



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

**Newry, Mourne
and Down**
District Council

**Local Development Plan
Preparatory Studies**

Paper 16: Housing Allocation

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Housing Allocation for Newry, Mourne and Down District

Purpose

To provide members with a report on the options for housing allocations in the District through the Local Development Plan to 2030.

At this stage the paper simply aims to provide a foundation for future decision making which will need to be further informed by the Sustainability Appraisal, public consultation and engagement with elected Members, consultees and stakeholders.

Content Overview

The paper provides information on:-

- (i) A summary of the regional policy context for housing allocations in the Newry, Mourne and Down District;
- (ii) An overview of the existing provision of housing and remaining capacity for new housing on existing zonings and within settlement limits across the District; and
- (iii) Consideration of the revised Housing Growth Indicator (HGI) issued by the Department for Regional Development in April 2016 and possible alternatives options for housing allocation through the LDP.

1.0 Introduction

1.1 This paper is the latest in a series of Preparatory Papers being presented to the Members in building the evidence base for the new Newry, Mourne & Down LDP.

1.2 The main purpose of this paper is to provide an overview and update of the housing allocation options for the District's settlements and open countryside for the period 2012-2030 based on a revised Housing Growth Indicator provided by DRD in April 2016. These options were previously discussed at a Member's Workshop held on the 3rd October 2017 and have now been updated to reflect the proposed settlement hierarchy as agreed by the Council in January 2018.

1.3 This paper presents a range of alternative options for housing allocation through the emerging plan, along with a preferred option which has been informed by the findings from the Member's Workshop. These options including the preferred option will subsequently be brought forward for public consultation through the forthcoming Preferred Options Paper.

2.0 Regional Policy Context

2.1 The Regional Planning Policy context is provided by the Regional Development Strategy 2035 (RDS) and a suite of regional planning policy statements. A summary of these documents and how they pertain to the plan making process and the Countryside Assessment are provided in the following section.

(a) The Regional Development Strategy 2035

2.2 The RDS presents Regional Guidance (RG) under 3 sustainable development themes – economy, society and environment. RG8 is of particular relevance. It seeks to 'Manage Housing Growth to achieve sustainable patterns of residential development'. To provide the framework for sustainable development the RDS has produced Housing Growth Indicators (HGIs) as a guide for those preparing development plans.

2.3 The RDS promotes more sustainable housing development within existing urban areas. It includes a regional target for 60% of new housing to be located in appropriate 'brownfield'¹ sites within urban footprints of settlements greater than 5,000 population. In Newry, Mourne and Down these settlements are Newry (26,893), Downpatrick (10,874), Warrenpoint (7,475²), Newcastle (7,743) Ballynahinch (5,715), and Kilkeel (6,512). It seeks to ensure an adequate and available supply of quality housing to meet the needs of everyone and provides a broad evaluation framework to assist judgements on the allocation of housing growth to settlements.

¹ 'Brownfield' is defined as land that is or was occupied by a permanent structure within a defined settlement limit (see Glossary, Appendix E).

² Estimate based on exclusion of the population of Burren.

(b) Strategic Planning Policy Statement for Northern Ireland (SPPS)

2.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) was published in September 2015. It sets out the Department for the Environment's (now Department for Infrastructure's (DfI's)) regional planning policies for securing the orderly and consistent development of land under a reformed two-tier local planning system. It contains key requirements and guidance for the Council in preparing its LDP in relation to housing and urban/rural development.

2.5 Housing is recognised as a key driver of physical, economic and social change in both urban and rural areas. In furthering sustainable development it is important to manage housing growth in a sustainable way, placing particular emphasis on the importance of the inter-relationship between the location of local housing, jobs, facilities, services and infrastructure.

2.6 The SPPS states that in preparing Local Development Plans (LDPs) councils should bring forward a strategy for housing together with appropriate policies and proposals that must reflect the policy approach of the SPPS, tailored to the specific circumstances of the plan area. Planning authorities must deliver:

- **Increased housing density without town cramming:** higher density housing developments should be promoted in town and city centres and in other locations that benefit from high accessibility to public transport facilities. Within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents. In residential areas of distinctive townscape character, an increase in density should only be allowed in exceptional circumstances.
- **Sustainable forms of development:** the use of greenfield land for housing should be reduced and more urban housing accommodated through the recycling of land and buildings and the encouragement of compact town and village forms. More housing should also be promoted in city and town centres and mixed use development encouraged. Major housing development should be located in sustainable locations that facilitate a high degree of integration with centres of employment, community services and public transport, and take advantage of existing infrastructure. Local facilities, services and adequate infrastructure should be integrated into new housing development to meet the needs of the community.
- **Good design:** good design should be the aim of all those involved in housing development and will be encouraged everywhere. All new housing developments should demonstrate a high quality of design, layout (including road infrastructure considerations) and landscaping. Good design contributes to the creation of places to live that are safe and attractive and is also a key element in achieving sustainable development. Councils should bring forward

local planning policy or guidance for achieving quality in residential development, including proposals for residential extensions or alterations.

- **Balanced Communities:** achieving balanced communities and strengthening community cohesion is one of the major themes underpinning the RDS. Fundamental to the building of more balanced communities is the provision of good quality housing offering a variety of house types, sizes and tenures to meet different needs, and development that provides opportunities for the community to share in local employment, shopping, leisure and social facilities. This will also contribute to the Core Planning Principle 'Creating and Enhancing Shared Space' as detailed in the SPPS.

Process for Allocating Housing Land

2.7 When allocating land for housing developments, the SPPS advises that LDPs should be informed by:

- *RDS Housing Growth Indicators (HGIs)* - these have been incorporated within the RDS as a guide to the Council in preparing our development plan. They provide an estimate for the new dwellings requirement for each council area and provide a guide for allocating housing distribution across the council area. The indicator covers both urban and rural housing.
- *Use of the RDS housing evaluation framework* which takes account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth.
- *Allowance for existing housing commitments* - councils should take account of dwellings already constructed from the base date³, approvals not yet commenced and residential development proposals likely to be approved.
- *Urban capacity studies* – an assessment of the potential future housing growth within the urban footprint and the capacity for different types and densities of housing. The urban capacity study should take account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings, and possible changes of land use. Consideration needs to be given to the type of housing and density appropriate to each site in order to assess the number of units likely to be generated.
- *Allowance for windfall housing* - an estimate of the potential housing returns from previously developed land within the urban footprint which may become available for housing during the lifespan of the local development plan.
- *Application of the sequential approach and identification of suitable sites for settlements of over 5,000 population* - there may be circumstances where it is appropriate to apply the sequential approach below this threshold.
- *Housing Needs Assessment/Housing Market Analysis (HNA/HMA)* – these studies carried out by the NIHE provide an evidence base to guide the amount of land required to facilitate the right mix of housing tenures

³ The base date associated with the revised HGIs is 2012.

including open market and special housing needs such as affordable housing⁴, social housing, supported housing and travellers accommodation.

