Seahill	2	0.29	10	0.12%	1.75
Whiterock	0	0	35	0.44%	3.58
Villages Total	54	2.71	1260	15.72%	64.35
Small Settlements					
Ardmillan	0	0	20	0.25%	1.23
Ballybarnes	0	0	2	0.02%	0.28
Ballyboley	0	0	1	0.01%	0.34
Ballycranbeg	4	0.1	0	0.00%	0
Ballydrain	0	0	0	0.00%	0
Ballyeasborough	0	0	0	0.00%	0
Ballyfrenis	0	0	16	0.20%	1.28
Ballygalget	1	0.27	1	0.01%	0.16
Ballystockart	0	0	0	0.00%	0
Cotton	0	0	3	0.04%	0.15
Craigantlet	0	0	1	0.01%	0.08
Glastry	0	0	11	0.14%	1.44
Gray's Park	0	0	0	0.00%	0
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	19	0.24%	1.8
Lisbane	0	0	11	0.14%	0.66
Loughries	5	0.17	5	0.06%	0.17
Orlock	0	0	2	0.02%	0.21
Rubane	0	0	28	0.35%	1.67
Six Road Ends	0	0	0	0.00%	0
Small Settlements Total	10	0.54	120	1.50%	9.47
Urban Total	513	24.33	7727	96.45%	383.3
Dwellings in Countryside	30	N/A	284	3.55%	N/A
Overall Total	543	N/A	8011	100%	N/A

Housing Land Availability 2021/2022 Results

- 4.5 Table 2, pages 11 and 12, provides details of the 2021/2022 Housing Land Availability Report results. This shows 456 dwellings were built in Ards and North Down Borough between 1 April 2021 and 31 March 2022. This is a reduction of 87 (16%) residential units from the 2020/21 total completions.
- 4.6 The large towns of Bangor and Newtownards accounted for 187 residential units and within the small towns 160 dwellings were built. The villages had 61 dwellings constructed throughout and 14 residential units were built across the small settlements. Overall, 422 housing units were completed within the settlements on 23.01 hectares of land with remaining potential for 7553 units on 368.97 hectares. The remaining potential within the settlements is 96.16% of the overall remaining potential within the Borough.
- 4.7 Housing completions within the countryside totalled 34 dwellings and following the survey there were 302 potential units remaining in the countryside, 3.84% of the overall remaining potential within the Borough.
- 4.8 Bangor has a remaining potential of 1072 units, 13.65% of the overall remaining potential, on 41.99 hectares of land. Following the 2020/21 survey Bangor had a remaining potential of 1118 units (13.96%). Newtownards has a remaining potential of 3323 units, 42.3% of the overall remaining potential, on 155.92 hectares of land. Following the 2020/21 survey Newtownards had a remaining housing potential of 3315 units (41.38%).
- 4.9 The small towns of Comber (67 units built), Donaghadee (82 units built) and Holywood (11 units built) accounted for development of 8.87 hectares of land. Comber (1068) has the largest remaining potential of the small towns, this equates to 13.6% of the overall total potential. The 1068 units remaining potential in Comber is almost the same as the remaining potential of Bangor, 1072.

