

# **Housing Land Availability Report**

2023

November 2023



**Ards and  
North Down**  
Borough Council

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## Introduction

- 1.1 The Ards and North Down Borough Housing Land Availability Report 2023 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 2023 is the sixth 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)<sup>1</sup>.
- 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

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<sup>1</sup> [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 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;
  - 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. 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 2022 to 31 March 2023, with surveying undertaken throughout the year and a continuous inputting and analysis of the information and data.
- 3.2 The 2023 survey encompasses all settlements as defined in the two extant development plans<sup>2</sup> 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.

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<sup>2</sup>North 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 2022/2023 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 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 Footprint<sup>3</sup> and on Greenfield<sup>4</sup> sites outside the Urban Footprint. The number of dwellings built on land zoned for residential use is also included.

### Housing Land Availability 2021/22 Results

- 4.3 For comparison, Table 1 on pages 8 and 9, 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. The larger settlements of Bangor and Newtownards accounted for 187 residential units and within the small towns of Comber, Donaghadee and Holywood 160 dwellings were built. The villages had a total of 61 dwellings constructed within them and 14 dwelling units were built across the small settlements. Overall, 422 housing units were completed within the settlements on 23.01 hectares of land and there was remaining potential for 7553 units on 368.97 hectares.

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<sup>3</sup> 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.

<sup>4</sup> Undeveloped land outside the Urban Footprint.

4.4 The 2021/22 Housing Land Availability Study included a precise survey of housing completions within the countryside. This demonstrated 34 dwellings were built throughout the year in the countryside. There was a remaining potential of 302 units in the countryside, equalling 3.84% of the overall remaining potential in the Borough.

**Table 1: Housing Land Availability Study 2021-2022**

Housing Land Availability Study 2021-2022	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
<b>Large Towns</b>					
Bangor	76	4	1072	13.65%	41.99
Newtownards	111	6.39	3323	42.30%	155.92
<b>Large Towns Total</b>	<b>187</b>	<b>10.39</b>	<b>4395</b>	<b>55.95%</b>	<b>197.91</b>
<b>Small Towns</b>					
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
<b>Small Towns Total</b>	<b>160</b>	<b>8.87</b>	<b>1800</b>	<b>22.92%</b>	<b>98.93</b>
<b>Villages</b>					
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
<b>Villages Total</b>	<b>61</b>	<b>2.85</b>	<b>1252</b>	<b>15.94%</b>	<b>63.46</b>
<b>Small Settlements</b>					
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
<b>Small Settlements Total</b>	<b>14</b>	<b>0.9</b>	<b>106</b>	<b>1.35%</b>	<b>8.67</b>
<b>Urban Totals</b>	<b>422</b>	<b>23.01</b>	<b>7553</b>	<b>96.16%</b>	<b>368.97</b>
<b>Dwellings in Countryside</b>	<b>34</b>	<b>N/A</b>	<b>302</b>	<b>3.84%</b>	<b>N/A</b>
<b>ANDBC Total</b>	<b>456</b>	<b>N/A</b>	<b>7855</b>	<b>100%</b>	<b>N/A</b>

## Housing Land Availability 2022/2023 Results

- 4.5 Table 2, pages 11 and 12, 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. This is an increase of 101 (22%) residential units from the 2021/22 total number of completions.
- 4.6 The principal settlements of Bangor and Newtownards accounted for 254 residential units and within the small towns 177 dwellings were built. The villages had 72 dwellings constructed throughout and 13 residential units were built across the small settlements. Overall, 516 housing units were completed within the settlements on 22.42 hectares of land with remaining potential for 7106 units on 349.42 hectares. The remaining potential within the settlements is 96.17% of the overall remaining potential within the Borough.
- 4.7 Housing completions within the countryside totalled 41 dwellings and following the survey there were 283 potential units remaining in the countryside, 3.83% of the overall remaining potential within the Borough.
- 4.8 Bangor has a remaining potential of 1028 units, 13.91% of the overall remaining potential, on 38.77 hectares of land. Following the 2021/22 survey Bangor had a remaining potential of 1072 units (13.65%). Newtownards has a remaining potential of 3190 units, 43.17% of the overall remaining potential, on 151.88 hectares of land. Following the 2021/22 survey Newtownards had a remaining housing potential of 3323 units (42.3%). As shown in Figure 1, the principal settlements accounted for 57% of the remaining potential.
- 4.9 The small towns of Comber (59 units built), Donaghadee (77 units built) and Holywood (41 units built) accounted for development of 9.09 hectares of land. Comber (997) has the largest remaining potential of the small towns, this equates to 13.49% of the overall total remaining potential. The 997 units remaining potential in Comber is only 31 units less than the remaining potential of Bangor, 1028.

