



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

**Newry, Mourne
and Down**
District Council

Newry Mourne and Down District Council
Housing Land Availability Report 2023

Introduction

The Newry, Mourne and Down Housing Land Availability Report 2023 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 2022 to 31st March 2023. 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.

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 (2022-2023). The report also provides figures for the remaining potential and the associated area remaining at the end of the reporting period (2022-2023).

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 2022-2023.

Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
City & Main Town				
Newry	4,983	2,350	253.03	87.86
Downpatrick	1,971	1,759	126.27	92.22
Local & Small Towns				
Ballynahinch	1,214	993	60.38	50.94
Crossmaglen	273	233	12.51	9.90
Kilkeel	923	590	45.40	33.09
Newcastle	1,811	362	89.77	16.53
Newtownhamilton	109	145	5.21	5.69
Warrenpoint/ Burren	1,919 (1,589/330)	581 (499/82)	106.85 (87.52/19.33)	30.25 (23.42/6.83)
Villages	7,838	2,403	391.39	117.87
Small Settlements	1,524	770	84.47	43.12
Totals	22,565	10,186	1,175.28	487.47

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.

Figure 1. Units completed across Newry Mourne and Down District Council 2022-2023.

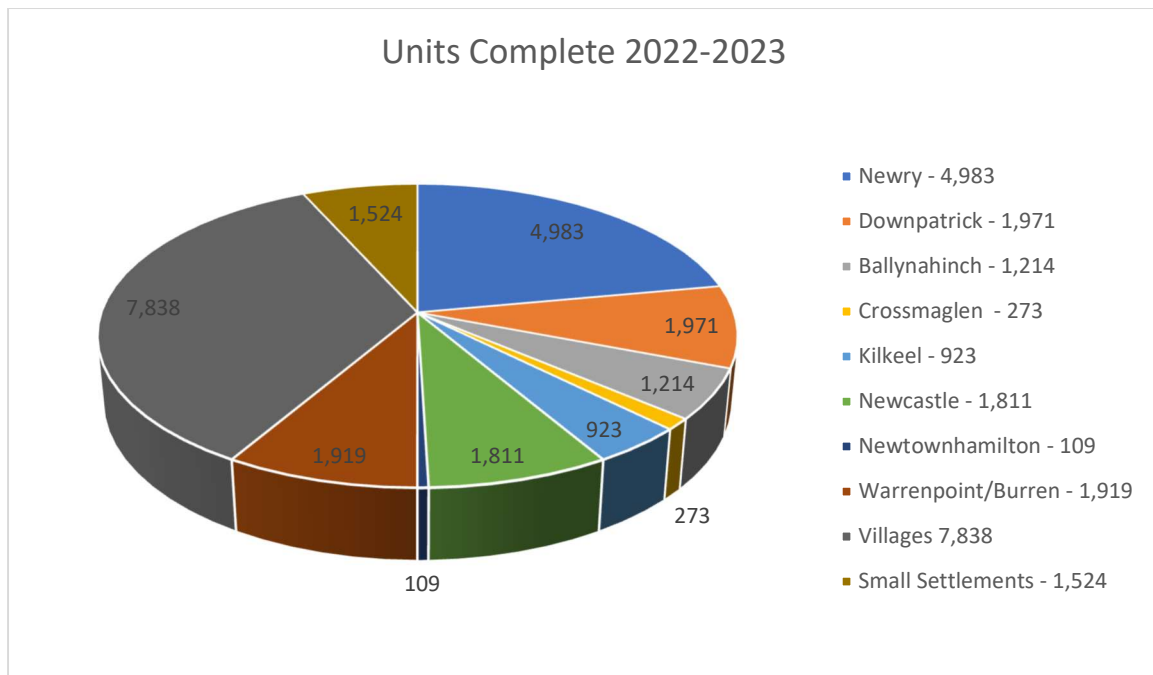


Figure 2. Potential units remaining across Newry Mourne and Down District Council 2022-2023.

