



Comhairle Ceantair  
**an Iúir, Mhúrn  
agus an Dúin**

**Newry, Mourne  
and Down**  
District Council

**Newry Mourne and Down District Council**  
**Housing Land Availability Report 2020**

## **Introduction**

The Newry, Mourne and Down Housing Land Availability Report 2020 has been prepared by the Local Development Plan Team. The report outlines the findings of the annual housing monitor in relation to housing development in settlements within Newry, Mourne and Down District Council. The figures outlined within this report have been obtained from the Northern Ireland Land Use Database (NILUD), created by the Department of the Environment in 2002. The monitoring of housing delivery has been an ongoing process since the late 1990s and was carried out by the former Department of the Environment up to transfer of planning powers to local government in 2015.

The annual housing monitor is necessary to measure housing demand and inform the LDP on the allocation of adequate land supply for housing to cover a minimum 5-year supply period. It will also help identify where a shortfall in potential housing development land might exist and aid in windfall predictions.

## **Background**

The Strategic Planning Policy Statement (SPPS) for NI (September 2015) outlines the requirements for a 'plan, monitor and manage' approach that stipulates the monitoring stage must include:

- the housing land supply at the beginning and end of the annual reporting period
- the number of net additional units built during the annual reporting period
- the number of net additional housing units built in the period since adoption of the local policies plan

This report has been prepared to include a summary of the number of housing units completed and the remaining potential units in settlements split between committed and uncommitted within the NMDDC area in the period 1st April 2019 to 31st July 2020. The tables and graphs provided also include data related to the area of lands in hectares that are developed for housing and the area of land that remains undeveloped with potential for housing units. The data is initially summarised to include tables and graphs showing the figures for the main settlements and the combined figures for villages and smaller settlements. This is followed by figures for all individual settlements which are grouped by settlement tier.

## **Methodology**

This Housing Land Availability Report is based on an annual survey of housing monitor sites within the District. The survey period runs from 1 April – 31 March with site visits being undertaken in the following month. Due to Covid-19 outbreak and associated restrictions on movement the survey period for 2020 was extended to 1 April 2019 – 31 July 2020.

The figures outlined with this report have been obtained from the Northern Ireland Land Use Database (NILUD). Initially set up by the former Department for the Environment to capture housing land availability data, responsibility for maintaining these records passed to each of the local authority planning teams in 2015. The figures provided within this report set out both a cumulative total for the number of units and area developed since 1997 (the earliest record in NILUD) as well as the number of units and associated area developed over the reporting period (2019-20). The report also provides figures for the remaining potential and the associated area remaining at the end of the reporting period (2019-20).

Sites to be monitored include those identified from the previous annual survey, which were not recorded as complete along with any new identified sites. These consist of sites zoned for residential development in prevailing development plans or sites granted planning permission for residential use.

It is current practice to keep within the monitor those sites which have previously received planning approval but where this has expired and work has not yet begun. This will continue to be the case unless a known change in circumstances arise such as having been refused planning permission for residential or where being developed for non-residential use.

Whilst sites with expired planning permission (uncommitted sites) continue to be recorded as part of the annual monitor they are distinguished from those that have a live permission (committed sites) or have been zoned for housing. This has been done in order to ensure that a focus is maintained on those sites are likely to be delivered for residential use.

In order to calculate potential dwellings available in situations where only the site area and not the exact number is known, an estimate of likely density is used. This is based where possible on given characteristics such as key site requirements (where zoned in a plan), land form, density of adjacent development or concept plans. Where actual development densities vary from that assumed, it will have implications for the accuracy of estimates compared with actual available potential. Adjustments as necessary will thus be made as part of the review undertaken in future annual monitors.

The Housing Monitor records net housing gain as opposed to gross total housing on sites whereby fit housing is lost to make way for the new housing.

It is acknowledged that some of the potential for housing development in any of the settlements might not be realised due to various constraints, including the refusal of landowners to release their land for development. These constraints will not be taken as sufficiently significant to require removal from the monitor but will be further investigated as part of the LDP process.

It should be noted that the Housing Monitor methodology has evolved and improved since its inception. Where inaccuracies from previous years are identified, this will be reflected in the Housing Monitor Report in the year that the discrepancy is discovered. These factors will in some instances affect direct comparison with the information from previous years.

### Summary of Settlement Figures

Table 1. Units Complete, Potential Units Remaining, Area Developed and Area Remaining 2019-2020.

Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
<b>City &amp; Main Town</b>				
<b>Newry</b>	4571	2465	230.91	101.29
<b>Downpatrick</b>	1798	2271 <sup>1</sup>	117.29	113.17
<b>Local &amp; Small Towns</b>				
<b>Ballynahinch</b>	1129	1059	56.37	53.73
<b>Crossmaglen</b>	249	255	14.11	8.3
<b>Kilkeel</b>	892	567	43.52	31.45
<b>Newcastle</b>	1725	380	87.07	15.83
<b>Newtownhamilton</b>	109	126	5.21	5.08
<b>Warrenpoint/ Burren</b>	1878 (1552+326)	597 (512+85)	103.59 (85.02+18.57)	32.46 (25.89+6.57)
<b>Villages</b>	7499	2510	374.45	127.92
<b>Small Settlements</b>	1380	857	77.7	47.22
<b>Totals</b>	<b>21230</b>	<b>11087</b>	<b>1110.21</b>	<b>536.45</b>

It should be noted that the figures for Units Complete and Area Developed are cumulative totals dating from 1997, the earliest record in the Northern Ireland Land Use Database.