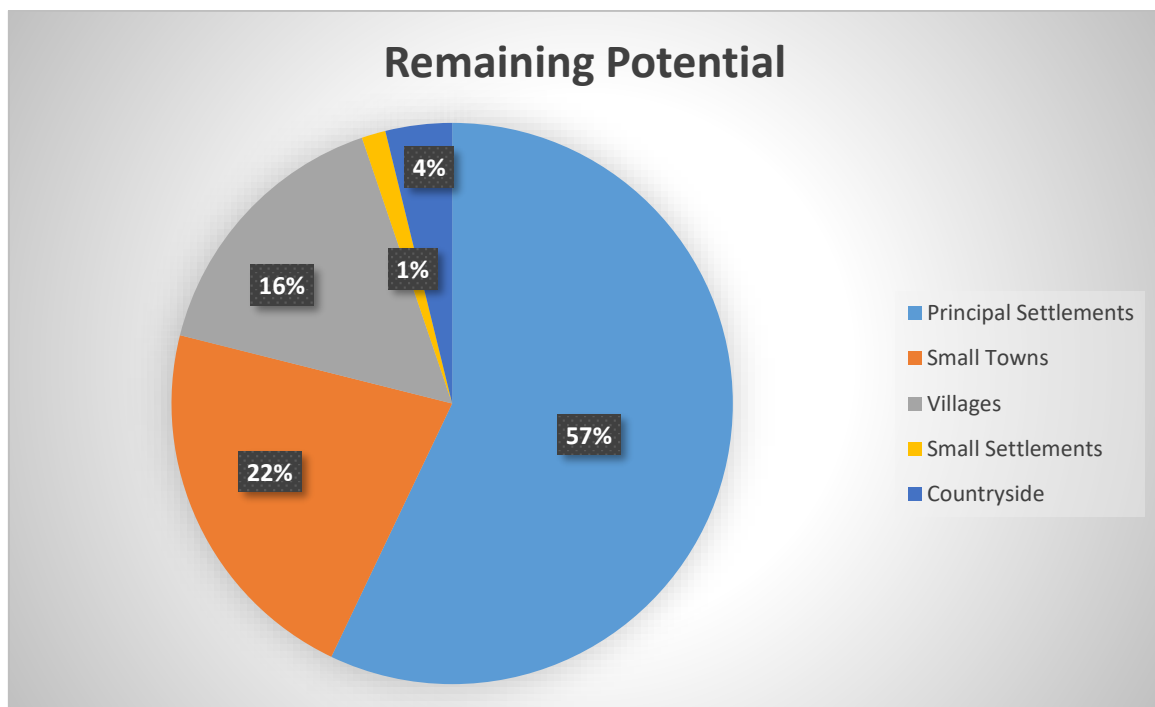
**Table 2: Housing Land Availability Study 2022-20223**

Housing Land Availability Study 2022-2023	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
<b>Principal Settlements</b>					
Bangor	94	3.67	1028	13.91%	38.77
Newtownards	160	4.73	3190	43.17%	151.88
<b>Principal Settlements Total</b>	<b>254</b>	<b>8.4</b>	<b>4218</b>	<b>57.08%</b>	<b>190.65</b>
<b>Small Towns</b>					
Comber	59	3.89	997	13.49%	46.97
Donaghadee	77	3.84	444	6.00%	25.04
Hollywood	41	1.36	172	2.33%	18.84
<b>Small Towns Total</b>	<b>177</b>	<b>9.09</b>	<b>1613</b>	<b>21.83%</b>	<b>90.85</b>
<b>Villages</b>					
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