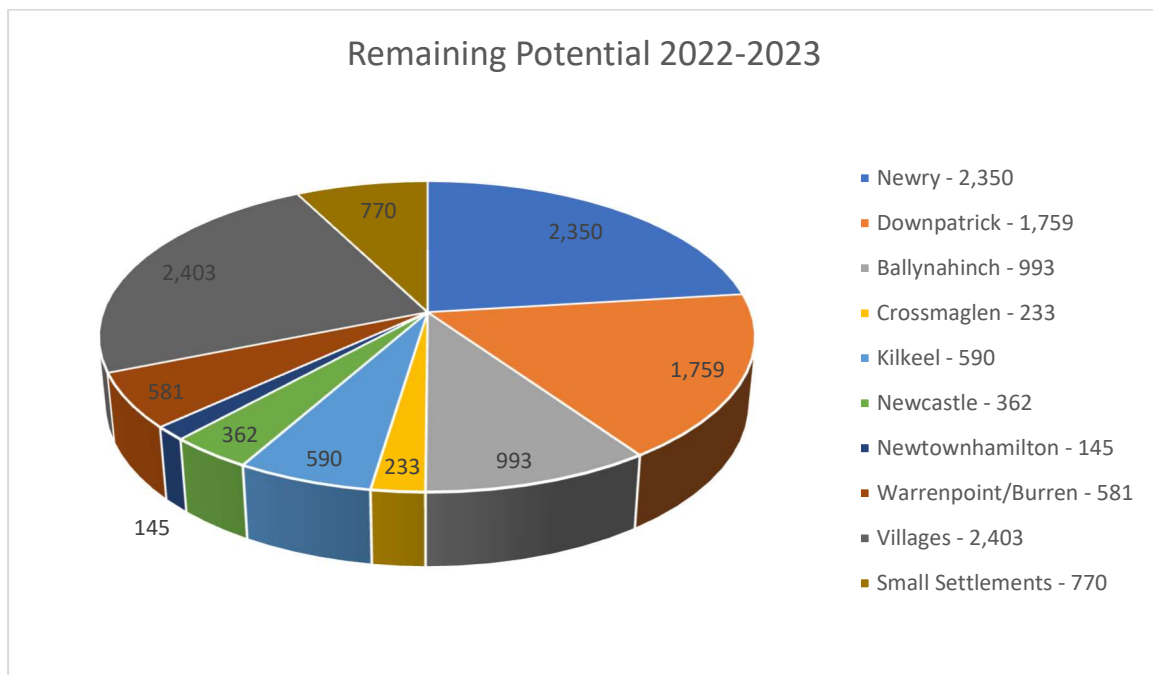


Figure 3. Total areas developed across Newry Mourne and Down District Council 2022-2023.

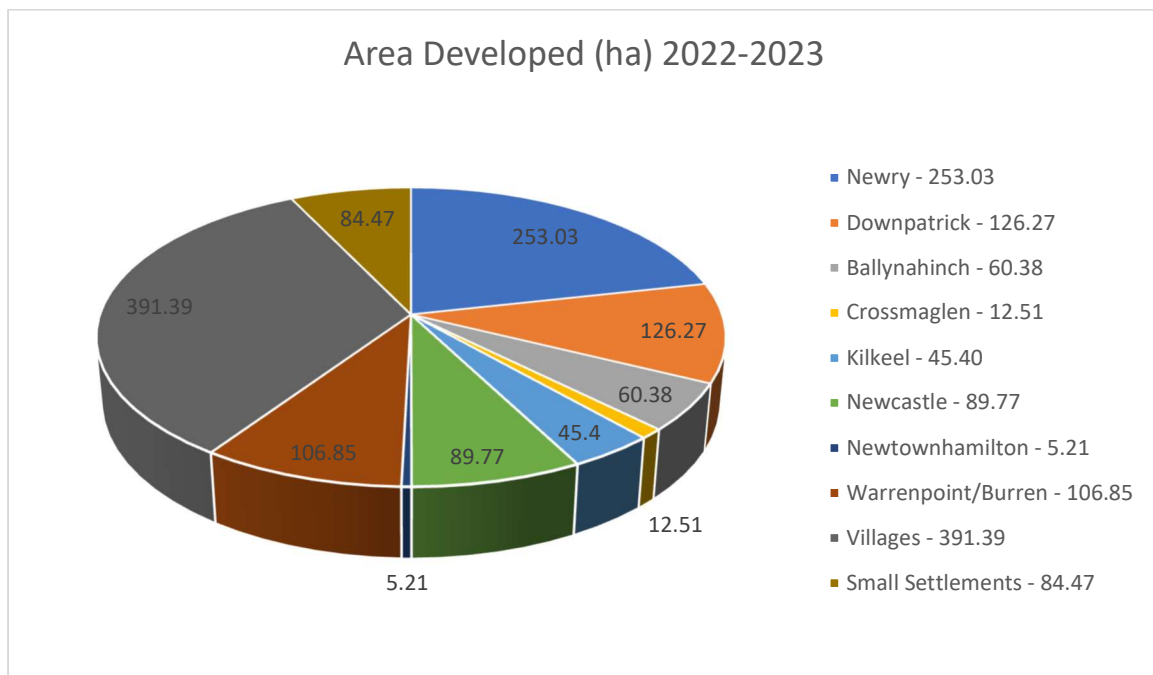
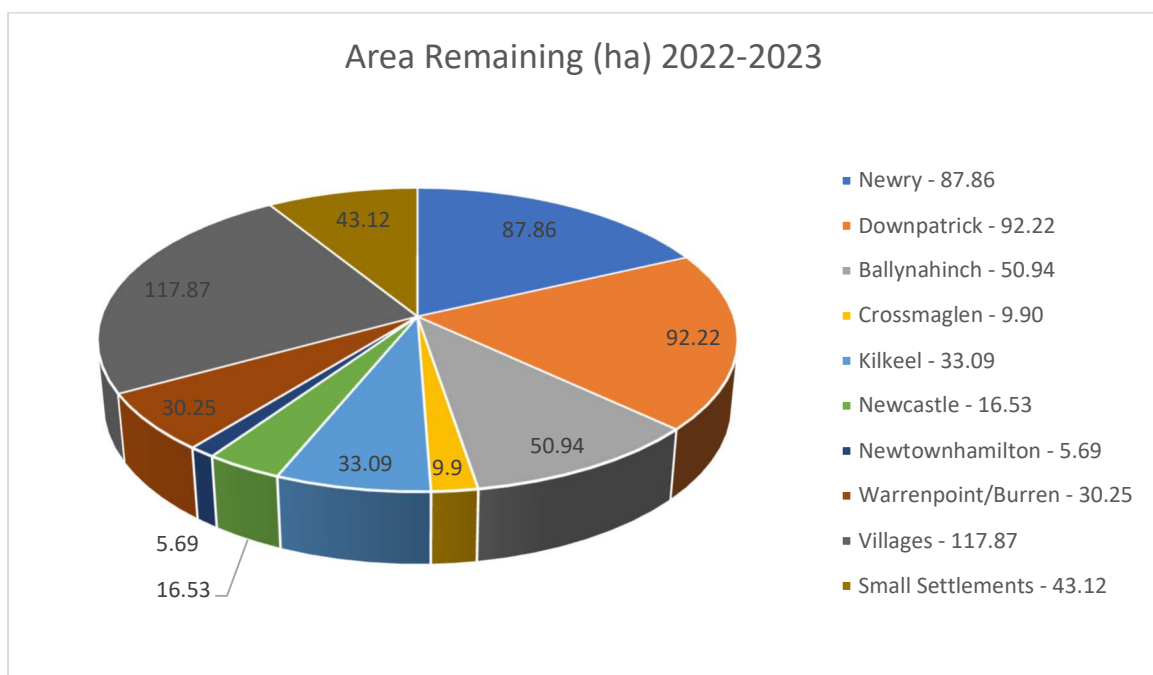