- *Transport assessments* – these may be required for certain sites for residential use to achieve integration with public transport and other alternatives to the car.

2.8 The SPPS lists a number of measures that LDPs should contain when addressing housing in settlements, these include the requirement to:

1. Set out the overall housing provision for each settlement over the plan period;
2. Set development limits for all identified settlements;
3. Zone sites for housing in larger settlements to meet the full range of identified need. In smaller settlements area plans may indicate where it is anticipated that most new housing will be located through the use of Housing Policy Areas (HPAs);
4. Provide for a managed release of housing land, in line with the plan, monitor and manage approach;
5. Identify sites or areas within settlements where the site (or part of) is required to meet one or more category of housing need and clearly state the proportion required;
6. Identify settlements where the HNA has found there is an affordability pressure;
7. Zone land or include policy, as appropriate, to reflect the local need arising from the demand for second homes;
8. Set density levels for housing sites appropriate to the location of the site and the character of the surrounding area;
9. Include, where appropriate, specific policies to protect the distinctive nature and character of settlements;
10. Contain specific policy for safeguarding the character of established residential areas;
11. Set out any additional plan policies or proposals (including key site requirements) to deliver quality residential developments, for example the main infrastructure requirements that developers will be expected to meet for zoned residential sites, local design requirements and requirements for local neighbourhood facilities.

Affordable Housing

2.9 The HNA/HMA will identify the range of specific housing needs, including social/affordable housing requirements. The LDP will be the primary vehicle to facilitate any identified need by zoning land or indicating, through key site requirements, where a proportion of a site may be required for social/affordable housing. This will not preclude other sites coming forward through the development management process.

⁴ For the purposes of the SPPS, Affordable Housing relates to social rented housing and intermediate housing for eligible households (see glossary Appendix E).

Traveller accommodation

2.10 NIHE have the strategic role in relation to the provision of accommodation to meet the needs of the Traveller community. They undertake a 5 year rolling programme of schemes to meet the accommodation needs of Travellers. There are three broad categories of Travellers accommodation – grouped housing, serviced sites and transit sites. Where the HNA/HMA identifies a demonstrable need for a specific travellers' accommodation the SPPS requires the plan to identify a suitable sites(s).

2.11 Under the Banbridge, Newry and Mourne Area Plan 2015 the HNA for the Newry and Mourne District identified a need to provide a group housing scheme with additional facilities and amenities, specifically designed to accommodate the extended families of travellers on a permanent basis. A site was identified at Father Cullen Park, Bessbrook. A supported housing scheme including 6 units of travellers (group housing) accommodation was granted planning permission at this site and has been developed.

Supported Housing

2.12 The HNA/HMA will identify the range of specific housing needs, including supported housing need. The HNA/HMA will only relate to that need which cannot be met through a general needs housing solution but requires the provision of a specialised, accommodation-based solution.

2.13 The term 'supported housing' relates to accommodation with complementary housing support services to cater for people with a range of specific needs. Increasingly, housing support services will be individual and person-centred and will not necessarily have specialised accommodation solutions and associated implications for land use. The land use requirements for supported housing will be identified in the HNA and the findings taken into account in the preparation of the LDP.

(c) Planning Policy Statement 12: Housing in Settlements (PPS12)

2.14 PPS 12 is one of the key mechanisms for implementation of the RDS and is an important material consideration for those preparing development plans. The policy guidance in PPS 12 applies to all residential development proposals within cities, towns, villages and small settlements in Northern Ireland. The policy objectives of PPS12 are:

- To manage housing growth in response to changing housing need;
- To direct and manage future housing growth to achieve more sustainable patterns of residential development;
- To promote a drive to providing more housing in urban areas;
- To encourage an increase in density of housing in urban areas, where appropriate to the setting and character of the area; and
- To encourage the development of balanced communities.

(d) Planning Policy Statement 7: Quality Residential Environments (PPS7)

2.15 PPS7 sets out the Department’s planning policies for achieving quality design in new residential development. The policies apply to all residential development proposals with the exception of proposals for single dwellings in the countryside.

3.0 Housing Allocation and Zonings within existing Area Plans

Banbridge, Newry and Mourne Area Plan 2015

3.1 The Banbridge, Newry and Mourne Area Plan 2015 (BNMAP) zoned 294.91 hectares of land for housing (city, towns and villages) across the Newry and Mourne District in anticipation of an estimated requirement of 12,250 additional dwellings over the 1998-2015 period. In view of the amount of committed land, the level of allocation to the towns and the need to ensure choice and an equitable distribution of housing land, it was considered inappropriate to phase the zoned housing land.

Table 1 – BNMAP 2015 Newry & Mourne District Housing Allocation

Settlement	% HGI Allocation by and within settlement type	Adjusted HGI Allocation	Zoned Land (hectares)
Newry (Hub)	38	4,655	131.16 ha
Crossmaglen	1.73	210	15.42 ha
Kilkeel	7.67	1,000	35.15 ha
Newtownhamilton	0.90	105	2.73 ha
Warrenpoint/Burren	8.70	1,015	42.24 ha
Towns	19	2,330	95.54 ha
Villages	20	2,450	68.21 ha
Small Settlements	6.7	820	N/A
Rural unallocated	16.30	1,995	N/A
Total	100%	12,250	294.91 ha

3.2 Within the District’s small settlements land was generally not zoned or identified for housing purposes. The rationale for this being that the zoning or identification of land for a specific purpose creates a degree of inflexibility that can restrict the orderly development of smaller settlements. Exceptions to this approach included a limited number of instances where sites were required to meet an identified social housing need.

3.3 The BNMAP allocated land for social housing on Housing and Mixed Use Zonings and Development Opportunity Sites through the imposition of Key Site Requirements in addition to zoning a small number of sites solely for social housing.

Ards and Down Area Plan 2015

3.4 The Ards and Down Plan 2015 (ADAP) zoned 240 hectares of land for housing in Down District in anticipation of an estimated requirement of 10,500 additional dwellings over the 1998-2015 period. The ADAP also identified what is referred to as phase 2 lands. These sites will be released for development when the phase 1 lands have been delivered.