<b>Villages Total</b>	<b>72</b>	<b>4.03</b>	<b>1173</b>	<b>15.87%</b>	<b>59.76</b>
<b>Small Settlements</b>					
<b>Ardmillan</b>	<b>7</b>	<b>0.4</b>	<b>13</b>	<b>0.18%</b>	<b>0.83</b>
<b>Ballybarnes</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0.03%</b>	<b>0.27</b>
<b>Ballyboley</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Ballycranbeg</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Ballydrain</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Ballyeasborough</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Ballyfrenis</b>	<b>5</b>	<b>0.42</b>	<b>4</b>	<b>0.05%</b>	<b>0.4</b>
<b>Ballygalget</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0.01%</b>	<b>0.16</b>
<b>Ballystockart</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Cotton</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0.04%</b>	<b>0.15</b>
<b>Craigtlet</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0.01%</b>	<b>0.08</b>
<b>Glastry</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0.26%</b>	<b>1.96</b>
<b>Gray's Park</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Kilmood</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Kirkistown</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0.26%</b>	<b>1.8</b>
<b>Lisbane</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0.16%</b>	<b>0.75</b>
<b>Loughries</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Orlock</b>	<b>1</b>	<b>0.08</b>	<b>1</b>	<b>0.01%</b>	<b>0.13</b>
<b>Rubane</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0.37%</b>	<b>1.63</b>
<b>Six Road Ends</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Small Settlements Total</b>	<b>13</b>	<b>0.9</b>	<b>102</b>	<b>1.38%</b>	<b>8.16</b>
<b>Urban Totals</b>	<b>516</b>	<b>22.42</b>	<b>7106</b>	<b>96.17%</b>	<b>349.42</b>
<b>Dwellings in Countryside</b>	<b>41</b>	<b>N/A</b>	<b>283</b>	<b>3.83%</b>	<b>N/A</b>
<b>ANDBC Total</b>	<b>557</b>	<b>N/A</b>	<b>7389</b>	<b>100%</b>	<b>N/A</b>

4.10 Donaghadee (444) totals 6% of the overall remaining potential and Hollywood (172) accounts for only 2.33%. 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 brownfield<sup>5</sup> development compared to the other small towns Comber and Donaghadee. The small towns have 21.83% (1613) of the overall remaining housing potential, on 90.85 hectares. In comparison, following the 2021/22 survey the small towns accounted for 1800 remaining residential units (22.92%).

**Figure 1: 2022/2023 Remaining Potential by Location – extant Settlement Hierarchy (including small settlements designated within adopted BMAP) and Countryside**



<sup>5</sup> 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 2022/2023 compared to 2021/2022, with 72 dwellings built during the 2022/2023 monitor year. This is a 15.3% increase on the 61 dwellings built in 2021/2022. Portavogie (32) had the highest number of dwellings built within the village tier, followed by Carrowdore (17) and Portaferry (11). Several of the villages, including Balloo, Ballyhalbert, Ballywalter, Killinchy and Kircubbin, had no dwellings built. The villages accounted for 1252 (15.94%) potential remaining housing units following the 2021/22 monitor. Following the 2022/23 survey, potential remained for 1173 (15.87%) housing units within the villages. Ballyhalbert (242), Millisle (189), Portavogie (177) and Portaferry (163) have the largest remaining potential within the villages.
- 4.12 Within the small settlements, only 13 dwelling units were built. Ardmillan (7) Ballyfrenis (5) and Orlock (1) 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 1.38% 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 156 dwellings were built on Greenfield sites outside the Urban Footprints of Bangor, Newtownards and the small towns. Therefore, 36.19% of the overall number of houses built within the principal settlements and small towns, were built on Greenfield sites. Whereas 275 (63.81%) of all the dwellings built within Bangor, Newtownards and the small towns, were built within the Urban Footprints of these settlements.
- 4.14 Comber (49 units) had the highest proportion of dwellings built on Greenfield sites, some 83% of all new dwellings built within the town over the monitor

year. Only 10 (16.95%) of the dwellings built within Comber were within the Urban Footprint.