Figure 4. Total areas remaining across Newry Mourne and Down District Council 2022-2023.



Newry, Mourne and Down Housing Figures

Newry

Newry had 4,983 units completed as of the 1st April 2023 with a remaining potential of 2,350 units. The totalled developed land is 253.03 ha with a further remaining 87.86 ha undeveloped.

Downpatrick

Downpatrick had 1,971 units completed as of the 1st April 2023 with a remaining potential of 1,759 units. The totalled developed land is 126.27 ha with a further remaining 92.22 ha undeveloped.

Ballynahinch

Ballynahinch had 1,214 units completed as of the 1st April 2023 with a remaining potential of 993 units. The totalled developed land is 60.38 ha with a further remaining 50.94 ha undeveloped.

Crossmaglen

Crossmaglen had 273 units completed as of the 1st April 2023 with a remaining potential of 233 units. The totalled developed land is 12.51 ha with a further remaining 9.90 ha undeveloped.

Kilkeel

Kilkeel had 923 units completed as of the 1st April 2023 with a remaining potential of 590 units. The totalled developed land is 45.40 ha with a further remaining 33.09 ha undeveloped.

Newcastle

Newcastle had 1,811 units completed as of the 1st April 2023 with a remaining potential of 362 units. The totalled developed land is 89.77 ha with a further remaining 16.53 ha undeveloped.

Newtownhamilton

Newtownhamilton had 109 units completed as of the 1st April 2023 with a remaining potential of 145 units. The totalled developed land is 5.21 ha with a further remaining 5.69 ha undeveloped.

Warrenpoint/Burren

Warrenpoint/Burren had 1,919 units completed as of the 1st April 2023 with a remaining potential of 581 units. The totalled developed land is 106.85 ha with a further remaining 30.25 ha undeveloped.

Newry, Mourne & Down Settlement 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	4,983	2,350	253.03	87.86	1,140	753
Downpatrick	1,971	1,759	126.27	92.22	278	1562

Table 2.

Local & Small Towns						
Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)	Committed Remaining Units	Zoned Uncommitted Units Remaining
Ballynahinch	1,214	993	60.38	50.94	312	595
Crossmaglen	273	233	12.51	9.90	118	97
Kilkeel	923	590	45.40	33.09	162	369
Warrenpoint/ Burren	1,919	581	106.85	30.25	158	397
Newcastle	1,811	362	89.77	16.53	190	96
Newtownhamilton	109	145	5.21	5.69	25	40

Table 3.