<sup>1</sup> Includes Phase 2 housing

Figure 1. Units completed across Newry Mourne and Down District Council 2019-2020.

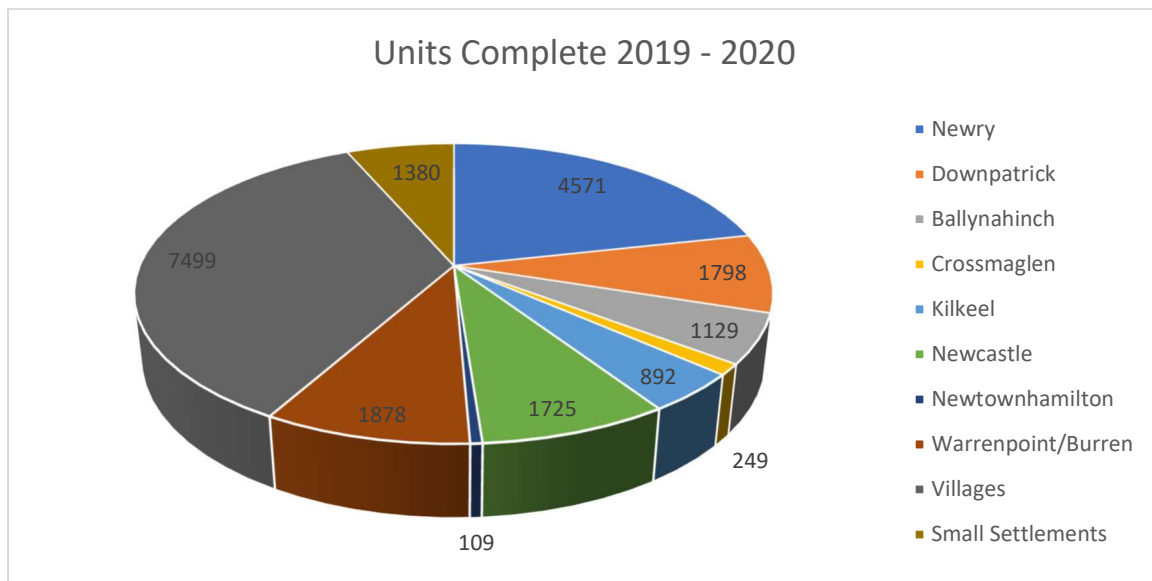


Figure 2. Potential units remaining across Newry Mourne and Down District Council 2019-2020.

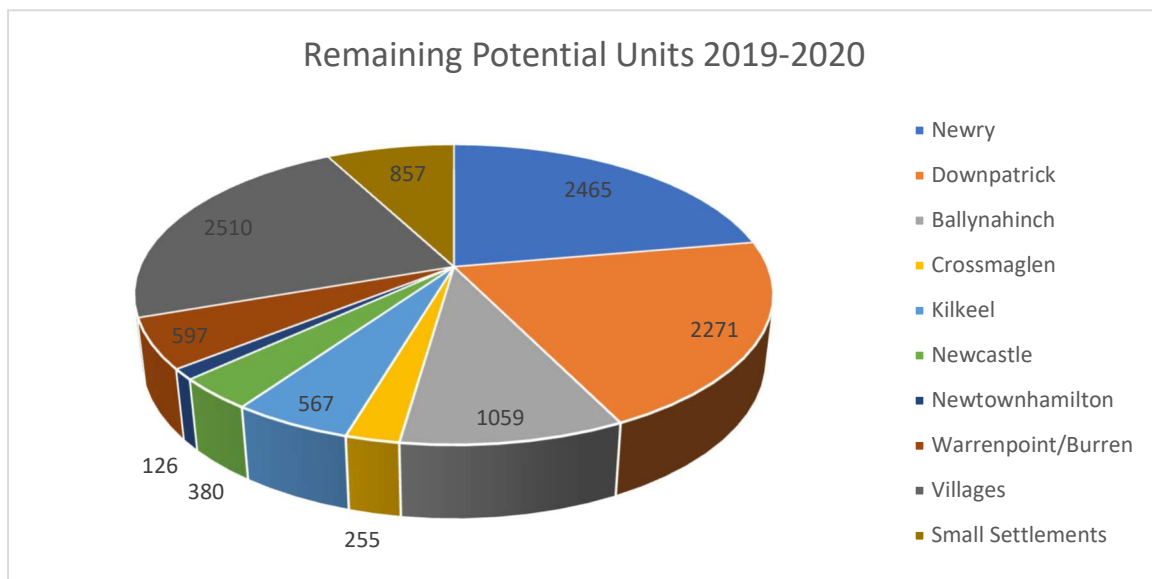


Figure 3. Total areas developed across Newry Mourne and Down District Council 2019-2020.