Table 2 – ADAP 2015 Down District Housing Allocation

Settlement	% HGI Allocation	Adjusted HGI Allocation	Zoned land (phase 1)	Zoned land (phase 2⁵)
Downpatrick (Hub)	30.3	3,050	141 ha	22.44 ha
Ballynahinch	18.17	1,830	68 ha	0
Newcastle	9.73	980	31 ha	0
Towns	27.90	2,810	99 ha	0
Villages	29.70	2,993	N/A	0
Rural (Small Settlements & Countryside)	12.10	1,220	N/A	N/A
Total	100%	10,073	240 ha	22.44 ha

Whilst it stated that it was not the Department's practice to zone land for specific purposes within village and small settlements, Housing Policy Areas were identified within villages where it was considered they could make a key contribution to the housing growth allocation for that settlement.

3.5 The ADAP does not allocate any land for social housing, rather it states that the proportion of land or units to be set aside for social housing will be determined as part of the development management process.

3.6 It can be seen from the tables above that both the BNMAP 2015 and ADAP 2015 have strived to meet the RDS target of 60% of new housing to be located in appropriate brownfield sites within urban footprints of settlements greater than 5,000 population.

4.0 Annual Housing Monitor

4.1 The purpose of the annual housing monitor includes:

- To identify the take up of Housing Growth Indicators (see paragraph 6.2);
- To identify where housing development occurs, including whether it is brownfield or greenfield development;
- To identify where pressure for planning permission exists;
- To establish the success or otherwise of housing zonings in development plans;

⁵ Phase 2 lands in Downpatrick will not be released until the transportation infrastructure associated with Phase 1 housing has been completed.

- To establish annual build rates;
- To provide information on development densities and the unit mix of development;
- To contribute to the plan, monitor and manage process; and
- To determine if a planning intervention is required to ensure adequate housing land in the right place.

4.2 The most up to date housing monitor information relates to the period 31st March 2016⁶. The information from the 2016 Housing Monitor for each settlement demonstrates that, in overall terms, the potential housing provision across the Council area will use most of the HGI allocation.

4.3 Potential housing provision from committed units (still to be developed) and zoned sites, together with completed sites (developed since the start of the HGI period – April 2012) stood at 14,533 units across the District on the 1st April 2016. This represents 96% of the HGI allocation (15,092 units, see paragraph 6.4) for the plan period. Potentially retaining all this housing provision will leave only a 4% (559 units) allocation for the countryside. The information from the Housing Monitor set out in the table below and in Appendix A tables A1 – A3 shows that in overall terms the potential housing provision across the District exceeds the HGI significantly. Some settlements have limited land remaining for housing while other settlements have substantial land remaining.

Table 3 – Housing Land Available Across the District as of the 1st April 2016

Settlement Hierarchy ⁷	Area Remaining (Hectares)	Remaining Potential (Units)
Newry	130.65	3,089
Downpatrick	114	2,245
Newcastle	24.6	643
Warrenpoint	23.34	539
Kilkeel	38.6	827
Ballynahinch	57.7	1,283
Saintfield	8.4	172
Killyleagh	13.7	292
Bessbrook	7.87	331
Castlewellan	5.6	120
Crossmaglen	13.39	288
Villages	132.66	2,589
Small settlements	59.54	1,128
NMD Total	630.05	13,546

⁶ The LDP team have commenced work on updating the Housing Monitor record to the 31st March 2017, it is anticipated that this will be completed in the first quarter of 2018.

⁷ Proposed Settlement Hierarchy, see Appendix B, Table B2.

4.4 The extent to which a settlement will have a surplus or deficit will also depend on its HGI allocation. The HGI allocation options are considered further in Chapter 6.

4.5 A review of existing uncommitted zonings in the adopted plans is being undertaken as part of the LDP preparation, to determine if their delivery is realistic and if it would be appropriate to carry them forward as zonings in the new LDP. This exercise will also assist in establishing if, in light of the position relating to the HGI allocation, there is a need to consider additional lands for housing.

5.0 The Settlement Hierarchy

5.1 The purpose of the settlement hierarchy is to establish the broad principles of development appropriate to each level. The settlement hierarchy in both the BNMAP and ADAP contains four levels of settlement – hubs, towns, villages and small settlements (this is reproduced in Appendix B, Table B1 for reference). In the allocation process due weight needs to be given to reinforcing the leading roles of the Regional Gateway city and hub of Newry and the hub of Downpatrick.

5.2 When comparing the two settlement hierarchies in the respective plans for each District, several significant differences become apparent. Two of Newry and Mourne’s towns have populations well under the 5,000 threshold (Crossmaglen and Newtownhamilton) while all three towns in the Down District are above the 5,000 population threshold. It is noticeable that Down’s largest village (Saintfield – 3,406) has more than double the population of the Newry and Mourne town of Crossmaglen (1,608) and over four times the population of the town of Newtownhamilton (800).

5.3 Following discussion at a Member’s Workshop on the 3rd October 2017 and subsequent presentation of the Strategic Settlement Evaluation Preparatory Paper to Members at the SPR Committee in December 2017 and agreed by the Council in January 2018 a revised Settlement Hierarchy (see Appendix B, Table B2) has now been produced for inclusion in the Council’s LDP Preferred Options Paper⁸. The remainder of this paper will now consider how the District’s housing allocation could be distributed across this revised settlement hierarchy.

6.0 Housing Allocation Strategy Options

6.1 In developing a housing allocation strategy through the emerging Plan, there are two main considerations that need to be taken into account. These are:

- The amount of new housing it is appropriate to deliver over the Plan period, and;
- The broad distribution of this amount of housing between the settlement tiers and the countryside.

⁸ The POP public consultation will not only offer the public the opportunity to make comment on the revised positioning of settlements but also to suggest whether any new small settlements should be designated.

Consideration of Quantity of Housing Needed over the Plan Period

6.2 The Department for Infrastructure (DfI) formerly the Department for Regional Development (DRD) is the Government body responsible for both the production of the RDS and the associated Housing Growth Indicators (HGIs). The RDS sets down HGIs for each Council District in Northern Ireland over an extended period. The HGIs are for all housing across the Council District both urban or rural. The HGIs are reviewed on a regular basis and may be adjusted based on more up to date information.

6.3 In April 2016 DfI published revised HGIs, providing an estimate of the new dwelling requirement for the region from 2012-2025. The revised HGIs are based on current population/household formation trends making the assumption that these trends will continue into the future. As a result the HGI figures have been lowered from 22,750 for the period 2008-2025 to 10,900 for the period 2012-2025. DfI advice is that the HGIs should be used for guidance rather than a cap on housing development or a target to be achieved.