Villages						
Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)	Committed Remaining Units	Zoned Uncommitted Units Remaining
Annalong	373	141	19.43	6.46	47	49
Annsborough	183	150	8.37	9.35	14	0
Ardglass	300	374	13.41	18.84	324	0
Attical	27	46	2.34	2.93	23	15
Ballyholland	124	45	5.43	2.28	14	31
Ballykinler	82	22	4.53	1.08	19	0
Ballymartin	127	9	6.95	0.92	9	0
Bessbrook	269	322	14.48	6.21	28	272
Castlewellan	692	50	32.21	2.92	16	10
Camlough	191	110	10.37	6.29	36	41
Clough	68	20	3.31	0.95	13	0
Crossgar	523	130	27.01	6.83	11	105
Cullyhanna	63	52	3.60	2.87	15	21
Drumaness	281	100	12.84	6.29	15	71
Dundrum	575	24	20.66	1.27	2	0
Forkhill	107	77	5.23	4.20	11	45
Hilltown	462	56	23.82	3.71	28	12
Jonesborough	77	64	3.26	3.39	19	18
Killough	237	54	11.32	2.32	28	0
Killyleagh	607	211	27.28	10.15	88	66
Mayobridge	278	27	12.91	1.82	4	19
Meigh	215	12	10.77	0.41	11	0
Mullaghbane	127	23	8.20	1.18	0	11
Rostrevor	465	118	20.65	5.53	44	67
Saintfield	1144	94	65.49	4.68	11	32

Shrigley	16	12	0.60	0.70	0	11
Strangford	140	45	9.02	1.95	44	0
The Spa	85	15	7.90	2.34	7	0

Table 4.

Small Settlements						
Settlements	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)	Committed Remaining Units	Zoned Uncommitted Units Remaining
Altnamacken/Cortamlet	2	7	0.13	0.53	6	0
Annacloy	67	12	5.71	1.36	5	0
Ballyalton	64	1	3.04	0.06	0	0
Ballyhornan	45	35	2.07	2.35	28	0
Ballymadeerfy	9	12	0.40	0.44	10	0
Ballymoyer	0	14	0	0.68	14	0
Ballynoe	15	3	2.54	0.37	3	0
Ballyward	3	3	0.43	0.24	2	0
Barnmeen	38	32	1.82	1.24	1	0
Belleek	104	6	5.36	0.27	6	0
Bryansford	26	34	1.46	1.96	34	0
Burrenbridge	25	8	1.65	0.32	0	0
Carrickinab	3	2	0.98	0.73	0	0
Chapeltown	20	1	1.07	0.01	1	0
Clonvaraghan	49	1	1.88	0.09	0	0
Coney Island	5	7	0.60	0.74	0	0
Creggan	29	25	1.20	1.57	0	0
Cullaville	13	8	0.78	0.46	0	0
Darragh Cross	64	7	2.55	1.29	0	0
Dechomet	2	1	0.62	0.32	1	0
Derryboye	5	3	0.41	0.54	0	0
Dorsey	10	1	1.95	0.12	1	0
Drumaghlis	1	0	0.54	0	0	0
Drumaroad	17	27	1.02	1.57	26	0
Drumintee	13	76	1.04	3.10	42	0
Dunnaval/Ballyardle	27	63	1.81	3.13	65	0
Finnis	8	0	0.36	0	0	0

Glassdrumman/ Mullartown	0	30	0	1.75	1	0
Glassdrumman Co Armagh	41	1	1.75	0.19	0	0
Glen	32	29	0.82	1.31	29	0
Greencastle	8	2	0.42	0.15	2	0
Jerrettspass	0	49	0	2.24	31	0
Kilclief	45	21	3.14	1.47	15	0
Kilcoo	128	8	5.44	0.37	8	0
Killeen	6	20	1.21	1.03	11	0
Killowen/Ballyedmond	21	12	1.75	1.30	3	0
Kilmore	23	8	1.06	0.37	0	0
Leitrim	47	40	1.82	1.17	40	0
Lislea	46	0	1.68	0	0	0
Longstone	40	5	1.41	0.25	5	0
Loughinisland	19	16	2.60	0.75	0	0
Lurganare	50	2	1.64	0.13	0	0
Maghera	25	12	1.41	0.64	13	0
Mullaghglass	1	0	0.10	0	0	0
Newtowncloghoge	70	29	3.24	1.26	2	0
Raholp	47	32	2.97	1.09	0	0
Saul	10	4	1.06	0.57	2	0
Seaforde	100	14	3.50	1.60	0	0
Sheeptown	32	4	2.32	0.53	1	0
Silverbridge	13	17	1.05	0.82	0	0
Tullyheron	2	0	0.54	0	0	0
Whitecross	54	26	2.12	0.64	26	0

Table 5.

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 2022-2023.

