

Housing Land Availability Report

2021

04 February 2022



**Ards and
North Down**
Borough Council

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Introduction

- 1.1 The Ards and North Down Borough Housing Land Availability Report 2021 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 2021 is the fourth 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 2020 to 31 March 2021, with surveying undertaken throughout the year and a continuous inputting and analysis of information and data.
- 3.2 The 2021 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 2021 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 2021 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 2019/20 Results

- 4.3 For comparison, Table 1 on pages 8 and 9, provides details of the 2019/2020 Housing Land Availability Report results. This shows 616 dwellings were built in Ards and North Down Borough between 1 April 2019 and 31 March 2020. The large towns of Bangor and Newtownards accounted for 311 residential units and within the small towns 161 dwellings were built. The villages had a total of 100 dwellings constructed within them and only one dwelling unit was built across the small settlements. Overall, 573 housing units were completed within the settlements on 27.3 hectares of land and there was remaining potential for 8185 units on 407.68 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 2019/20 Housing Land Availability Study included the first precise study of housing completions within the countryside. This demonstrated 43 dwellings were built throughout the year in the countryside. There was a remaining potential of 286 units in the countryside, equalling 3.38% of the overall remaining potential in the Borough.

Table 1: Housing Land Availability Study 2019-2020

Housing Land Availability Study 2019-2020	Built		Remaining Potential		
	No.	Area (ha)	No.	Overall %	Area (ha)
Large Towns					
Bangor	203	8.87	1301	15.36%	53.23
Newtownards	108	5.85	3437	40.57%	165.23
Large Towns Total	311	14.72	4738	55.93%	218.46
Small Towns					
Comber	44	2.1	1160	13.69%	55.97
Donaghadee	82	4.05	637	7.52%	34.32
Holywood	35	1.07	214	2.53%	20.71
Small Towns Total	161	7.22	2011	23.74%	111
Villages					
Balloo	0	0	11	0.13%	1.47
Ballygowan	12	0.4	72	0.85%	2.95
Ballyhalbert	16	1.08	236	2.79%	11.66
Ballywalter	9	0.27	15	0.18%	0.09
Carrowdore	4	0.25	150	1.77%	6.46
Cloughey	5	1.23	52	0.61%	2.32
Crawfordsburn	0	0	55	0.65%	4.46
Greyabbey	0	0	10	0.12%	1.09
Groomsport	2	0.07	10	0.12%	0.22
Helen's Bay	1	0.25	11	0.13%	0.87
Killinchy	0	0	3	0.04%	0.39
Kircubbin	0	0	32	0.38%	0.99
Millisle	5	0.1	200	2.36%	8.42
Portaferry	0	0	198	2.34%	10.25

Portavogie	46	1.31	209	2.47%	11.16
Seahill	0	0	11	0.13%	1.74
Whiterock	0	0	35	0.41%	3.84
Villages Total	100	4.96	1310	15.46%	68.38
Small Settlements					
Ardmillan	0	0	24	0.28%	1.31
Ballybarnes	0	0	4	0.05%	0.59
Ballyboley	0	0	1	0.01%	0.34
Ballycranbeg	0	0	4	0.05%	0.1
Ballydrain	1	0.4	0	0.00%	0
Ballyeasborough	0	0	0	0.00%	0
Ballyfrenis	0	0	16	0.19%	1.28
Ballygalget	0	0	2	0.02%	0.43
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	0.13%	1.44
Gray's Park	0	0	0	0.00%	0
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	9	0.11%	1.2
Lisbane	0	0	11	0.13%	0.67
Loughries	0	0	10	0.12%	0.34
Orlock	0	0	2	0.02%	0.21
Rubane	0	0	24	0.28%	1.54
Six Road Ends	0	0	4	0.05%	0.16
Small Settlements Total	1	0.4	126	1.49%	9.84
Urban Total	573	27.3	8185	96.62%	407.68
Dwellings in Countryside	43	N/A	286	3.38%	N/A
Overall Total	616	N/A	8471	100%	N/A