6.4 The starting point for considering the amount of new housing needed is the aforementioned revised HGI for Newry, Mourne and Down published by DRD in April 2016. As the Plan period runs to 2030 it is therefore necessary to adjust these figures. The HGI for 2012 to 2025 for the District has been set at 10,900, when this figure is projected on to 2030 (18 years), the figure for the District is 15,092.

Table 4 – DfI HGI Allocation

HGI Period	Newry, Mourne and Down District Council HGI Allocation
Previous HGI 2008 - 2025	22,750 (12,250 for Newry & Mourne and 10,500 for Down)
Revised HGI 2012 - 2025	10,900
Per Year/Pro Rata Figure	838.4
Extend HGI to end LDP period 2012-2030 (Pro-rata X 18 years)	15,092

6.5 Given that NISRA is projecting the number of households in the District to increase by 11,258⁹ over the 2012 – 2030 period (25% less than the HGI figure) there would appear to be little justification in planning terms for exceeding the HGI figure of 15,092. Tables A1-A3 show current housing land availability across the District, some 14,533 units, this consists of live approvals and land zoned for housing in existing Area Plans. Based on this evidence there is no sound reason to set aside the published HGI as a reasonable reflection of the quantity of housing that is likely to be needed over the plan period.

⁹ <https://www.nisra.gov.uk/publications/northern-ireland-household-projections-2012-based>

Consideration of the Distribution of New Housing across the District

6.6 The RDS states that the allocation of housing growth to specific locations in a District is a matter for decision through the development plan process. However this is qualified by the policy directions set out in the RDS for delivery of sustainable housing development

6.7 Paper 2 presented to the Shadow Planning Committee in Dec 2014 presented three alternative options for the distribution of the previous HGI (now superseded). These previous options have now been reviewed and revised in light of new Housing Growth Indicators issued by the DRD and updated household estimates published by NISRA.

Allocation based on proposed settlement hierarchy

6.8 Following a review of service provision and taking account of existing settlement populations a revised settlement hierarchy has been brought forward for consideration at the Preferred Options Stage. This entails the reclassification of four villages (Saintfield, Killyleagh, Castlewellan and Bessbrook) to towns. These are all classified as intermediate settlements by NISRA and display a range of services that would be common to towns (as defined by the RDS Infrastructure wheel). It is proposed to reclassify one town (Newtownhamilton) to a village. Newtownhamilton has a range of services serving a wider hinterland however it has a small urban population of 800. It is considered that the reclassification to a village and subsequent removal of the town centre designation, in this particular instance, would allow greater flexibility in bringing forward commercial and retail development proposals. Three villages (The Spa, Shrigley and Attical) are proposed to be reclassified to small settlements these all have populations under 1,000 (NISRA threshold for small settlement) and a limited range of services associated with a lower order settlement. A range of options for the allocation of housing land are set out below on the basis of this revised settlement hierarchy.

6.9 The options now being put forward for consideration were previously discussed at a Member's Workshop held on the 3rd October 2017 and have now been updated to reflect the proposed settlement hierarchy. These options are as follows:

Option 1: Maintain the status quo in terms of housing allocation based on the proportion of households living in the main city and town, small towns, villages, small settlements and countryside at the time of the 2011 Census. The percentages at each tier have changed reflecting the reclassification of settlements. Under this option the distribution falls well short of the RDS requirement to concentrate development in the hubs and settlements over 5,000 population. The allocation to the countryside would be disproportionately high and would not be considered to represent a sustainable approach. There would be a very high risk that the Council's Plan Strategy would be found to be unsound at the Independent Examination as it would not comply with Regional Planning Policy and the Council could be instructed by the Department for Infrastructure to withdraw its draft Plan Strategy.

Table 5 Option 1 – Status Quo based on location of 2011 Households

	Main City/Town	Towns	Villages	Small Settlements	Countryside
% of HGI	23.1% (14,328 out of 61,998 ¹⁰)	26.1% (16,176 out of 61,998)	14.5% (8,958 out of 61,998)	6.1% (3,802 out of 61,998)	30.2% (18,734 out of 61,998)
Allocation	3,486 out of 15,092)	3,939 out of 15,092)	2,188 out of 15,092)	921 out of 15,092)	4,558 out of 15,092)

Option 2: To take account of the proportion of households now living in towns under 5,000 (8.5%) there is a need to uplift the combined allocation (Main City/Town and Towns tiers) to 68.5% to meet the RDS target of 60%. In Newry, Mourne and Down those settlements with populations over 5,000 include the main city of Newry and the hub of Downpatrick and the smaller towns of Warrenpoint, Kilkeel, Ballynahinch and Newcastle. Further studies of the existing amount of brownfield land within the urban footprints of these 6 settlements will be necessary to ascertain how close to the 60% target can realistically be achieved. Whilst this option meets the RDS requirements it does so largely at the expense of the Countryside. The percentage allocation to the Countryside is reduced from 30.2% to 15%. The allocation to villages is reduced from 14.5% to 10.5% while the allocation to the small settlements has a minor reduction from 6.1% to 6%.

Table 6 Option 2 – Increase ability to meet 60% brownfield target in settlements over 5,000.

	Main City/Town	Towns	Villages	Small Settlements	Countryside
% of HGI & Allocation	36% (5,433 out of 15,092)	32.5% (4,905 out of 15,092)	10.5% (1,585 out of 15,092)	6% (905 out of 15,092)	15% (2,264 out of 15,092)

Option 3: This option would seek to achieve a balance between options 1 and 2 in order to make progress towards meeting regional policy growth by still focusing on the hubs (but at a lesser figure than the 60%) and sustaining the smaller settlements and countryside in accordance with the proposed growth strategy. This option reinstates a portion of the reduction applied to the village tier under option 2. The allocation to the countryside and villages seeks to maintain growth at current levels whilst a small reduction to small settlements limits development to small scale infilling.

¹⁰ Newry, Mourne and Down Households -

<http://www.ninis2.nisra.gov.uk/public/PivotGrid.aspx?ds=4240&lh=73&yn=2011&sk=136&sn=Census%202011&yearfilter=>

Table 7 Option 3 – Focused urban growth with sustainable rural development

	Main City/Town	Towns	Villages	Small Settlements	Countryside
% of HGI & Allocation	32% (4,829 out of 15,092)	30% (4,528 out of 15,092)	12% (1,811 out of 15,092)	5% (755 out of 15,092)	21% (3,169 out of 15,092)

7.0 Implications of the Housing Allocation Strategy Options

Implications for Settlements

7.1 The implications of the 3 options for distribution of the HGI between the various tiers of the proposed settlement hierarchy must be considered for individual settlements in the context of existing housing commitments in the various settlements. Housing commitments comprise 2 elements:

- Dwellings built since the start of the period covered by the current HGIs (April 2012 to April 2016).
- Residual capacity arising from live approvals and lands zoned for housing in the existing Area Plans but not yet developed.