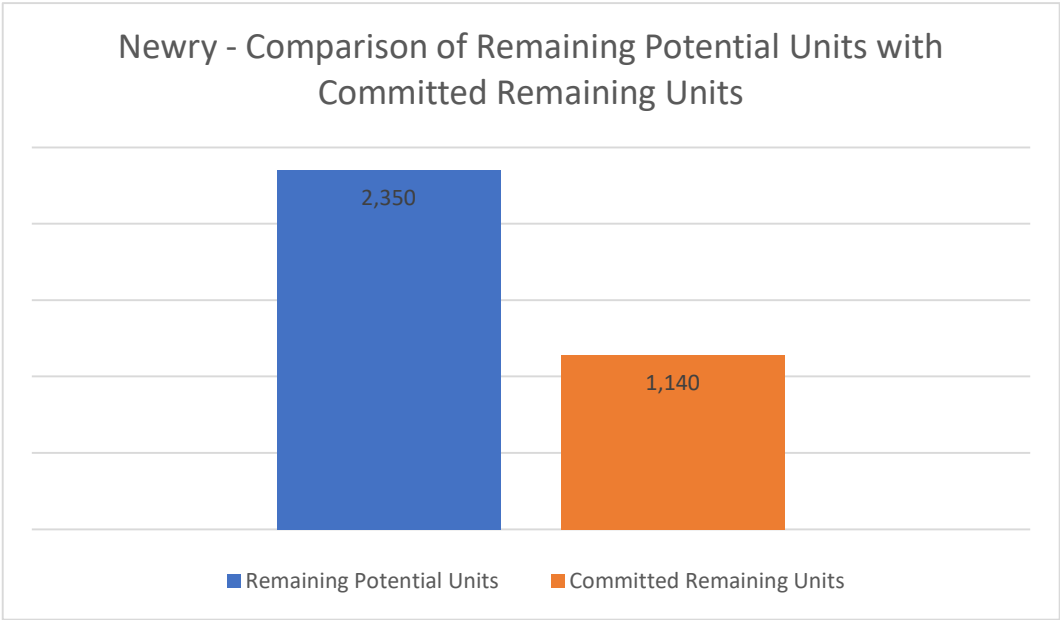


Figure 6. Total remaining potential housing units compared with the committed remaining units for Downpatrick 2022-2023.

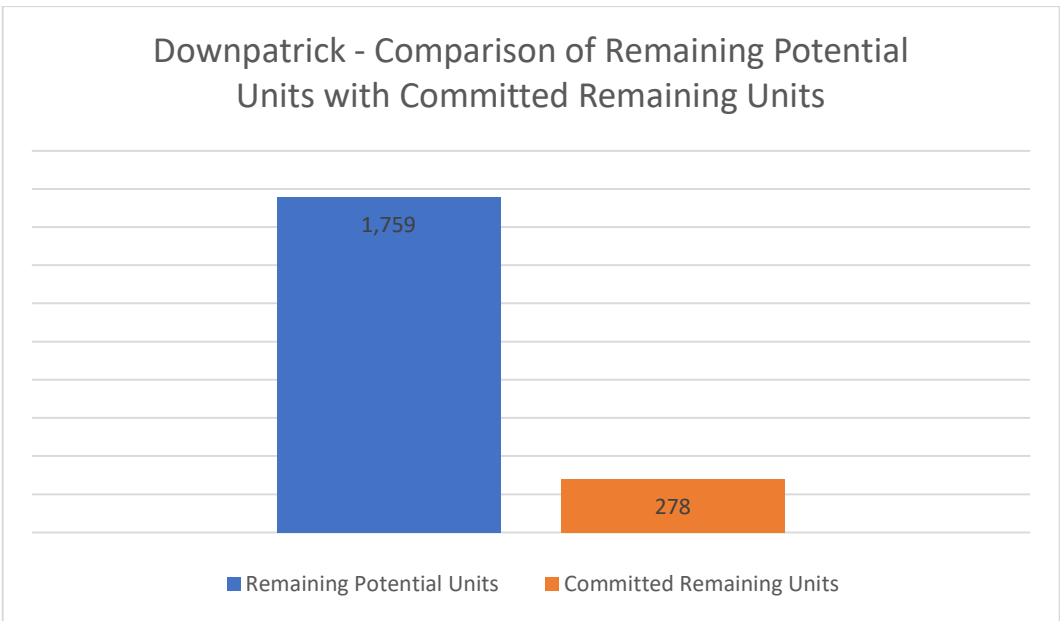


Figure 7. Total remaining potential housing units compared with the committed remaining units for Ballynahinch 2022-2023.