Housing Land Availability 2020/21 Results

- 4.5 Table 2, pages 11 and 12, 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. This is a reduction of 73 (11.85%) residential units from the 2019/20 total completions.
- 4.6 The large towns of Bangor and Newtownards accounted for 307 residential units and within the small towns 142 dwellings were built. The villages had 54 dwellings constructed across them and 10 residential units were built across the small settlements. Overall, 513 housing units were completed within the settlements on 24.33 hectares of land with remaining potential for 7727 units on 383.3 hectares. The remaining potential within the settlements is 96.45% of the overall remaining potential within the Borough.
- 4.7 Housing completions within the countryside totalled 30 dwellings and following the survey there were 284 potential units remaining in the countryside, 3.55% of the overall remaining potential within the Borough.
- 4.8 Bangor has a remaining potential of 1118 units, 13.96% of the overall remaining potential, on 45.49 hectares of land. Following the 2019/20 survey Bangor had a remaining potential of 1301 units (15.36%). Newtownards has a remaining potential of 3315 units, 41.38% of the overall remaining potential, on 157.41 hectares of land. Following the 2019/20 survey Newtownards had a remaining housing potential of 3427 units (40.57%).
- 4.9 The small towns of Comber (56 units built), Donaghadee (51 units built) and Holywood (35 units built) accounted for development of 6.04 hectares of land. Comber (1128) has the largest remaining potential of the small towns, this equates to 14.08% of the overall total potential. The 1128 units remaining in Comber is higher than the remaining potential of 1118 within Bangor, 13.96% of the overall total potential.

Table 2: 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

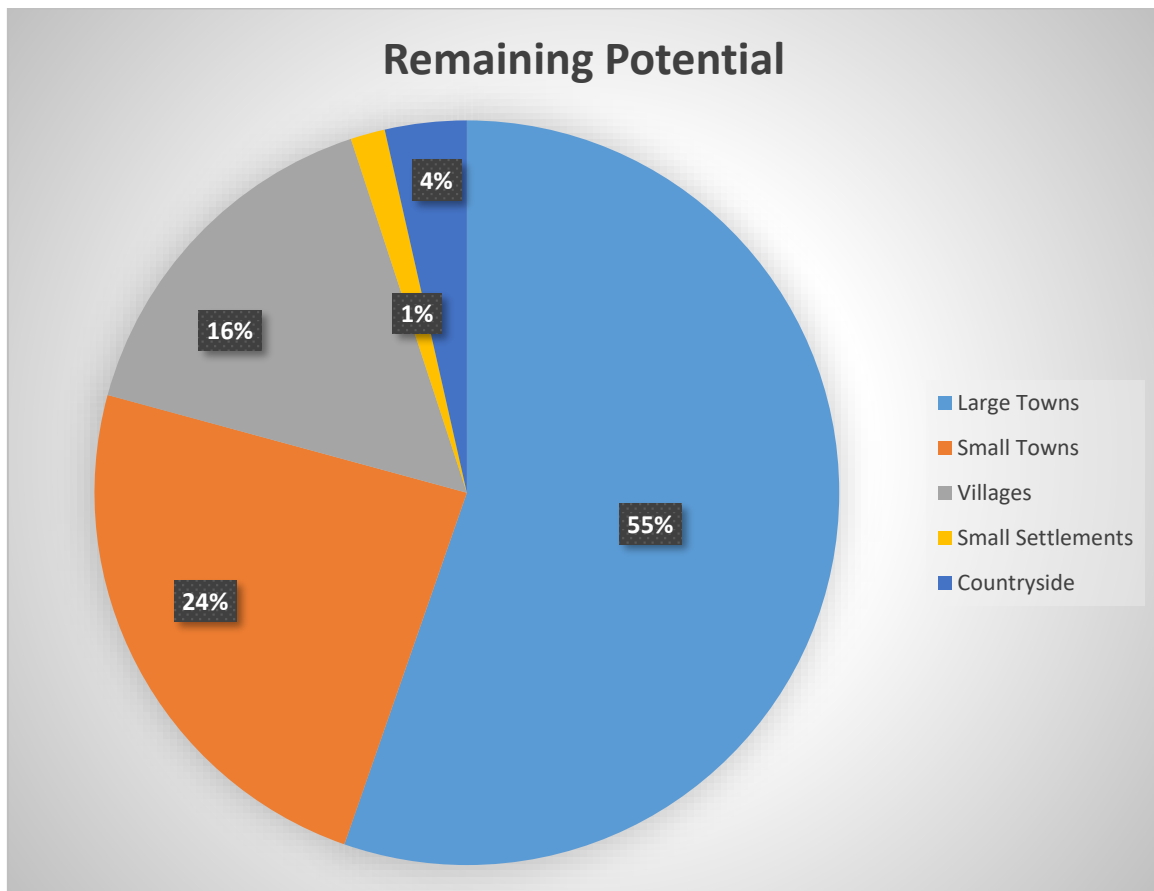
Ballyboley	0	0	1	0.01%	0.34
Ballycranbeg	4	0.1	0	0.00%	0
Ballydrain	0	0	0	0.00%	0
Ballyeasborough	0	0	0	0.00%	0
Ballyfrenis	0	0	16	0.20%	1.28
Ballygalget	1	0.27	1	0.01%	0.16
Ballystockart	0	0	0	0.00%	0
Cotton	0	0	3	0.04%	0.15
Craigtanlet	0	0	1	0.01%	0.08
Glastry	0	0	11	0.14%	1.44
Gray's Park	0	0	0	0.00%	0
Kilmood	0	0	0	0.00%	0
Kirkistown	0	0	19	0.24%	1.8
Lisbane	0	0	11	0.14%	0.66
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