7.2 Questions do of course arise as to whether all land currently zoned in the two existing Area Plans will come forward for development over the plan period. Furthermore the issue of whether all of this land remains suitable for housing development will be examined in detail at the Local Policies Plan stage of the development plan process.

Main City/Town

7.3 Under options 1 and 3 there is an adequate land supply over the plan period at the hub level. Under option 1 there would be a 2,091 surplus across the two hubs. Under option 3 all the current land supply in Newry would be used over the plan period, with a requirement for additional land to accommodate 164 dwellings. By contrast Downpatrick would still have a significant surplus of 914. Under Option 2 whilst there would be an overall surplus of 146 at this tier, Newry would however have a deficit of 592.

Towns

7.4 Under the proposed hierarchy 4 additional settlements have been added to this tier, lifting the percentage share of households within this tier from 20% to 26.1%. Under all three options there is a surplus of housing land over the plan period at this tier. This does however mask deficits for particular settlements, namely Newcastle, Warrenpoint, Saintfield, Castlewellan and Killyleagh which all show deficits under options 2 and 3. The reclassification of Saintfield, Castlewellan and Killyleagh has increased their HGI allocation and as a consequence enlarged their housing deficits over the plan period. Whilst the allocation to Bessbrook has also increased it retains

a surplus over the plan period. It should be noted that these deficits and surpluses may change when the HGI allocations are adjusted using the Housing Evaluation Framework (see Appendix D) at the Local Policies Plan stage. Further work will also be required to identify any other remaining opportunities within the existing development limits.

Villages

7.5 The proposed hierarchy sees the removal of 4 villages from this tier to the town tier and the addition of one from the town tier. This results in the percentage of households within this tier falling from 21.3% to 14.5%. Under option 2 the surplus at this tier has increased to 1,223 (77%). Although there are 23 villages under the proposed hierarchy just 3 settlements (Ardglass, Annborough, and Annalong) account for over half of this surplus having a combined surplus of 664. Under option 3 the surplus is reduced to 998 (55%) with the vast majority of this surplus (623) coming from the three aforementioned settlements.

Small Settlements

7.6 Three additional settlements are added to this tier from the village tier under the proposed hierarchy. This increases the District's number of households within the small settlement tier from 5.5% to 6.1%. Under option 1, allocation based on existing household share, there would be a surplus of 248 (26%). Under option 2 there is a surplus of 278 (31%) while this increases to 427 (56%) under option 3.

Implications for the Countryside

7.7 Whilst there is no impact on the countryside from the reclassification of existing settlements, consideration is also being given to the identification of new small settlements. Depending on the outcome of this assessment the allocation to the countryside may be reduced. The implications of the 3 options for individual settlements for distribution of the HGI between the various tiers of the proposed hierarchy (Tables 5-7) show a percentage distribution of the HGI to the countryside, as follows:

Option 1 – 4,558 units

Option 2 - 2,264 units

Option 3 - 3,169 units

7.8 The above housing allocations to the countryside have been considered against demand which, in the absence of information on building rates, is based upon approval rates for single dwellings in the countryside. Table 8 shows a total of 2,335 dwellings have been approved in the Countryside over the last five years (April 2012 to April 2017). This equates to an approval rate of 467 per annum. This figure has been refined to take account of new dwellings only, with replacement dwellings (36%) and change of house type (15%) excluded. In addition a reduction of 7% has also been applied to take account of duplication between full, outline and reserved matters applications. Assuming therefore that the remaining 42% of all approvals in

any given year are for new dwellings in the countryside, this reduces the overall rate over the study period to 197 dwellings per annum. Projecting this figure over the 18 years between 2012 (the start of the HGI period) and 2030 (the end of the plan period), yields an anticipated approval figure, for new dwellings in the countryside, of 3,546 units.

Table 8: Planning Approvals for Single Dwellings in the Countryside¹¹

DEA	2012-13	2013-14	2014-15	2015-16	2016-17	TOTALS
Crotlieve	122	85	83	63	103	456
Downpatrick	45	37	36	25	36	179
Newry	29	25	30	13	25	122
Rowallane	63	61	49	48	57	278
Slieve Croob	85	79	55	49	90	358
Slieve Gullion	142	77	93	59	131	502
The Mournes	113	81	77	52	117	440
Totals	599	445	423	309	559	2,335
42%	251	187	178	130	235	981

7.9 It can be seen that option 1 would meet and exceed anticipated demand for single dwellings in the countryside, while options 2 falls significantly short. Whilst option 3 also falls short, table 8 above shows that it is only 7 dwellings short of the target average over the last four years. On the basis that 42% of approvals are new dwellings, option 3 would deliver 176 dwellings this would have largely met demand over the last three years.

7.10 Following discussion at the Member’s workshop on the 3rd October 2017 option 3 was considered to be the preferred option for the Council. Under this option there would be scope to retain the majority of existing rural planning policy in its present form. Clarification and minor changes to a number of policies, may be required, to address shortfalls in current policy for example providing clarification on the size of a small gap site for infill dwellings. For the most part development in the countryside could continue at its present level. Option 2 by contrast would require the Council to introduce a much more stringent rural planning policy and could necessitate the re-introduction of green belts and countryside policy areas throughout much of the District.

¹¹ Table 8 revised May 2018.

8.0 Supporting the delivery of Social Housing through the LDP

8.1 The NIHE have advised that the requirement for new social housing in the District has remained at a very high level since 2010 and remains so with the five year assessment for 2016-21 showing a need for 1,906 units (see Appendix C, Table C1). Need is highest in Newry City (698 units), Newcastle (218 units), Warrenpoint (196 units) and Downpatrick (148 units). The requirement for new social housing has increased by 31% since 2012. The majority of the District's housing need waiting list (85%) is made up of single, older persons and small family households.

8.2 As highlighted earlier in this paper social housing need is addressed differently through the two extant Area Plans covering the District. The Banbridge/Newry and Mourne Area Plan (BNMAP) 2015 addresses the social housing need by way of key site requirements on certain sites requiring the delivery of a minimum number of social housing units in addition to zoning a small number of sites solely for social housing. By contrast the Ards and Down Area Plan (ADAP) 2015 states that the proportion of land or units to be set aside for social housing will be determined as part of the development management process

8.3 At the Member's Workshop on Housing and Community held on Tuesday 10th October 2017 a number of options were put forward that could enable the Council's Local Development Plan to better support the delivery of social housing across the District than the current Area Plans. The options presented were as follows:

Option 1 - Set out a Strategic Policy requiring all housing sites, over a certain threshold to provide a proportion of social/affordable housing.