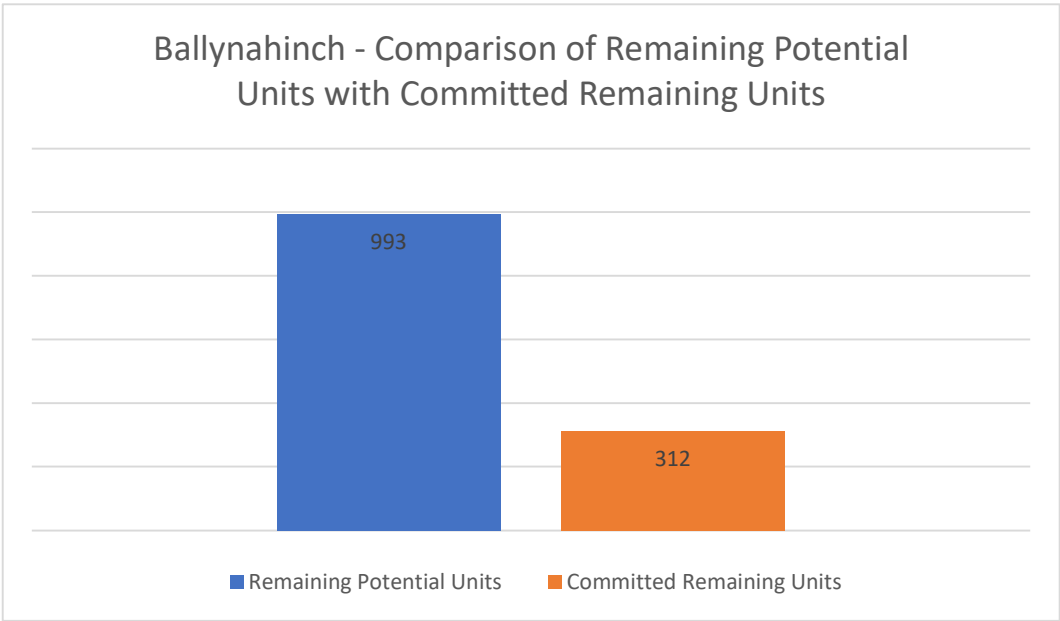


Figure 8. Total remaining potential housing units compared with the committed remaining units for Crossmaglen 2022-2023.

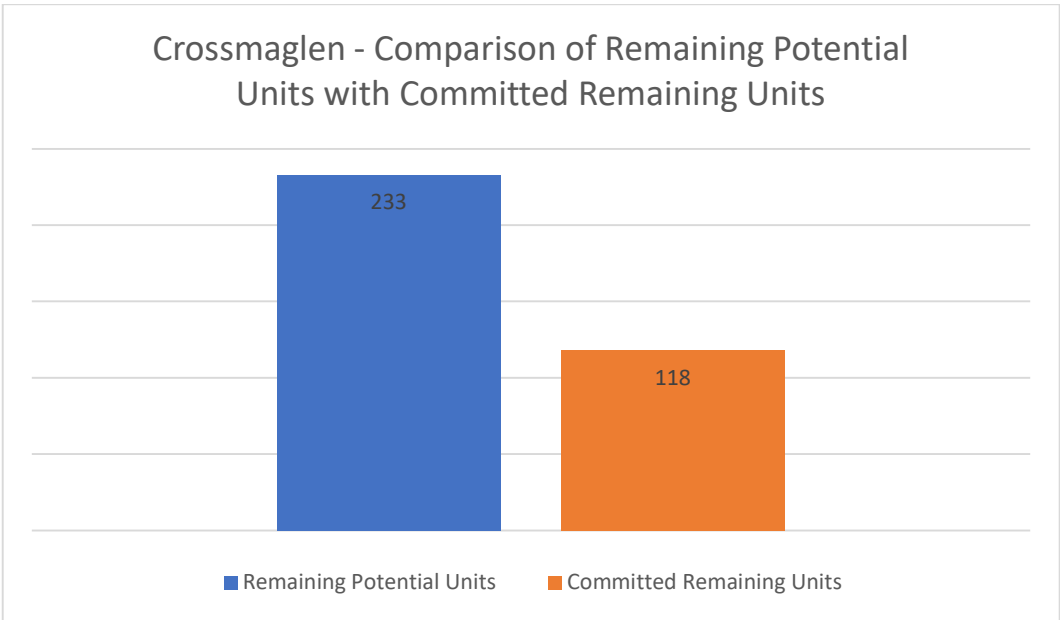


Figure 9. Total remaining potential housing units compared with the committed remaining units for Kilkeel 2022-2023.