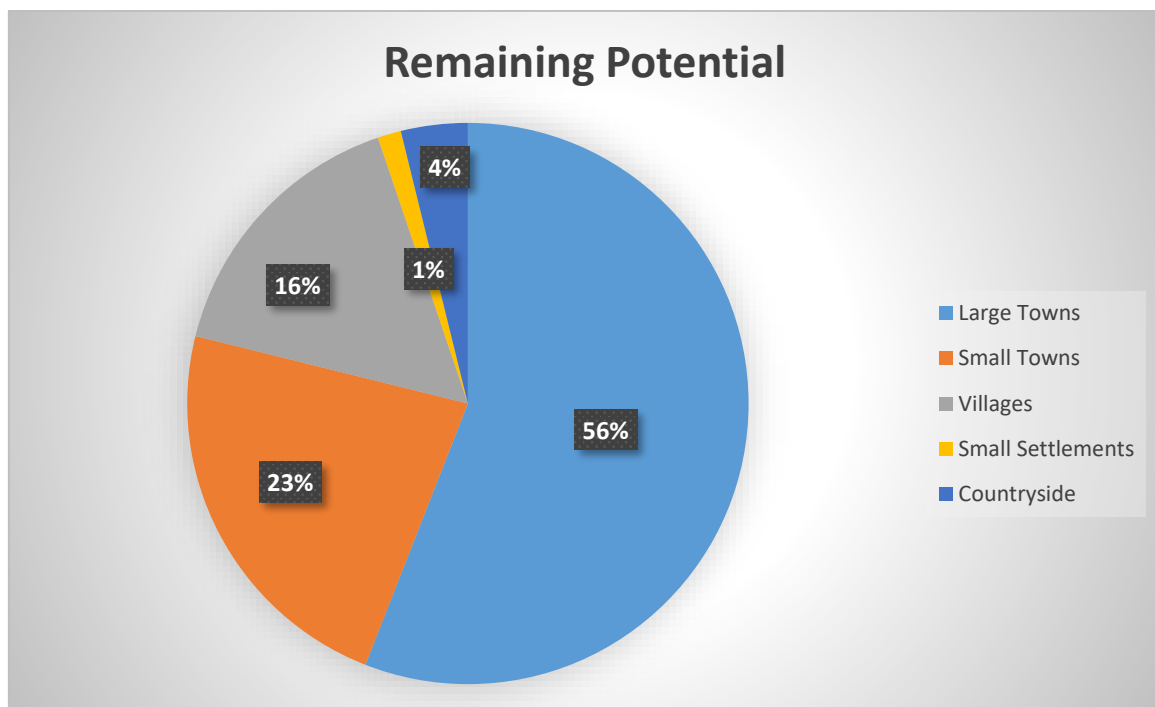
Table 2: Housing Land Availability Study 2021-2022

Housing Land Availability Study 2021-2022	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
Large Towns					
Bangor	76	4	1072	13.65%	41.99
Newtownards	111	6.39	3323	42.30%	155.92
Large Towns Total	187	10.39	4395	55.95%	197.91
Small Towns					
Comber	67	4.33	1068	13.60%	51.06
Donaghadee	82	3.53	522	6.65%	28.72
Holywood	11	1.01	210	2.67%	19.15
Small Towns Total	160	8.87	1800	22.92%	98.93
Villages					
Balloo	0	0	6	0.08%	0.37
Ballygowan	0	0	82	1.04%	3.42
Ballyhalbert	0	0	242	3.08%	12.02
Ballywalter	1	0.11	42	0.53%	1.07
Carrowdore	10	0.27	151	1.92%	6.61
Cloughey	0	0	52	0.66%	2.33
Crawfordsburn	22	0.8	12	0.15%	2.11
Greyabbey	0	0	11	0.14%	1.1
Groomsport	0	0	10	0.13%	0.24
Helen's Bay	0	0	8	0.10%	0.62
Killinchy	0	0	2	0.03%	0.32
Kircubbin	0	0	23	0.29%	0.39
Millisle	3	0.1	189	2.41%	8.43
Portaferry	10	0.79	176	2.24%	8.52
Portavogie	9	0.4	205	2.61%	10.86
Seahill	4	0.08	8	0.10%	1.77
Whiterock	2	0.3	33	0.42%	3.28

Villages Total	61	2.85	1252	15.94%	63.46
Small Settlements					
Ardmillan	0	0	20	0.25%	1.23
Ballybarnes	0	0	2	0.03%	0.28
Ballyboley	0	0	1	0.01%	0.34
Ballycranbeg	0	0	0	0.00%	0
Ballydrain	0	0	0	0.00%	0
Ballyeasborough	0	0	0	0.00%	0
Ballyfrenis	8	0.68	8	0.10%	0.68
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	11	0.14%	1.44
Gray's Park	0	0	0	0.00%	0
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	19	0.24%	1.8
Lisbane	0	0	11	0.14%	0.67
Loughries	5	0.17	0	0.00%	0
Orlock	0	0	2	0.03%	0.21
Rubane	1	0.05	27	0.34%	1.63
Six Road Ends	0	0	0	0.00%	0
Small Settlements Total	14	0.9	106	1.35%	8.67
Urban Totals	422	23.01	7553	96.16%	368.97
Dwellings in Countryside	34	N/A	302	3.84%	N/A
ANDBC Total	456	N/A	7855	100%	N/A

4.10 Donaghadee (522) totals 6.65% of the overall remaining potential and Hollywood (210) accounts for only 2.67%. 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 22.92% (1800) of the overall remaining housing potential, on 98.93 hectares. In comparison, following the 2020/21 survey the small towns accounted for 1914 remaining residential units (23.89%).