The NIHE have suggested that a 20% proportion could be required for developments of 50 units or more (or 1 hectare or more) in urban settlements. In areas of high social housing need the threshold could be reduced to 25 units in urban areas and 10 units or more (or 0.5 hectare or more) in rural areas. Affordable housing units should be pepper potted throughout a development to encourage 'tenure blind' homes.

Option 2 – Zone sites solely for social/affordable housing. However the NIHE have concerns that developing large scale (generally over 50) social housing developments will prohibit the creation of balanced and sustainable communities.

Option 3 – Zone sites for social/ affordable housing (not large scale) and in addition facilitate social housing as a proportion of larger housing schemes through key site requirements (KSRs) as currently operating under BNMAP.

Option 4 – Combination of Options 1 & 3. This would help to ensure that social housing schemes were brought forward to meet need. In the absence of certain zoned sites with social housing KSRs coming forward, provision could still be met through operational policy on other housing sites.

Following discussions the preferred approach was a hybrid option consisting of a combination of Options 1, 2 and 3. It was considered that this offered the greatest

flexibility and opportunity for the LDP to support the delivery of social housing across the District.

9.0 Conclusions

8.1 Housing is a key driver of physical, economic and social change in both urban and rural areas. One of the main roles of the LDP is to provide housing land in accordance with the RDS. This means zoning sufficient land in larger settlements, providing sufficient opportunities in smaller settlements whilst ensuring an appropriate and sustainable rural allocation within the parameters of the Housing Growth Indicators. It also means ensuring that there is an adequate range of sites at suitable locations to provide a mix of house types and tenures to meet our future population needs.

8.2 This paper has shown that there are various options open to the Council in developing its preferred option for the distribution of new housing growth through the LDP. It is considered that two out of the three options could be substantiated in terms of the general RDS direction, however following consideration of these options at a Member's Workshop held on the 3rd October 2017 the consensus of Members was that the housing allocation as set out in option 3 should be the preferred approach.

8.3 This paper has now updated the three options considered at the aforementioned workshop following agreement by the full Council of the LDP proposed settlement hierarchy in January 2018. It is now proposed to take forward these findings to inform the LDP Preferred Options Paper.

8.4 Options for the LDP in supporting the delivery of social housing have also been highlighted, together with a preferred option, following discussion at a Member's Workshop on the 10th October 2017. Again these findings will be used to inform the LDP Preferred Options Paper.

Appendix A:

Table A1: Housing Allocation Option 1 – Revised Hierarchy & Maintain Relative Size

Settlement	Completed (01-04-2012- 31-03-2016)	Committed Units to be developed & Residential Zonings (31-03-16)	No.of H'holds (2011 Census)	% share of HGI based on % share of h'holds	HGI allocation (share of h'holds)	Surplus/ Deficit (Units)
Main City/ Town Tier				23.1%	3,486	
Newry	166	3,089	10,136	16.35	2,468	787 surplus
Downpatrick	79	2,245	4,192	6.76	1,020	1,304 surplus
Main Town/City Total	245	5,334	14,328	23.1%	3,488	2,091 surplus (60%)
Towns				26.1%	3,939	
Newcastle	185	643	3,224	5.20	785	43 surplus
Warrenpoint	35	539	2,824*	4.55	687	113 deficit
Kilkeel	31	827	2,555	4.12	622	236 surplus
Ballynahinch	44	1,283	2,329	3.76	567	760 surplus
Saintfield	55	172	1,322	2.13	322	95 deficit
Killyleagh	7	292	1,196	1.93	291	8 surplus
Bessbrook	65	331	1,059	1.71	258	138 surplus
Castlewellan	15	120	1,026	1.66	250	115 deficit
Crossmaglen	30	288	641	1.03	155	163 surplus
Towns Total	467	4,495	16,176	26.1%	3,937	1,025 surplus (26%)
Village Tier				14.5%	2,188	
Rostrevor	4	140	1,087	1.75	264	120 deficit
Crossgar	46	181	726	1.17	177	50 surplus
Annalong	19	280	705	1.14	172	127 surplus
Hilltown	3	119	588	0.95	143	21 deficit
Dundrum	1	42	665	1.07	162	119 deficit
Ardglass	8	371	640	1.03	156	223 surplus
Drumaness	9	85	497	0.80	121	27 deficit
Burren	16	132	472*	0.76	115	33 surplus
Camlough	6	125	392	0.63	95	36 surplus
Mayobridge	10	81	359	0.58	88	3 surplus
Killough	4	130	346	0.56	85	49 surplus
Newtownhamilton	0	138	340	0.55	83	55 surplus
Meigh	4	87	281	0.45	68	23 surplus
Annsborough	15	257	273	0.44	66	206 surplus
Strangford	13	64	232	0.37	56	21 surplus
Mullaghbane	26	23	228	0.37	56	7 deficit
Ballyholland	5	55	215	0.35	53	7 surplus
Forkhill	22	56	179	0.29	44	34 surplus
Ballymartin	2	43	175	0.28	42	3 surplus
Ballykinler	6	20	170	0.27	41	15 deficit
Jonesborough	0	83	163	0.26	39	44 surplus
Cullyhanna	0	59	120	0.19	29	30 surplus
Clough	0	18	105	0.17	26	8 deficit
Villages Total	219	2,589	8,958	14.4%	2,181	627 surplus (29%)
Small Settlement Tier				6.1%	921	
Small Settlements Total	56	1,128	3,802	6.2%	936	248 surplus (26%)
Settlements total	987	13,546	43,264	69.8	10,542	3,991 surplus (38%)
Countryside total	unknown	unknown	18,734	30.2	4,558	N/A
NMD District Total	unknown	unknown	61,998	100	15,100	unknown

*Figures in blue are an estimate, based on the number of houses (not households). The 2011 census gives a combined household figure for Warrenpoint/Burren.