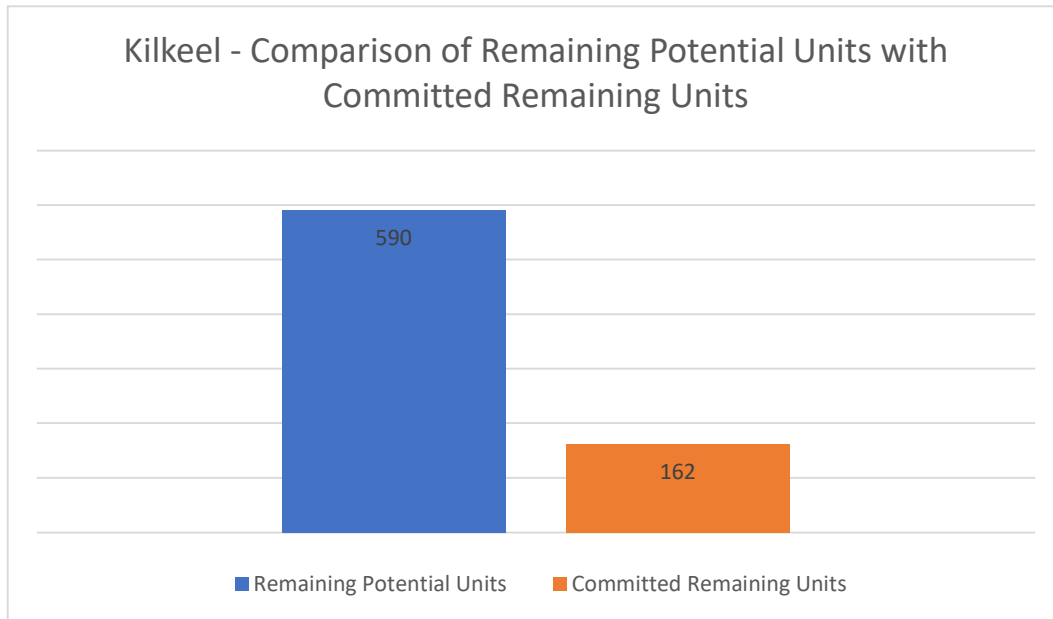


Figure 10. Total remaining potential housing units compared with the committed remaining units for Newcastle 2022-2023.

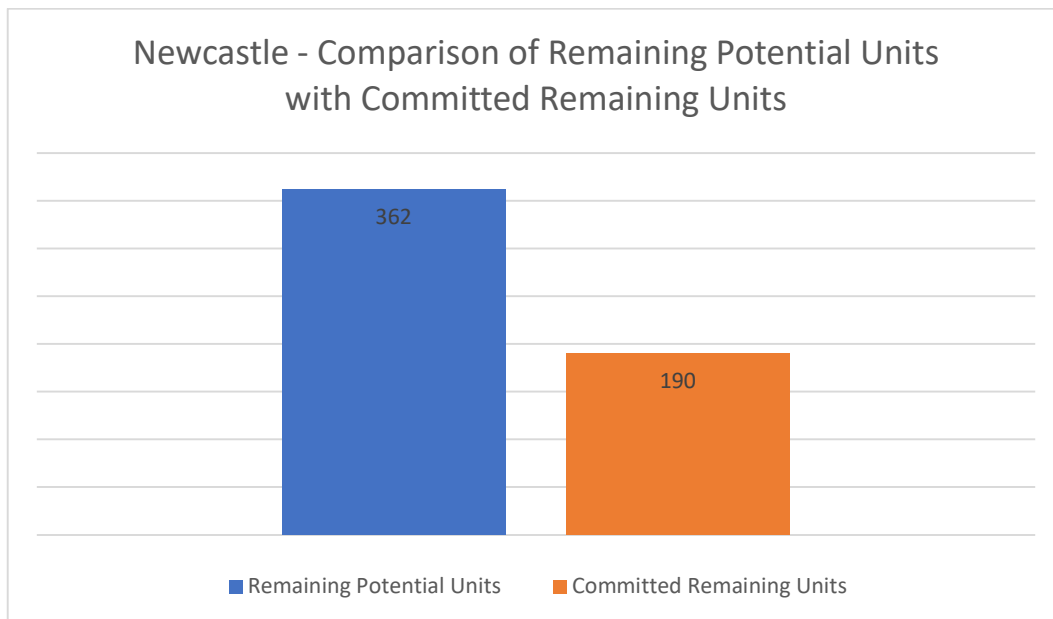


Figure 11. Total remaining potential housing units compared with the committed remaining units for Newtownhamilton 2022-2023.

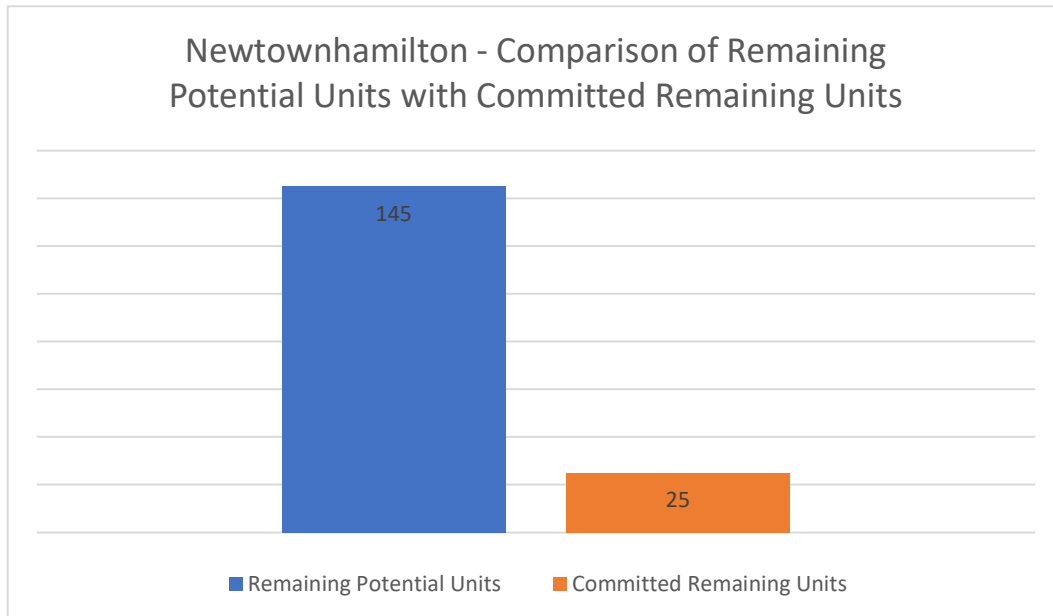


Figure 12. Total remaining potential housing units compared with the committed remaining units for Warrenpoint/Burren 2022-2023.