4.15 Bangor (31) and Newtownards (30) was 32.98% and 18.75% of the dwellings built within the settlement limits. Therefore, 63 dwellings, 67.02% of the total for Bangor, were built within the Urban Footprint of the city. Whilst 130 dwellings, 81.25% of the sum for Newtownards, were constructed within the Urban Footprint.

4.16 Donaghadee had the second highest number of residential units built on Greenfield sites. The 46 units built within the town means 59.74% of all the dwellings built within Donaghadee were built on Greenfield sites. Therefore, 40.26% of all dwellings built in Donaghadee were constructed within the Urban Footprint (31 dwellings).

4.17 Holywood was the only town within which no residential units were built on Greenfield land. Therefore, all 41 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 24.02% of all dwellings built within them located on Greenfield sites. Whilst, within the small towns 53.67% were built on Greenfield sites.

**Table 3: Location of built housing units (Urban Footprint or Greenfield) 2022-23**

Housing Land Availability Study 2022-2023	Built		Location					
	No.	Area (ha)	Greenfield	Settlement %	Overall %	Urban Footprint	Settlement %	Overall %
<b>Principal Settlements</b>								
Bangor	94	3.67	31	32.98%	7.19%	63	67.02%	14.62%
Newtownards	160	4.73	30	18.75%	6.96%	130	81.25%	30.16%
<b>Principal Settlements Total</b>	<b>254</b>	<b>8.4</b>	<b>61</b>	<b>24.02%</b>	<b>14.15%</b>	<b>193</b>	<b>75.98%</b>	<b>44.78%</b>
<b>Small Towns</b>								
Comber	59	3.89	49	83.05%	11.37%	10	16.95%	2.32%
Donaghadee	77	3.84	46	59.74%	10.67%	31	40.26%	7.19%
Hollywood	41	1.36	0	0.00%	0.00%	41	100.00%	9.51%
<b>Small Towns Total</b>	<b>177</b>	<b>9.09</b>	<b>95</b>	<b>53.67%</b>	<b>22.04%</b>	<b>82</b>	<b>46.33%</b>	<b>19.03%</b>
<b>Overall Total</b>	<b>431</b>	<b>17.49</b>	<b>156</b>		<b>36.19%</b>	<b>275</b>		<b>63.81%</b>



## 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 224 of the 431 dwellings built within those relevant settlements were built upon Brownfield sites. This equates to 51.97% of all new houses built within the applicable settlements. By comparison, only 112 dwellings (32%) were built on Brownfield sites during 2021-2022.

**Table 4: Residential Units built on Brownfield Sites**

Housing Land Availability Study 2022-2023	Built		Brownfield Built		
	No.	Area (ha)	No.	Settlement %	Overall %
<b>Large Towns</b>					
Bangor	94	3.67	43	45.74%	9.98%
Newtownards	160	4.73	126	78.75%	29.23%
<b>Large Towns Total</b>	<b>254</b>	<b>8.4</b>	<b>169</b>	<b>66.54%</b>	<b>39.21%</b>
<b>Small Towns</b>					
Comber	59	3.89	0	0.00%	0.00%
Donaghadee	77	3.84	25	32.47%	5.80%
Holywood	41	1.36	30	73.17%	6.96%
<b>Small Towns Total</b>	<b>177</b>	<b>9.09</b>	<b>55</b>	<b>31.07%</b>	<b>12.76%</b>
<b>Total</b>	<b>431</b>	<b>17.49</b>	<b>224</b>	<b>51.97%</b>	<b>51.97%</b>