Table A2: Housing Allocation Option 2 – Revised Hierarchy – Meet RDS target

Settlement	Completed (01-04-2012- 31-03-2016)	Committed Units to be developed & Residential Zonings (31-03-16)	% HGI share by and within settlement type	HGI allocation	Surplus/ Deficit (Units)
Main City/ Town Tier			36%	5,433	
Newry	166	3,089	70.8	3,847	592 deficit
Downpatrick	79	2,245	29.2	1,586	738 surplus
Main Town/City Total	245	5,334	100%	5,433	146 surplus (2.7%)
Town Tier			32.5%	4,905	
Newcastle	185	643	19.93	978	150 deficit
Warrenpoint	35	539	17.46	856	282 deficit
Kilkeel	31	827	15.80	775	83 surplus
Ballynahinch	44	1,283	14.40	706	621 surplus
Saintfield	55	172	8.17	401	174 deficit
Killyleagh	7	292	7.39	362	63 deficit
Bessbrook	65	331	6.55	321	75 surplus
Castlewellan	15	120	6.34	311	176 deficit
Crossmaglen	30	288	3.96	194	124 surplus
Towns Total	467	4,495	100%	4,904	58 surplus (1.2%)
Village Tier			10.5%	1,585	
Rostrevor	4	140	12.13	192	48 deficit
Crossgar	46	181	8.10	128	99 surplus
Annalong	19	280	7.87	125	174 surplus
Hilltown	3	119	6.56	104	18 surplus
Dundrum	1	42	7.42	118	75 deficit
Ardglass	8	371	7.14	113	266 surplus
Drumaness	9	85	5.55	88	6 surplus
Burren	16	132	5.27	84	64 surplus
Camlough	6	125	4.38	69	62 surplus
Mayobridge	10	81	4.01	64	27 surplus
Killough	4	130	3.86	61	73 surplus
Newtownhamilton	0	138	3.80	60	78 surplus
Meigh	4	87	3.14	50	41 surplus
Annsborough	15	257	3.05	48	224 surplus
Strangford	13	64	2.59	41	36 surplus
Mullaghbane	26	23	2.55	40	9 surplus
Ballyholland	5	55	2.40	38	22 surplus
Forkhill	22	56	2.00	32	46 surplus
Ballymartin	2	43	1.95	31	14 surplus
Ballykinler	6	20	1.90	30	4 deficit
Jonesborough	0	83	1.82	29	54 surplus
Cullyhanna	0	59	1.34	21	38 surplus
Clough	0	18	1.17	19	1 deficit
Villages Total	219	2,589	100%	1,585	1,223 surplus (77%)
Small Settlement Tier			6%	905	
Small Settlements Total	56	1,128	100%	906	278 surplus (31%)
Settlements total	987	13,546	85%	12,828	1,705 surplus (13%)
Countryside total	unknown	unknown	15%	2,264	N/A
NMD District Total	unknown	unknown	100%	15,092	unknown

Table A3: Housing Allocation Option 3 – Revised Hierarchy – Sustainable Growth

Settlement	Completed (01-04-2012- 31-03-2016)	Committed Units to be developed & Residential Zonings (31-03-16)	% HGI share by and within settlement type	HGI allocation	Surplus/ Deficit (Units)
Main City/ Town Tier			32%	4,829	
Newry	166	3,089	70.8	3,419	164 deficit
Downpatrick	79	2,245	29.2	1,410	914 surplus
Main Town/City Total	245	5,334	100%	4,829	750 surplus (15.5%)
Town Tier			30%	4,528	
Newcastle	185	643	19.93	902	74 deficit
Warrenpoint	35	539	17.46	791	217 deficit
Kilkeel	31	827	15.80	715	143 surplus
Ballynahinch	44	1,283	14.40	652	675 surplus
Saintfield	55	172	8.17	370	143 deficit
Killyleagh	7	292	7.39	335	36 deficit
Bessbrook	65	331	6.55	297	99 surplus
Castlewellan	15	120	6.34	287	152 deficit
Crossmaglen	30	288	3.96	179	139 surplus
Towns Total	467	4,495	100%	4,528	434 surplus (9.6%)
Village Tier			12%	1,811	
Rostrevor	4	140	12.13	220	76 deficit
Crossgar	46	181	8.10	147	80 surplus
Annalong	19	280	7.87	143	156 surplus
Hilltown	3	119	6.56	119	3 surplus
Dundrum	1	42	7.42	134	91 deficit
Ardglass	8	371	7.14	129	250 surplus
Drumaness	9	85	5.55	101	7 deficit
Burren	16	132	5.27	95	53 surplus
Camlough	6	125	4.38	79	52 surplus
Mayobridge	10	81	4.01	73	18 surplus
Killough	4	130	3.86	70	64 surplus
Newtownhamilton	0	138	3.80	69	69 surplus
Meigh	4	87	3.14	57	34 surplus
Annsborough	15	257	3.05	55	217 surplus
Strangford	13	64	2.59	47	30 surplus
Mullaghbane	26	23	2.55	46	3 surplus
Ballyholland	5	55	2.40	43	17 surplus
Forkhill	22	56	2.00	36	42 surplus
Ballymartin	2	43	1.95	35	10 surplus
Ballykinler	6	20	1.90	34	8 deficit
Jonesborough	0	83	1.82	33	50 surplus
Cullyhanna	0	59	1.34	24	35 surplus
Clough	0	18	1.17	21	3 deficit
Villages Total	219	2,589	100%	1,810	998 surplus (55%)
Small Settlement Tier			5%	755	
Small Settlements Total	56	1,128	100%	757	427 surplus (56%)
Settlements total	987	13,546	79%	11,924	2,609 surplus
Countryside total	unknown	unknown	21%	3,169	N/A
NMD District Total	unknown	unknown	100%	15,093	unknown

Appendix B:

Table B1: Existing Settlement Hierarchy and Populations as per current Area Plans.