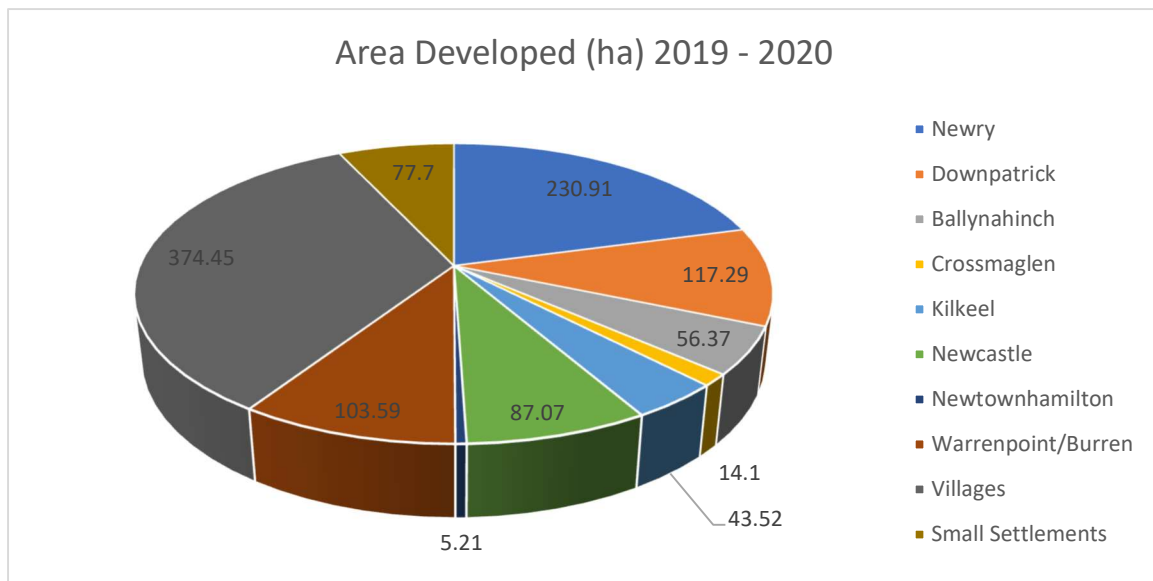
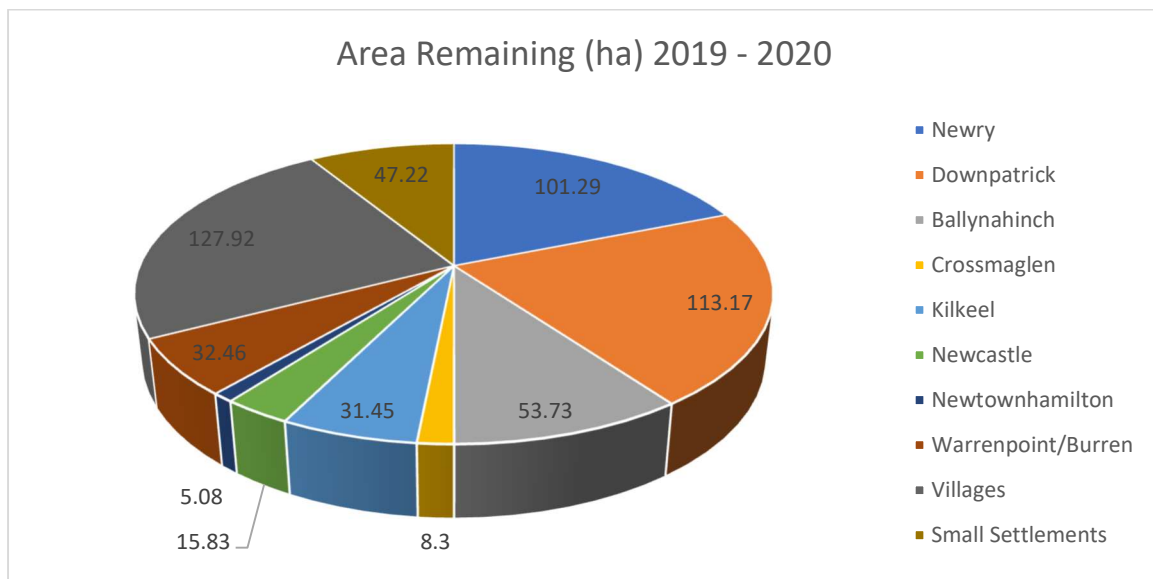


Figure 4. Total area remaining across Newry Mourne and Down District Council 2019-2020.



## **Newry, Mourne and Down Housing Figures**

### **Newry**

Newry had 4571 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 2465 units. The totalled developed land is 230.91 ha with a further remaining 101.29 ha undeveloped.

### **Downpatrick**

Downpatrick had 1798 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 2271 units. The totalled developed land is 117.29 ha with a further remaining 113.17 ha undeveloped.

### **Ballynahinch**

Ballynahinch had 1129 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 1059 units. The totalled developed land is 56.37 ha with a further remaining 53.73 ha undeveloped.

### **Crossmaglen**

Crossmaglen had 249 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 255 units. The totalled developed land is 14.11 ha with a further remaining 8.30 ha undeveloped.

### **Kilkeel**

Kilkeel had 892 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 567 units. The totalled developed land is 43.52 ha with a further remaining 31.45 ha undeveloped.