4.10 Donaghadee (595) totals 7.43% of the overall remaining potential and Holywood (191) accounts for only 2.38%. The lower remaining potential for Holywood appears to reflect the environmental and physical constraints on outward development for the town, the character of the town, reliance on committed housing zonings in emerging draft BMAP and a lack of opportunities for brownfield⁵ development compared to the other small towns

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

Comber and Donaghadee. The small towns have 23.89% (1914) of the overall remaining housing potential, on 106.58 hectares of land. Following the 2019/20 survey the small towns accounted for 2098 remaining residential units (26.19%).

Figure 1: 2020/2021 Remaining Potential by Location – extant Settlement Hierarchy (including small settlements designated within adopted BMAP) and Countryside



4.11 Examination of the village tier indicates a lower quantity of residential properties developed. Only 54 dwellings were built within the villages during the 2020/21 monitor year compared to 100 dwellings built in 2019/20. Crawfordsburn (17) saw the highest number of dwellings built within the village tier, followed by Millisle (10). Several of the villages, including Balloo,

'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).

Ballyhalbert, Groomsport, Killinchy and Kircubbin, had no dwellings built. The villages accounted for 1310 (15.46%) potential housing units following the 2019/20 monitor. Following the 2020/21 survey potential remained for 1260 (15.72%) housing units within the villages. Ballyhalbert (236), Portavogie (205) and Portaferry (184) have the largest remaining potential within the villages.

- 4.12 Within the small settlements only 10 dwelling units were built. Ballycranbeg (4), Loughries (5) and Ballygalget (1) were the only small settlements to have any dwellings constructed within them. The small settlement tier accounts for 120 potential housing units, equalling only 1.50% of the remaining total.

Distribution of Urban Footprint and Greenfield Sites

- 4.13 The distribution of housing built within the urban footprints of settlements, or on greenfield sites of the applicable settlements within Ards and North Down Borough is presented in Table 3, page 15. This demonstrates 152 dwellings were built on greenfield sites within the large and small towns. This equates to 34% of the overall number of houses built within the large and small towns. Newtownards (62) had the highest proportion of dwellings built on greenfield sites. Bangor (143) had the highest number of dwellings built within the Urban Footprint.
- 4.14 Within the small towns, Comber and Donaghadee both had 31 residential units built on greenfield sites. Comber and Donaghadee were also the only settlements, large or small town, to have developed more dwellings on greenfield sites than in the urban footprint. Hollywood was the only town, large or small, to have had no residential properties developed on greenfield sites.