Figure 1: 2021/2022 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 development 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 slight increase in the number of dwellings built within this tier during 2021/2022 compared to 2020/2021, with 61 dwellings built during the 2021/2022 monitor year. This is a 11.5% increase on the 54 dwellings built in 2020/2021. For the second year in a row, Crawfordsburn (22) saw the highest number of dwellings built within the village tier, followed by Carrowdore and Portaferry (10). Several of the villages, including Balloo, Ballyhalbert, Groomsport, Killinchy and Kircubbin, had no dwellings built. The villages accounted for 1260 (15.72%) potential remaining housing units following the 2020/21 monitor. Following the 2021/22, survey potential remained for 1252 (15.94%) housing units within the villages. Ballyhalbert (242), Portavogie (205) and Millisle (189) have the largest remaining potential within the villages.
- 4.12 Within the small settlements, only 14 dwelling units were built. Ballyfrenis (8), Loughries (5) and Rubane (1) 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 1.35% 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 179 dwellings were built on greenfield sites outside the Urban Footprints of the large and small towns. Therefore, 52% of the overall number of houses built within the large and small towns, were built on greenfield sites. Therefore, 168 (48%) of all the dwellings built within the large and small towns, were built within the Urban Footprints of these towns.
- 4.14 Newtownards (71 units) had the highest proportion of dwellings built on greenfield sites, some 64% of all new dwellings built within the town over the

monitor year. Bangor had only 19 dwellings built upon greenfield land, this was 25% of the dwellings built within the settlement limits. Therefore, 57 dwellings, 75% of the total for Bangor, were built within the Urban Footprint of the town.

- 4.15 Within the small towns, Comber had the most dwellings built upon greenfield sites. In total, 52 dwellings were built upon greenfield land, this is 78% of all dwellings built in Comber. Consequently, only 15 dwellings (22%) were built within the Urban Footprint for Comber.
- 4.16 Donaghadee had 37 residential units built on greenfield sites, this is 45% of all the dwellings built within Donaghadee. Therefore, 55% of all dwellings built in Donaghadee were built within the Urban Footprint (45 dwellings).
- 4.17 Hollywood was the only town, large or small, where no residential units were built on greenfield land. Therefore, all 11 residential properties (100%) built within Hollywood were located within the Urban Footprint of the town.
- 4.18 Overall, the small towns had 56% of all dwellings built within them located on greenfield sites and 44% were built within the Urban Footprints.

Table 3: Location of built housing units (Urban Footprint or Greenfield) 2021-22

Housing Land Availability Study 2021-2022	Built		Location					
	No.	Area (ha)	Greenfield	Settlement %	Overall %	Urban Footprint	Settlement %	Overall %
Large Towns								
Bangor	76	4	19	25%	5%	57	75%	16%
Newtownards	111	6.39	71	64%	20%	40	36%	12%
Large Towns Total	187	10.39	90	48%	26%	97	52%	28%
Small Towns								
Comber	67	4.33	52	78%	15%	15	22%	4%
Donaghadee	82	3.53	37	45%	11%	45	55%	13%
Hollywood	11	1.01	0	0%	0%	11	100%	3%
Small Towns Total	160	8.87	89	56%	26%	71	44%	20%
Overall Total	347	19.26	179		52%	168		48%

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 112 of the 347 dwellings built within the urban footprints of those relevant settlements were built upon brownfield sites. This equates to 32% of all new houses built within the applicable settlements.