### **Newcastle**

Newcastle had 1725 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 380 units. The totalled developed land is 87.07 ha with a further remaining 15.83 ha undeveloped.

### **Newtownhamilton**

Newtownhamilton had 109 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 126 units. The totalled developed land is 5.21 ha with a further remaining 5.08 ha undeveloped.

### **Warrenpoint/Burren**

Warrenpoint/Burren had 1878 units completed as of the 1<sup>st</sup> August 2020 with a remaining potential of 597 units. The totalled developed land is 103.59 ha with a further remaining 32.46 ha undeveloped.

## Newry, Mourne & Down Settlement Housing Monitor Figures

Table 2. City and Main Towns Housing Monitor Figures

City & Main Town						
Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)	Committed Remaining Units	Zoned Uncommitted Units Remaining
Newry	4571	2465	230.91	101.29	1287	713
Downpatrick	1798	2271	117.29	96.67	448	1581

Table 3. Towns Housing Monitor Figures

Towns						
Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)	Committed Remaining Units	Zoned Uncommitted Units Remaining
Ballynahinch	1129	1059	56.37	53.73	395	595
Crossmaglen	249	255	14.11	8.3	161	74
Kilkeel	892	567	43.52	31.45	156	376
Warrenpoint/Burren	1878	597	103.59	32.46	187	372
Newcastle	1725	380	87.07	15.83	203	96
Newtownhamilton	109	126	5.21	5.08	14	50



Table 4. Villages Housing Monitor Figures

<b>Villages</b>						
<b>Settlements</b>	<b>Units Complete</b>	<b>Remaining Potential</b>	<b>Area Developed (ha)</b>	<b>Area Remaining (ha)</b>	<b>Committed Remaining Units</b>	<b>Zoned Uncommitted Units Remaining</b>
Annalong	298	213	16.2	8.8	129	49
Annsborough	156	150	7.3	9.4	95	2
Ardglass	276	357	13.4	23.4	256	50
Attical	21	47	1.06	4.1	8	35
Ballyholland	123	32	5.3	1.3	0	32
Ballykinler	76	28	4.1	1.5	22	0
Ballymartin	127	13	6.9	1.1	7	0
Bessbrook	268	321	14.4	6.3	19	287
Castlewellan	677	64	31.5	3.5	41	0
Camlough	188	110	10.5	5.5	44	41
Clough	66	16	3.0	0.9	15	0
Crossgar	516	132	26.8	6.6	16	105
Cullyhanna	59	49	3.3	2.7	4	21
Drumaness	280	101	13.0	6.1	16	71
Dundrum	570	29	20.5	1.4	8	0
Forkhill	106	72	5.2	3.9	6	45
Hilltown	428	52	22.2	4.92	29	36
Jonesborough	61	77	3.1	3.4	31	18
Killough	190	96	8.3	4.9	66	11
Killyleagh	594	204	26.6	9.7	91	66
Mayobridge	262	27	11.79	1.7	6	19
Meigh	215	3	10.8	0.2	3	0
Mullaghbane	126	24	8.2	1.2	2	11

Rostrevor	457	108	19.8	4.5	33	67
Saintfield	1137	99	65.3	4.7	44	32
Shrigley	16	12	0.6	0.7	0	11
Strangford	126	57	7.6	3.4	56	0
The Spa	80	17	7.7	2.1	9	0

Table 5. Small Settlements Housing Monitor Figures

Small Settlements						
Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)	Committed Remaining Units	Zoned Uncommitted Units Remaining
Altnamacken/ Cortamlet	0	9	0.0	0.7	8	0
Annacloy	45	31	4.6	2.2	4	0
Ballyalton	56	9	2.6	0.5	8	0
Ballyhornan	33	40	2.0	2.4	28	0
Ballymadeerfy	0	19	0.0	0.8	19	0
Ballymoyer	0	1	0.0	0.1	1	0
Ballynoe	15	3	2.5	0.4	3	0
Ballyward	3	3	0.4	0.2	3	0
Barnmeen	30	40	1.7	1.4	3	0
Belleek	104	4	5.4	0.2	4	0
Bryansford	22	33	0.9	2.5	5	0
Burrenbridge	25	8	1.6	0.3	0	0
Carricknab	3	2	1.0	0.7	0	0
Chapeltown	20	1	1.1	0.1	0	0
Clonvaraghan	49	1	1.9	0.1	0	0
Coney Island	5	7	0.6	0.7	1	0
Creggan	29	25	1.2	1.6	0	0
Cullaville	13	8	0.8	0.5	0	0