Table 3: Location of built housing units (Urban Footprint or Greenfield) 2020-21

Housing Land Availability Study 2020-2021	Built		Location					
	No.	Area (ha)	Greenfield	Settlement %	Overall %	Urban Footprint	Settlement %	Overall %
Large Towns								
Bangor	171	7.68	28	16%	6%	143	84%	32%
Newtownards	136	7.36	62	46%	14%	74	54%	16%
Large Towns Total	307	15.04	90	29%	20%	217	71%	48%
Small Towns								
Comber	56	1.86	31	55%	7%	25	45%	6%
Donaghadee	51	2.46	31	61%	7%	20	39%	4%
Hollywood	35	1.72	0	0%	0%	35	100%	8%
Small Towns Total	142	6.04	62	44%	14%	80	56%	18%
Overall Total	449	21.08	152		34%	297		66%

Brownfield Development

4.15 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.

4.16 Table 4 below illustrates 267 of the 449 dwellings built within the urban footprints of those relevant settlements were built upon brownfield sites. This equates to 59% of all new houses built within the applicable settlements.

Table 4: Residential Units built on Brownfield Sites

Housing Land Availability Study 2020-2021	Built		Brownfield Built		
	No.	Area (ha)	No.	Settlement %	Overall %
Large Towns					
Bangor	171	7.68	124	73%	28%
Newtownards	136	7.36	73	54%	16%
Large Towns Total	307	15.04	197	64%	44%
Small Towns					
Comber	56	1.86	25	45%	6%
Donaghadee	51	2.46	18	35%	4%
Holywood	35	1.72	27	77%	6%
Small Towns Total	142	6.04	70	49%	16%
Total	449	21.08	267	59%	59%

4.17 Bangor had the largest number of dwellings built on brownfield sites, 124 residential units, followed by Newtownards with 73 units. Almost three of every four houses built within Bangor were built on brownfield sites.

4.18 The small towns of Comber (25), Donaghadee (18) and Holywood (27) accounted for 70 brownfield units, just slightly less than the number for Newtownards.

Land Identified for Housing in Development Plans

4.19 Table 5 (pages 18 and 19) 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 and emerging draft BMAP. This indicates 253 dwelling units were built on land zoned or designated for housing. This is 49% of all the dwellings built within the settlements (513) and 45% of all the dwellings built within the Borough (543).

4.20 Newtownards had the highest number of units (95) built on land zoned for housing, 70% of all houses built in the town. Within Bangor, housing zonings accounted for 37% (63) of all dwellings built in the town. Table 4 shows 31% (158) of all dwellings built in the settlements in the Borough were on zoned sites within the large towns of Bangor and Newtownards.

4.21 Land zoned for housing within the small towns accounted for 13% (65) of all dwellings built within the settlements in the Borough.

4.22 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).

Table 5: Residential Units built on Housing Zonings/HPAs

Housing Land Availability Study 2020-2021	Built			Zoned %		Remaining Potential			Zoned %	
	No.	Area	Zoned	Settlement	All Settlements	No.	Area (ha)	Zoned	Settlement	All Settlements
Large Towns										
Bangor	171	7.68	63	37%	12%	1118	45.49	763	68%	10%
Newtownards	136	7.36	95	70%	19%	3315	157.41	2667	80%	34%
Large Towns Total	307	15.04	158	51%	31%	4433	202.9	3430	77%	44%
Small Towns										
Comber	56	1.86	31	55%	6%	1128	55.14	1004	89%	13%
Donaghadee	51	2.46	29	57%	6%	595	31.98	421	71%	5%
Holywood	35	1.72	5	14%	1%	191	19.46	91	48%	1%
Small Towns Total	142	6.04	65	46%	13%	1914	106.58	1516	79%	20%
Villages										
Balloo	0	0	0	0%	0%	6	0.37	2	33%	0%
Ballygowan	7	0.12	4	57%	1%	81	3.36	44	54%	1%
Ballyhalbert	0	0	0	0%	0%	236	11.66	178	75%	2%
Ballywalter	0	0	0	0%	0%	41	1.06	0	0%	0%
Carrowdore	6	0.2	6	100%	1%	144	6.26	26	18%	0%