Table 4: Residential Units built on Brownfield Sites

Housing Land Availability Study 2021-2022	Built		Brownfield Built		
	No.	Area (ha)	No.	Settlement %	Overall %
Large Towns					
Bangor	76	4	30	39%	9%
Newtownards	111	6.39	39	35%	11%
Large Towns Total	187	10.39	69	37%	20%
Small Towns					
Comber	67	4.33	0	0%	0%
Donaghadee	82	3.53	37	45%	11%
Holywood	11	1.01	6	55%	2%
Small Towns Total	160	8.87	43	27%	12%
Total	347	19.26	112	32%	32%

- 4.21 Newtownards had the largest number of dwellings built on brownfield sites, 39 residential units, followed by Donaghadee with 37 units and Bangor with 30 dwellings.
- 4.22 The small town of Comber had no units built upon brownfield sites. Hollywood had 55% of all dwellings built on brownfield sites, although this equates to only six units of the modest total of 11 built within the settlement.

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 248 dwelling units were built on land zoned or designated for housing. This is 59% of all the dwellings built within the settlements (422) and 54% of all the dwellings built within the Borough (456).
- 4.24 Newtownards had the highest number of units (86) built on land zoned for housing, this equates to 77% of all houses built in the town (111). 20% of all the dwellings built within the Borough were built on land identified for housing within Newtownards.
- 4.25 Within Bangor, housing zonings accounted for 50% (38) of all dwellings built in the town (76). Therefore, only 9% of all the dwellings built within the Borough were built on land identified for housing within Bangor.
- 4.26 Table 5 shows 29% (124) of all dwellings built in the settlements in the Borough were on zoned sites within the large towns of Bangor and Newtownards.
- 4.27 Of all the dwellings built within the Borough, 22% (93) were built on land zoned for housing within the small towns. Comber had the highest number of

houses (51) built on land identified for residential use. This equals 76% of all houses built within Comber and 12% of all houses built within the settlements.

- 4.28 Donaghadee had 35 dwellings built on zoned sites, this is 43% of all houses built in Donaghadee and 8% of all houses built within the settlements. Hollywood accounted for 7 residential units built on sites identified for housing in draft BMAP, this was 64% of the overall total for Hollywood (11), but only 2% of the total number of dwellings built within the settlements.
- 4.29 Within the village tier of settlements, 31 dwellings were built on land identified for housing. This is equivalent to 51% of all the dwellings built within the villages (61). Only four of the seventeen villages had houses built on land identified for residential development in ADAP and draft BMAP. Crawfordsburn had the highest number with 13 units, 59% of all units built in the village (22). Carrowdore followed, and all dwellings built within Carrowdore (10) were located on land zoned for that purpose in ADAP. Only 7% of all the dwellings built within the Borough were located on land identified for housing in the villages.
- 4.30 This assessment indicates that 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 the remaining potential of 7855 within the Borough and that 5557 (71%) of the remaining potential is located upon land zoned/designated for housing within the development plans.

Table 5: Residential Units built on Housing Zonings/HPAs

Housing Land Availability Study 2021-2022	Built			Zoned %		Remaining Potential			Zoned %	
	No.	Area	Zoned	Settlement	All Settlements	No.	Area (ha)	Zoned	Settlement	All Settlements
Large Towns										
Bangor	76	4	38	50%	9%	1072	41.99	725	68%	10%
Newtownards	111	6.39	86	77%	20%	3323	155.92	2581	78%	34%
Large Towns Total	187	10.39	124	66%	29%	4395	197.91	3306	75%	44%
Small Towns										
Comber	67	4.33	51	76%	12%	1068	51.06	953	89%	13%
Donaghadee	82	3.53	35	43%	8%	522	28.72	386	74%	5%
Holywood	11	1.01	7	64%	2%	210	19.15	84	40%	1%
Small Towns Total	160	8.87	93	58%	22%	1800	98.93	1423	79%	19%
Villages										
Balloo	0	0	0	0%	0%	6	0.37	2	33%	0%
Ballygowan	0	0	0	0%	0%	82	3.42	44	54%	1%
Ballyhalbert	0	0	0	0%	0%	242	12.02	178	74%	2%
Ballywalter	1	0.11	0	0%	0%	42	1.07	0	0%	0%