Darragh Cross	56	15	2.6	1.3	8	0
Dechomet	0	1	0	0.94	3	0
Derryboye	5	3	0.4	0.5	0	0
Dorsey	10	1	2.0	0.1	1	0
Drumaghlin	1	0	0.5	0.0	0	0
Drumaroad	17	27	1.0	1.6	27	0
Drumintee	13	76	1.0	3.1	23	0
Dunnaval/ Ballyardle	24	67	1.7	3.3	62	0
Finnis	8	0	0.4	0	0	0
Glassdrumman/ Mullartown	0	30	0.0	1.8	1	19
Glassdrumman Co Armagh	40	2	1.6	0.3	1	0
Glen	21	40	0.8	1.3	2	0
Greencastle	8	1	0.4	0.04	1	0
Jerrettspass	0	49	0.0	2.2	49	0
Kilclief	45	21	3.1	1.5	20	0
Kilcoo	117	12	4.8	0.7	15	0
Killeen	6	20	1.2	1.0	12	0
Killowen/Ballyedmond	20	12	1.7	1.3	5	0
Kilmore	23	8	1.1	0.4	0	0
Leitrim	47	35	1.8	1.2	35	0
Lislea	46	0	1.7	0.0	0	0
Longstone	36	9	1.3	0.4	9	0
Loughinisland	19	16	2.6	0.8	16	0
Lurganare	50	2	1.6	0.1	0	0
Maghera	16	1	0.9	0.04	1	0
Mullaghglass	1	0	0.1	0.0	0	0
Newtowncloghoge	56	43	2.7	1.8	16	0
Raholp	45	34	2.7	1.3	6	0
Saul	8	5	1.0	0.6	3	0

Seaforde	94	30	3.3	2.1	16	0
Sheeptown	31	4	2.1	0.5	1	0
Silverbridge	13	17	1.1	0.8	0	0
Tullyheron	2	0	0.5	0.0	0	0
Whitecross	48	32	1.7	0.8	32	0

Table 5. Small Settlements Housing Monitor Figures

**Newry, Mourne & Down – Comparison of Remaining Potential Units with Committed Remaining Units**

Figure 5. Total remaining potential housing units compared with the committed remaining units for Newry 2019-2020.

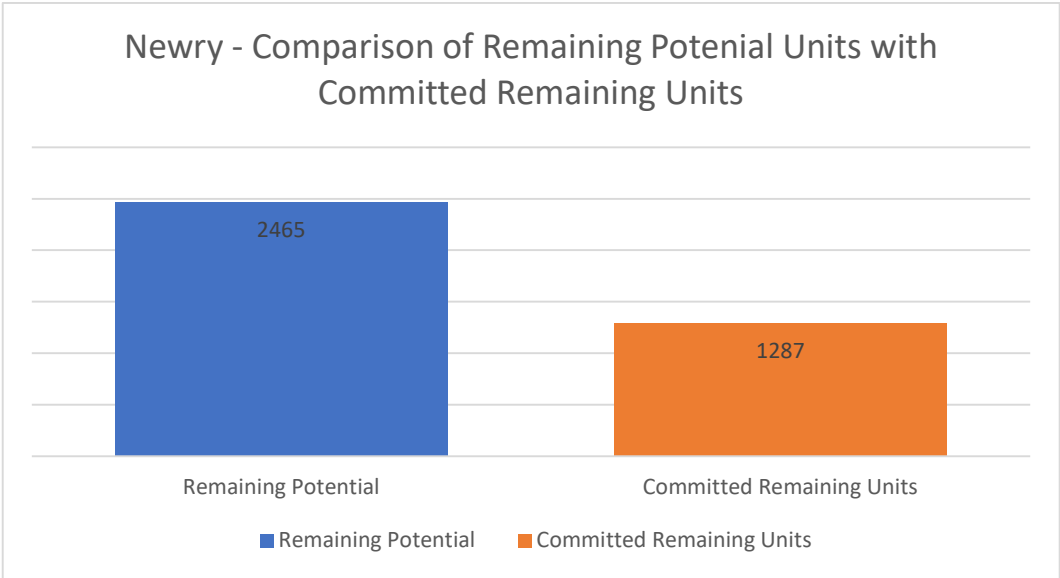


Figure 6. Total remaining potential housing units compared with the committed remaining units for Downpatrick 2019-2020.

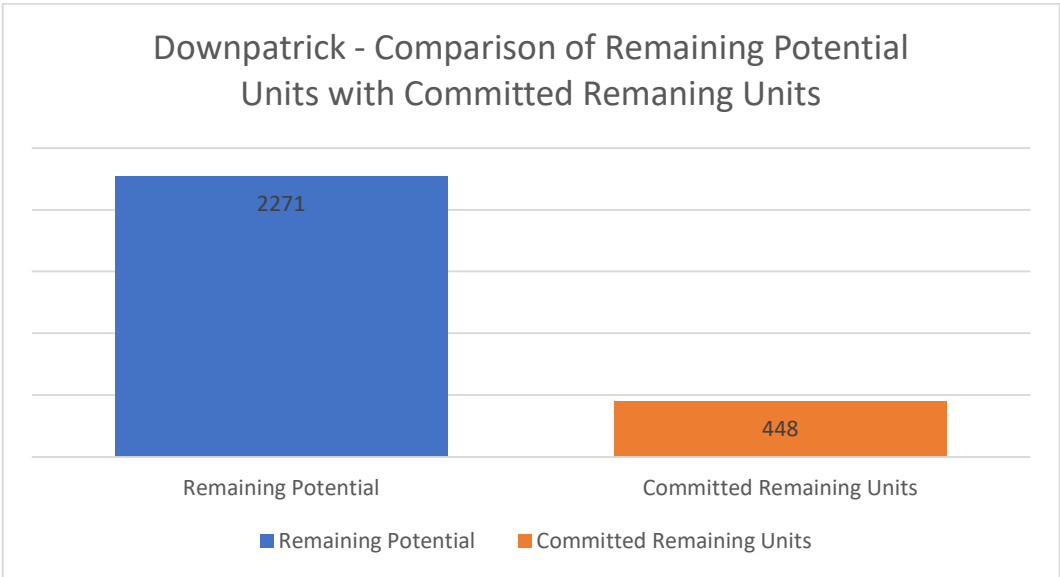


Figure 7. Total remaining potential housing units compared with the committed remaining units for Ballynahinch 2019-2020.