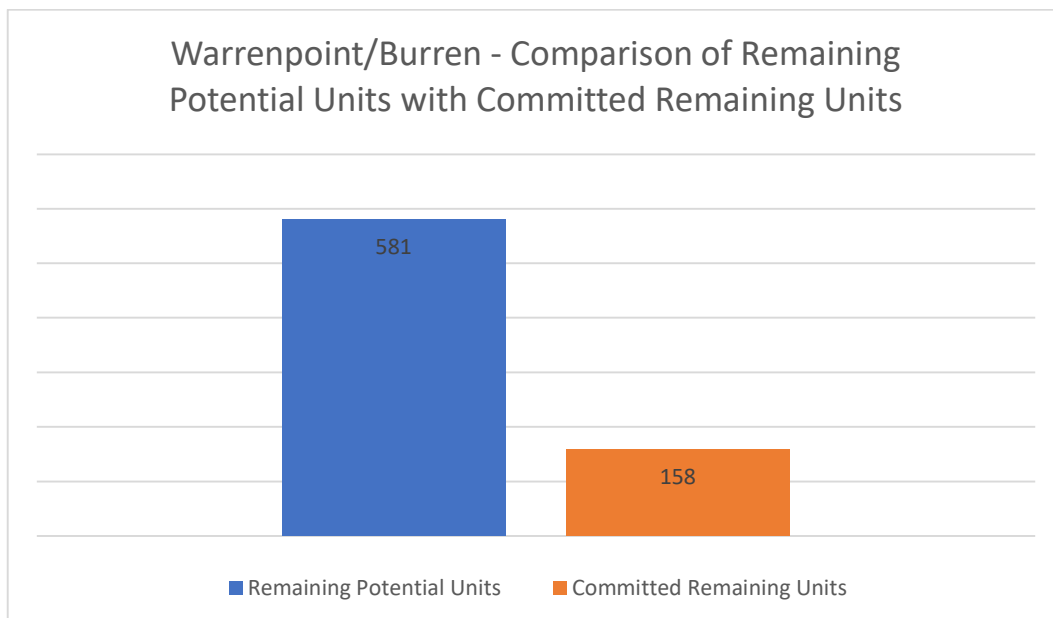


Figure 13. Total remaining potential housing units compared with the committed remaining units for Villages across the Newry Mourne and Down District Council area 2022-2023.

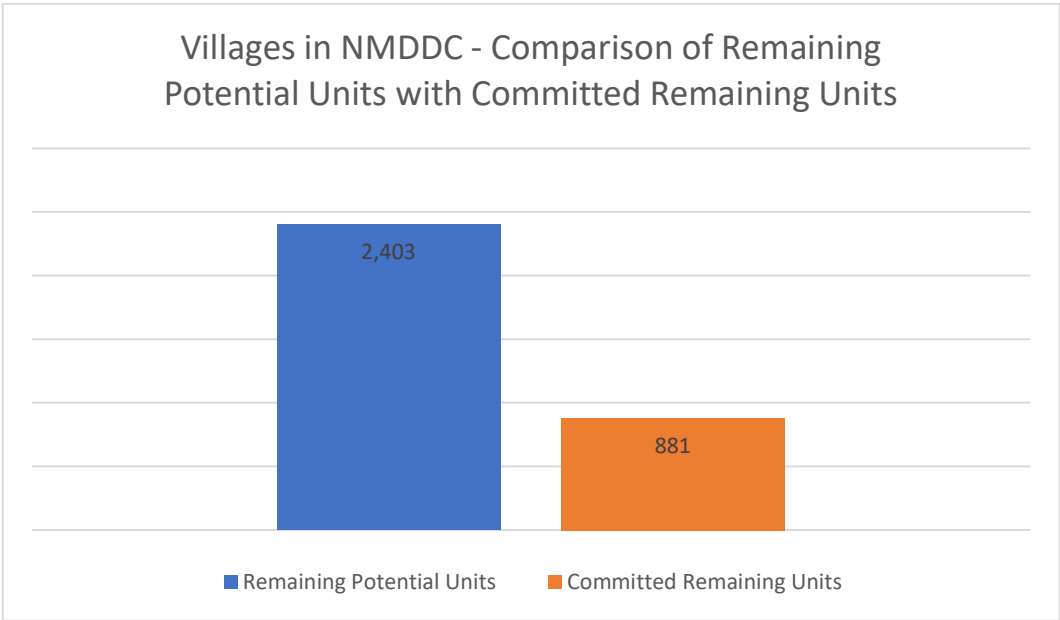


Figure 14. Total remaining potential housing units compared with the committed remaining units for Small Settlements across the Newry Mourne and Down District Council area 2022-2023.