- 4.21 Newtownards had the largest number of dwellings built on Brownfield sites, 126 residential units, followed by Bangor with 43 dwellings and Holywood with 30 dwellings. For the second year in a row, the small town of Comber had no units built upon Brownfield sites. Whilst Donaghadee accounted for 25 Brownfield units.
- 4.22 The principal settlements of Bangor and Newtownards had 66.54% of all dwellings built on Brownfield sites. Whilst the small towns had a build rate of 31.07% relating 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, 250 of 557 units (44.88%) were built on land zoned or designated for housing.
- 4.24 Newtownards had the highest number of units (60) built on land zoned for housing, this equates to 37.5% of all houses built in the town (160). Overall, 11.66% of all the dwellings built within settlements in the Borough and 10.77% of all the houses constructed were built on land identified for housing within Newtownards.
- 4.25 Within Bangor, housing zonings accounted 56 dwellings built in the town (59.57%). Therefore, only 10.85% of all the dwellings built within settlements in the Borough and 10.05% of all the houses constructed were built on land identified for housing within Bangor.
- 4.26 Table 5 shows 22.48% (116) 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, 22.87% (118) were built on land zoned for housing within the small towns. Comber had the highest number of houses (49) built on land identified for residential use. This equals 83.05% of all houses built within Comber and 9.5% of all houses built within the settlements.
- 4.28 Donaghadee had 37 dwellings built on zoned sites, this is 48.05% of all houses built in Donaghadee and 7.17% of all houses built within the settlements. Whilst Holywood accounted for 32 residential units built on sites identified for housing in draft BMAP, this was 78.05% of the overall total for Holywood (11), but only 6.2% of the total number of dwellings built within the settlements.
- 4.29 Within the village tier of settlements, 16 dwellings were built on land identified for housing. This is equivalent to 22.22% of all the dwellings built within the villages (72). Only three of the seventeen villages had houses built on land identified for residential development in ADAP and draft BMAP. Portaferry had the highest number with 7 units, 63.64% of all units built in the village (11). Carrowdore, with 6 units (35.29%) followed. Only 2.87% 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 7389 within the Borough and that 5229 (70.77%) 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 2022-2023	Built			Zoned %		Remaining Potential			Zoned %	
	No.	Area	Zoned	Settlement	All Settlements	No.	Area (ha)	Zoned	Settlement	All Settlements
<b>Principal Settlements</b>										
Bangor	94	3.67	56	59.57%	10.85%	1028	38.77	671	65.27%	9.44%
Newtownards	160	4.73	60	37.50%	11.63%	3190	151.88	2523	79.09%	35.51%
<b>Principal Settlements Total</b>	<b>254</b>	<b>8.4</b>	<b>116</b>	<b>45.67%</b>	<b>22.48%</b>	<b>4218</b>	<b>190.65</b>	<b>3194</b>	<b>75.72%</b>	<b>44.95%</b>
<b>Small Towns</b>										
Comber	59	3.89	49	83.05%	9.50%	997	46.97	904	90.67%	12.72%
Donaghadee	77	3.84	37	48.05%	7.17%	444	25.04	349	78.60%	4.91%
Holywood	41	1.36	32	78.05%	6.20%	172	18.84	34	19.77%	0.48%
<b>Small Towns Total</b>	<b>177</b>	<b>9.09</b>	<b>118</b>	<b>66.66%</b>	<b>22.87%</b>	<b>1613</b>	<b>90.85</b>	<b>1287</b>	<b>79.79%</b>	<b>18.11%</b>
<b>Villages</b>										
Balloo	0	0	0	0.00%	0.00%	6	0.37	2	33.33%	0.03%
Ballygowan	7	0.28	0	0.00%	0.00%	77	3.19	44	57.14%	0.62%
Ballyhalbert	0	0	0	0.00%	0.00%	242	12.02	178	73.55%	2.50%
Ballywalter	0	0	0	0.00%	0.00%	27	0.98	0	0.00%	0.00%