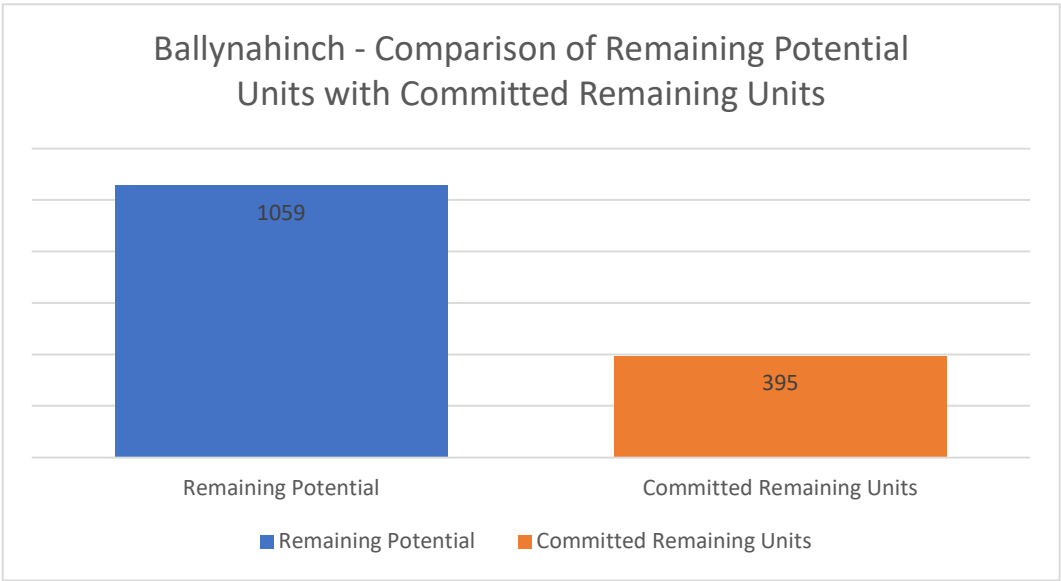


Figure 8. Total remaining potential housing units compared with the committed remaining units for Crossmaglen 2019-2020.

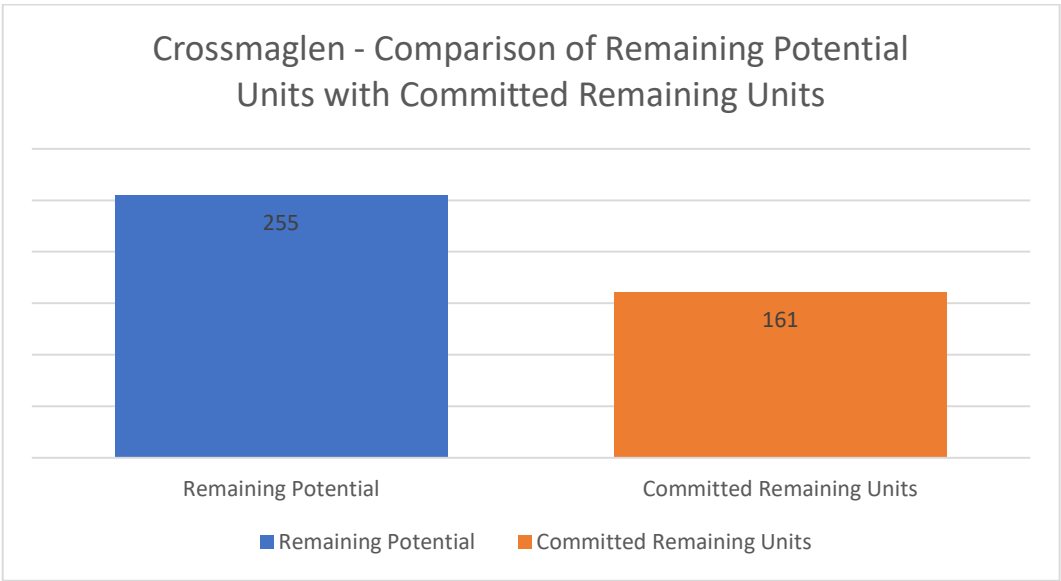


Figure 9. Total remaining potential housing units compared with the committed remaining units for Kilkeel 2019-2020.