Carrowdore	10	0.27	10	100%	2%	151	6.61	16	11%	0%
Cloughey	0	0	0	0%	0%	52	2.33	21	40%	0%
Crawfordsburn	22	0.8	13	59%	3%	12	2.11	3	25%	0%
Greyabbey	0	0	0	0%	0%	11	1.1	0	0%	0%
Groomsport	0	0	0	0%	0%	10	0.24	4	40%	0%
Helen's Bay	0	0	0	0%	0%	8	0.62	5	63%	0%
Killinchy	0	0	0	0%	0%	2	0.32	0	0%	0%
Kircubbin	0	0	0	0%	0%	23	0.39	13	57%	0%
Millisle	3	0.1	0	0%	0%	189	8.43	158	84%	2%
Portaferry	10	0.79	6	60%	1%	176	8.52	152	86%	2%
Portavogie	9	0.4	0	0%	0%	205	10.86	198	97%	3%
Seahill	4	0.08	0	0%	0%	8	1.77	4	50%	0%
Whiterock	2	0.3	2	100%	1%	33	3.28	30	91%	0%
Villages Total	61	2.85	31	51%	7%	1252	63.46	828	66%	11%
Small Settlements	14	0.9	N/A	N/A	N/A	106	8.67	N/A	N/A	N/A
Urban Totals	422	23.01	248	59%	59%	7553	368.97	5557	74%	74%
Countryside	34	N/A	N/A	N/A	N/A	302	N/A	N/A	N/A	N/A
ANDBC Total	456	N/A	248	N/A	54%	7855	N/A	5557	N/A	71%

- 4.32 Newtownards has the largest remaining housing potential (2581) on land zoned for housing. Of all the remaining housing potential within Newtownards, 78% is located on zoned land, this is 34% of all the housing potential within the settlements of the Borough. In contrast, Bangor has a remaining potential of 725 residential units on land zoned for housing. This is 68% of all the remaining potential within Bangor (1072), but only 10% of all the remaining housing potential of the settlements in the Borough. Land zoned for housing in Bangor (16%) and Newtownards (59%) accounts for 75% (3306) of the overall remaining potential within the large towns (4395).
- 4.33 Within the small towns, Comber has a remaining potential of 953 units located upon zoned land, this is 53% of the remaining potential within the small towns tier and 13% of the overall total for the settlements within the Borough. Of the 1068 remaining potential housing units in Comber, 89% is on zoned sites.
- 4.34 Donaghadee and Holywood have 386 and 84 remaining potential located upon zoned land. This equates to 21% and 5% of the remaining potential with the small towns tier and to 5% and 1% respectively of the overall remaining potential within the settlements of the Borough.
- 4.35 Within the villages, 828 (66%) of the 1252 remaining potential is located upon land zoned and designated for housing. This equates to 11% of the overall remaining potential within the settlements of the Borough. The results shown within Table 5 indicate that the majority of the remaining potential on land identified for housing in the villages, is within the legacy Ards Borough Council area.
- 4.36 Table 5 also shows 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 on zoned land and

consequentially, a higher proportion of dwellings are being built upon brownfield sites (Table 4).

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.” Table 5 reveals a total of 456 residential units were built between 1 April 2021 and 31 March 2022. Housing zonings and land designated for housing accounted for 248 units, therefore the remaining 208 dwellings are categorised as windfall.

4.38 There is an overall remaining housing potential of 7855 residential units. As 5557 of these potential units are on land zoned/designated for housing, the 2298 remaining units are therefore categorised as windfall.

Overall Net Reduction in Housing Potential

4.39 The 2020/21 Housing Monitor reported a remaining potential of 8011 dwellings. A total of 456 dwellings were built during 2021/22, which would have left a remaining potential of 7555 (8011 – 456). As the remaining potential at the end of the 2021/22 Housing Monitor was 7855, this means 300 residential units were added to the remaining housing potential through approved planning applications (7855 – 7555 = 300). Therefore, the 2021/2022 Housing Monitor year saw a net reduction in remaining residential potential of 156 units (456 – 300).

⁶ Page 111 – RDS 2035