Carrowdore	17	0.98	6	35.29%	1.16%	134	5.63	10	7.46%	0.14%
Cloughey	0	0	0	0.00%	0.00%	52	2.33	16	30.77%	0.23%
Crawfordsburn	3	0.1	3	100.00%	0.58%	9	2.01	0	0.00%	0.00%
Greyabbey	1	0.07	0	0.00%	0.00%	11	1.18	0	0.00%	0.00%
Groomsport	1	0.05	0	0.00%	0.00%	9	0.19	4	44.44%	0.06%
Helen's Bay	0	0	0	0.00%	0.00%	9	0.71	5	55.56%	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%	0.18%
Millisle	0	0	0	0.00%	0.00%	189	8.43	158	83.60%	2.22%
Portaferry	11	0.53	7	63.64%	1.36%	163	7.91	145	88.96%	2.04%
Portavogie	32	2.02	0	0.00%	0.00%	177	8.89	139	78.53%	1.96%
Seahill	0	0	0	0.00%	0.00%	9	1.86	4	44.44%	0.06%
Whiterock	0	0	0	0.00%	0.00%	33	3.28	30	90.91%	0.42%
Villages Total	72	4.03	16	22.22%	3.10%	1173	59.76	748	63.77%	10.53%
Small Settlements	13	0.9	N/A	N/A	N/A	102	8.16	N/A	N/A	N/A
Urban Totals	516	22.42	250	N/A	48.45%	7106	349.42	5229	73.59%	73.59%
Countryside	41	N/A	N/A	N/A	N/A	283	N/A	N/A	N/A	N/A
ANDBC Total	557	N/A	250	N/A	44.88%	7389	N/A	5229	N/A	70.77%

- 4.32 Newtownards has the largest remaining housing potential (2523) on land zoned for housing. Of all the remaining housing potential within Newtownards, 78% is located on zoned land, this is 35.51% of all the housing potential within the settlements of the Borough. In contrast, Bangor has a remaining potential of 671 residential units on land zoned for housing. This is 65.27% of all the remaining potential within Bangor (1028), but only 9.44% of all the remaining housing potential of the settlements in the Borough. Land zoned for housing in Bangor and Newtownards accounts for 44.95% (3194) of the overall remaining potential within the settlements and 43.23% of the remaining potential within the Borough.
- 4.33 Within the small towns, Comber has a remaining potential of 904 units located upon zoned land, this is 90.67% of the 997 remaining potential housing units in Comber.
- 4.34 Donaghadee and Holywood have 349 and 34 remaining potential housing units located upon zoned land. This equates to 78.6% and 19.77% of the remaining potential and 4.72% and 0.46% respectively of the overall remaining potential within the Borough.
- 4.35 Within the villages, 748 (63.77%) of the 1173 remaining potential is located upon land zoned and designated for housing. This equates to 10.53% of the overall remaining potential within the settlements and 10.12% of the overall remaining potential 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 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 on zoned land.

## Windfall

- 4.37 The RDS 2035 defines windfall<sup>6</sup> 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 557 residential units were built between 1 April 2022 and 31 March 2023. Table 5 indicates housing zonings and land designated for housing accounted for 250 units, the remaining 41 dwellings built in the countryside and 266 built within settlements are categorised as windfall. Therefore, a total of 307 windfall units were constructed.
- 4.38 There is an overall remaining housing potential of 7389 residential units. As 5229 of these potential units are on land zoned/designated for housing, 2160 (29.23%) remaining units are therefore categorised as windfall.

## Overall Net Reduction in Housing Potential

- 4.39 The 2021/2022 Housing Monitor reported a remaining potential of 7855 dwellings. A total of 557 dwellings were built during 2022/23, which would have left a remaining potential of 7298 (7855 – 557).
- 4.40 As stated in Paragraphs 3.4 and 3.5, the Housing Land Availability survey no longer takes account of those sites for which permission lapsed prior to 2022 without development having commenced. These sites have been archived for information purposes and will not contribute to the statistics on existing housing land availability or remaining potential. This resulted in 37 sites, 23 within settlements and 14 in the countryside, being archived and a total of 101 units (82 within settlements and 19 in the countryside) being removed from the remaining potential. Therefore, the totalling remaining potential would have been 7197 (7298 – 101).

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<sup>6</sup> Page 111 – RDS 2035

4.41 As the remaining potential at the end of the 2022/23 Housing Monitor was 7389, this means 192 residential units were added to the remaining housing potential through approved planning applications ( $7389 - 7197 = 192$ ). Therefore, the 2023 Housing Land Availability survey saw a net reduction in remaining residential potential of 466 units ( $557 + 101 = 658$ ,  $658 - 192 = 466$ ).