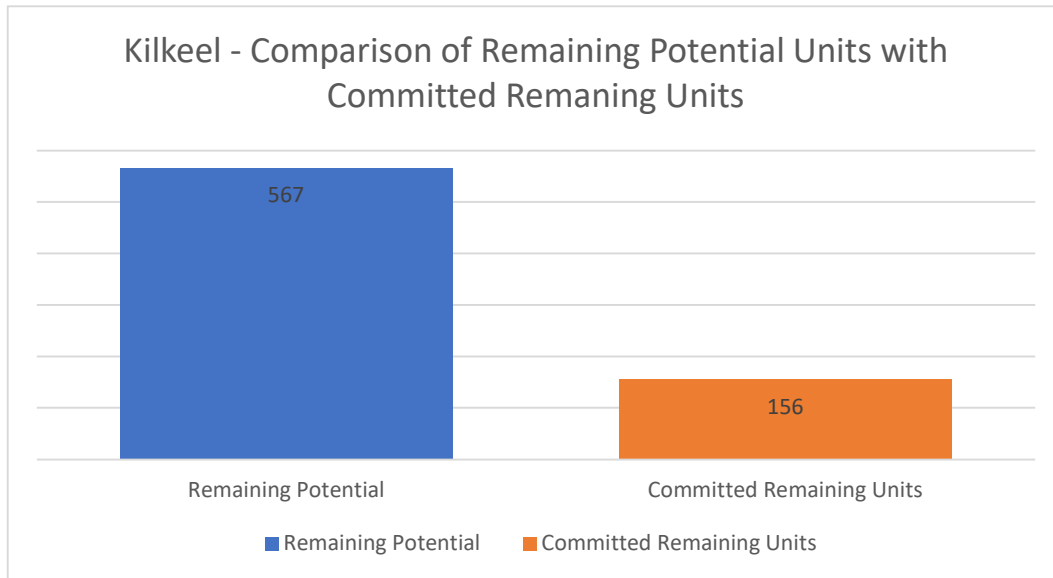


Figure 10. Total remaining potential housing units compared with the committed remaining units for Newcastle 2019-2020.

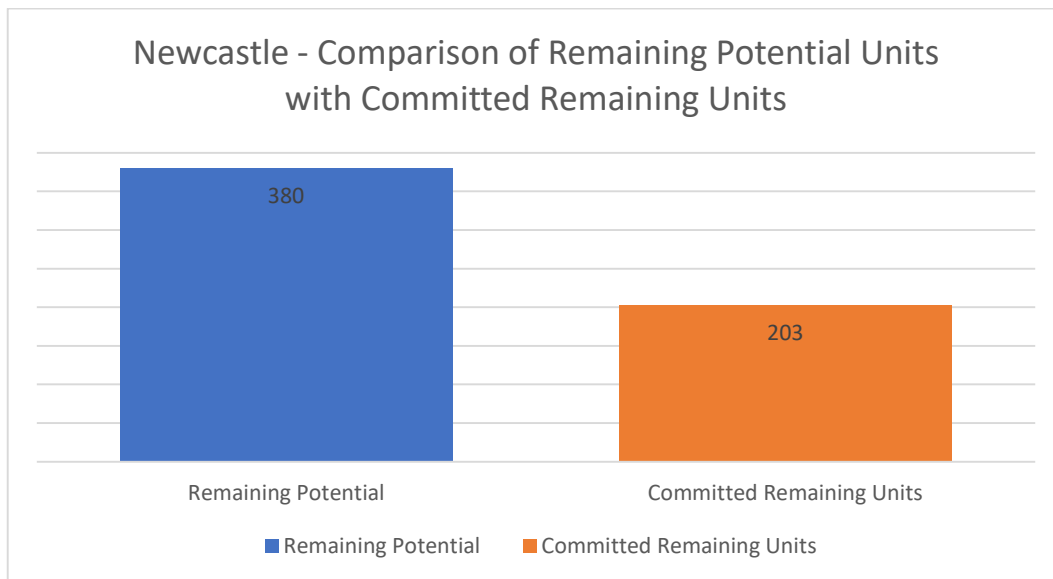


Figure 11. Total remaining potential housing units compared with the committed remaining units for Newtownhamilton 2019-2020.