Cloughey	1	0.03	0	0%	0%	51	2.29	21	41%	0%
Crawfordsburn	17	1.12	16	94%	3%	34	2.9	16	47%	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	2	0.17	0	0%	0%	8	0.6	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	10	0.17	0	0%	0%	179	8.28	158	88%	2%
Portaferry	5	0.57	4	80%	1%	184	9.07	158	86%	2%
Portavogie	4	0.04	0	0%	0%	205	11.12	198	97%	3%
Seahill	2	0.29	0	0%	0%	10	1.75	4	40%	0%
Whiterock	0	0	0	0%	0%	35	3.58	32	91%	0%
Villages Total	54	2.71	30	56%	6%	1260	64.35	859	68%	11%
Small Settlements	10	0.54	N/A	N/A	N/A	120	9.47	N/A	N/A	N/A
Urban Totals	513	24.33	253	49%	49%	7727	383.3	5805	75%	75%
Countryside	30	N/A	N/A	N/A	N/A	284	N/A	N/A	N/A	N/A
Overall Total	543	N/A	253	N/A	45%	8011	N/A	5805	N/A	72%

- 4.23 Table 5 also shows the remaining potential of 8011 within the Borough and that 5805 (72%) of the remaining potential is located upon land zoned/designated for housing within the development plans.
- 4.24 Newtownards has the largest remaining housing potential (2667) relating to land zoned for housing. Of all the remaining housing potential within Newtownards, 80% 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 763 residential units on land zoned for housing. This is only 10% of all the remaining housing potential of the settlements in the Borough.
- 4.25 Within the small towns, Comber has a remaining potential of 1004 units located upon zoned land, this is 13% of the overall total for the settlements within the Borough. Of the 1128 remaining potential housing units in Comber, 89% is on zoned sites.
- 4.26 Donaghadee and Holywood have 421 and 91 respectively remaining potential located upon zoned land, equating to 5% and 1% respectively of the overall remaining potential within the settlements of the Borough.
- 4.27 Within the villages, 859 (68%) of the 1260 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. These results indicate the majority of the remaining potential on land identified for housing in the villages is within the legacy Ards Borough Council area.
- 4.28 Table 4 and Table 5 show 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.

Windfall

4.29 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 543 residential units were built between 1 April 2020 and 31 March 2021. Housing zonings and land designated for housing accounted for 253 units, therefore the remaining 290 dwellings are categorised as windfall.

4.30 There is an overall remaining housing potential of 8011 residential units, as 5805 of these dwellings are on land zoned/designated for housing, the 2206 remaining units are therefore categorised as windfall.

Lapsed Permissions and Overall Net Reduction in Housing Potential

4.31 As stated in paragraphs 3.4 and 3.5 above; the 2021 Report no longer takes account of those sites for which permission lapsed prior to 2020 without commencement of development or were subject to a planning application under consideration by the Council. Those sites previously recorded but which were then recently developed for a non-residential use have also been removed. A total of 60 sites were removed prior to the commencement of surveying, 22 of these were in the countryside and the remaining 38 sites were located within settlement development limits. The urban sites removed from the monitor equated to 124 residential units and 22 units were removed from the countryside, equalling a total of 146 potential dwellings removed from the Housing Land Availability study.

⁶ Page 111 – RDS 2035

4.32 The 2019/20 Housing Monitor reported a remaining potential of 8471 dwellings. As 146 units were removed prior to the commencement of the 2020/2021 monitor, this reduced the remaining potential to 8325 units. A total of 543 dwellings were built during 2020/21, which would have left a remaining potential of 7782 (8325 – 543). As the remaining potential at the end of the 2020/21 Housing Monitor was 8011, this means 229 residential units were added to the remaining housing potential through approved planning applications (8011 – 7782 = 229). Therefore, the 2020/2021 Housing Monitor year saw a net reduction in remaining residential potential of 314 units (543 – 229).