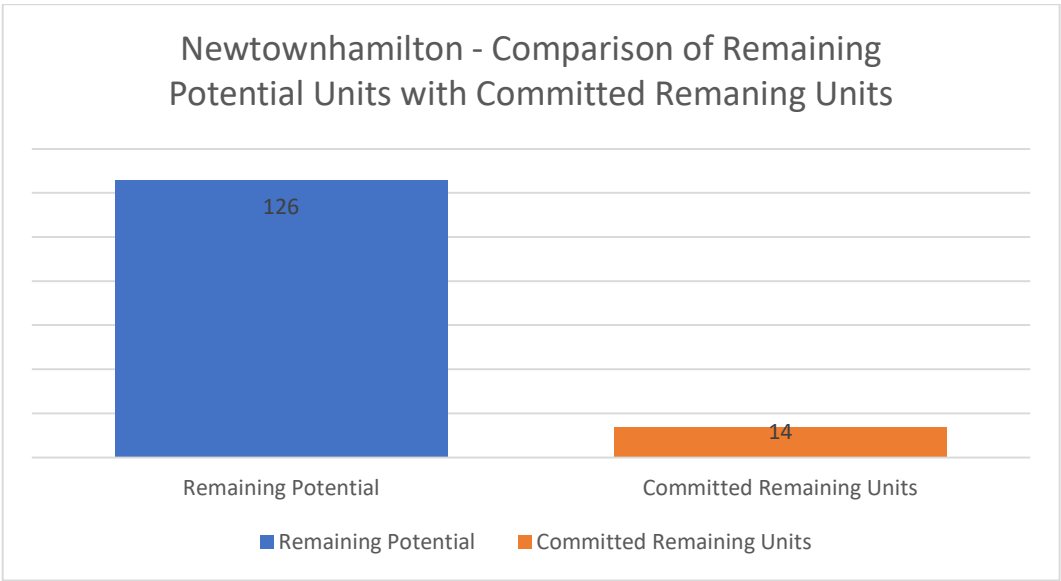


Figure 12. Total remaining potential housing units compared with the committed remaining units for Warrenpoint/Burren 2019-2020.

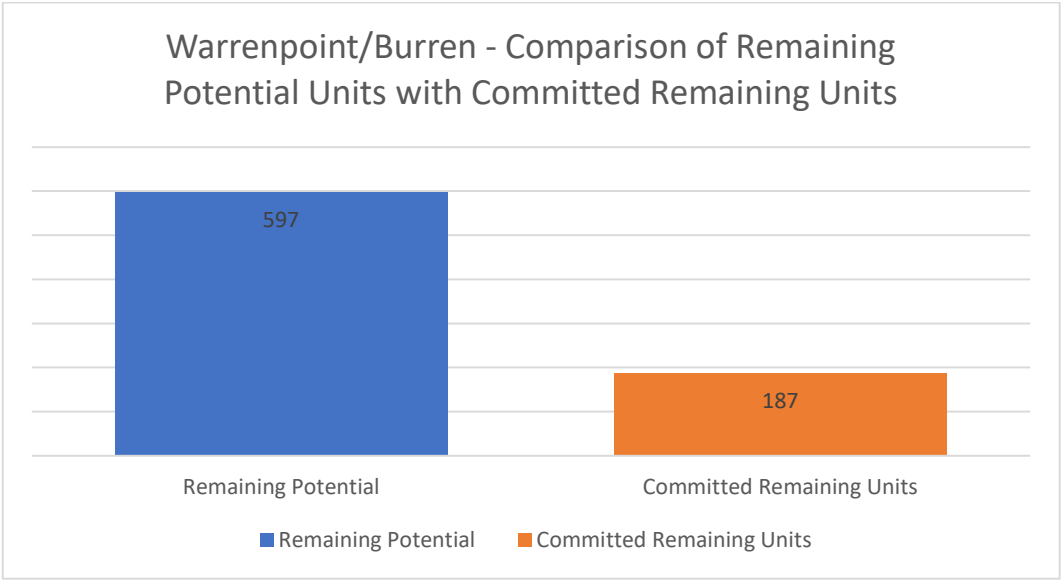




Figure 13. Total remaining potential housing units compared with the committed remaining units for Villages across the Newry Mourne and Down District Council area 2019-2020.

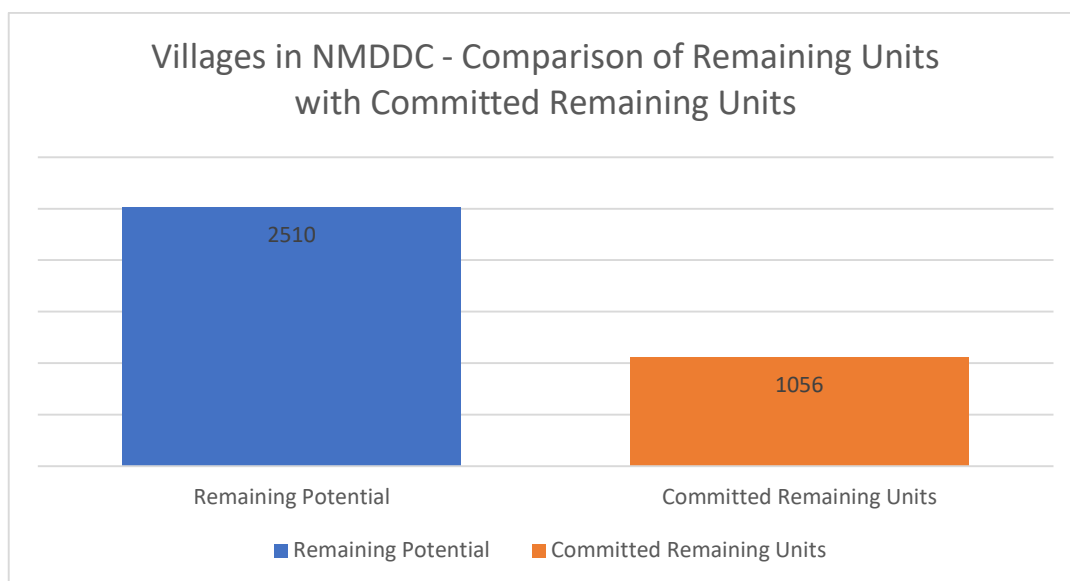


Figure 14. Total remaining potential housing units compared with the committed remaining units for Small Settlements across the Newry Mourne and Down District Council area 2019-2020.