Settlement Hierarchy	Newry & Mourne Settlement Populations		
Tier 1 –City & Main Town	Newry (26,893)		
	Downpatrick (10,874)		
Tier 2 - Local & Small Towns	Newcastle (7,743)	Ballynahinch (5,715)	
	Warrenpoint/Burren (8,721)	Crossmaglen (1,608)	
	Kilkeel (6,521)	Newtownhamilton (800)	
Tier 3 - Villages	Saintfield (3,406)	Drumaness (1,344)	Forkhill (498)
	Killyleagh (2,928)	Camlough (1,081)	Strangford (495)
	Castlewellan (2,792)	Mayobridge (1,068)	Jonesborough (465)
	Rostrevor (2,788)	Killough (843)	Ballykinlar (447)
	Bessbrook (2,739)	Meigh (770)	Shrigley (437)
	Crossgar (1,892)	Annsborough (767)	Cullyhanna (326)
	Annalong (1,796)	Ballyholland (664)	Clough (279)
	Hilltown (1,698)	Mullaghbane (596)	Attical (171)
	Ardglass (1,643)	The Spa (583)	
	Dundrum (1,551)	Ballymartin (506)	
	Tier 4 - Small Settlements	Darragh Cross (490)	Maghera (211)
Newtowncloghue (457)		Burrenbridge (199)	Ballymadeerfy (69)
Ballyhornan (369)		Kilclief (191)	Coney Island (57)
Belleek (375)		Clonvaraghan (186)	Altnamacken ***
Whitecross (352)		Drumaroad (183)	Ballymoyer ***
Drumintee (337)		Lislea (180)	Ballyward ***
Kilcoo (335)		Ballynoe (169)	Carrickinab ***
Sheeptown (333)		Glassdrumman, Co Armagh (165)	Chapelton ***
Annacloy (318)		Dunnaval/Ballyardle (161)	Dechomet ***
Raholp (315)		Glen (147)	Derryboye ***
Kilmore (310)		Longstone (147)	Dorsey ***
Bryansford (306)		Barnmeen (136)	Drumaghliis ***
Lurganare (294)		Ballyalton (132)	Finnis ***
Seaforde (263)		Mullaghglass (125)	Greencastle ***
Cullaville (232)		Leitrim (121)	Jerretspass ***
Killowen (230)		Silverbridge (112)	Tullyherron ***
Creggan (227)		Glassdrumman/Mullartown (110)	
Loughinisland (218)		Kileen (108)	

Source: Headcount and Household Estimates for Settlements in Northern Ireland published 26/03/2015 <http://www.nisra.gov.uk/census/2011/results/settlements.html>

*** Output has been confined to those settlements exceeding the thresholds of 20 or more households and 50 or more usual residents.

Total Population of Newry, Mourne & Down District Council area 2011 - 171,533

Total Population of Down District Council area 2011 - 69,731

Total Population of Newry & Mourne District Council area 2011 - 99,480

Source: (Northern Ireland Census 2011 Key Statistics Summary Report September 2014)

Appendix B:

Table B2: Proposed Settlement Hierarchy and Populations for NMD District

Settlement Hierarchy	Newry & Mourne Settlement Populations		
Tier 1 –City & Main Town	Newry (26,893)		
	Downpatrick (10,874)		
Tier 2 - Local & Small Towns	Newcastle (7,743)		
	Warrenpoint (7,475)		
	Kilkeel (6,521)		
	Ballynahinch (5,715)		
	Saintfield (3,406)		
	Killyleagh (2,928)		
	Castlewellan (2,792)		
	Bessbrook (2,739)		
Crossmaglen (1,608)			
Tier 3 - Villages	Rostrevor (2,788)	Killough (843)	Ballykinler (447)
	Crossgar (1,892)	Newtownhamilton (800)	Cullyhanna (326)
	Annalong (1,796)	Meigh (770)	Clough (279)
	Hilltown (1,698)	Annsborough (767)	
	Ardglass (1,643)	Ballyholland (664)	
	Dundrum (1,551)	Mullaghbane (596)	
	Drumaness (1,344)	Ballymartin (506)	
	Burren (1,246)	Forkhill (498)	
	Camlough (1,081)	Strangford (495)	
	Mayobridge (1,068)	Jonesborough (465)	
Tier 4 - Small Settlements	The Spa (583)	Loughinisland (218)	Kileen (108)
	Darragh Cross (490)	Maghera (211)	Saul (97)
	Newtowncloghoge (457)	Burrenbridge (199)	Ballymadeerfy (69)
	Shrigley (437)	Kilclief (191)	Coney Island (57)
	Ballyhornan (369)	Clonvaraghan (186)	Altnamacken ***
	Belleek (375)	Drumaroad (183)	Ballymoyer ***
	Whitecross (352)	Lislea (180)	Ballyward***
	Drumintee (337)	Attical (171)	Carrickinab ***
	Kilcoo (335)	Ballynoe (169)	Chapeltown ***
	Sheeptown (333)	Glassdrumman, Co Armagh (165)	Dechomet***
	Annacloy (318)	Dunnaval/Ballyardle (161)	Derryboye ***
	Raholp (315)	Glen (147)	Dorsey ***
	Kilmore (310)	Longstone (147)	Drumaghlis ***
	Bryansford (306)	Barnmeen (136)	Finnis***
	Lurganare (294)	Ballyalton (132)	Greencastle ***
	Seaforde (263)	Mullaghglass (125)	Jerrettspass ***
	Cullaville (232)	Leitrim (121)	Tullyherron ***
	Killowen (230)	Silverbridge (112)	
	Creggan (227)	Glassdrumman / Mullartown (110)	

Source: Headcount and Household Estimates for Settlements in Northern Ireland published 26/03/2015

<http://www.nisra.gov.uk/census/2011/results/settlements.html>

*** Output has been confined to those settlements exceeding the thresholds of 20 or more households and 50 or more usual residents.

Total Population of Newry, Mourne & Down District Council area 2011 - 171,533

Total Population of Down District Council area 2011 - 69,731

Total Population of Newry & Mourne District Council area 2011 - 99,480

	Reclassification of settlement to higher tier
	Reclassification of settlement to lower tier

APPENDIX C:

Table C1 - Social Housing Needs Assessment in Newry, Mourne and Down

Settlement:	2013 – 18 5 Year Projected Social Need*	2015 - 2020 5 Year Projected Social Need**	2016-2021 Projected Social Need***
Main Urban Centre			
Newry City	545	660	698
Local Towns			
Downpatrick	85	125	148
Ballynahinch	110	0	0
Newcastle	150	250	218
Crossmaglen	55	10	27
Kilkeel	15	8	20
Newtownhamilton	0	0	0
Warrenpoint	110	155	196
Local Towns Total	525	548	609
Villages			
Annsborough	0	0	0
Ardglass	30	30	32
Annalong/Longstone/Glassdrumman	4	0	7
Attical	0	0	0
Ballykinler	-	-	0
Ballymartin	0	0	1
Bessbrook/Derramore	30	65	92
Burren	4	3	4
Camlough	30	20	26
Castlewellan	75	85	91
Clough/Dundrum/Seaforde	25	25	8
Crossgar	30	45	50
Cullyhanna	4	0	5
Drumaness	7	15	13
Forkhill	15	20	21
Hilltown	10	8	15
Jonesborough	0	0	3
Killough	20	15	15
Killyleagh	45	20	21
Mayobridge	15	15	19
Meigh	15	15	20
Mullaghabawn	10	8	12
Rostrevor	30	30	30
Saintfield	40	35	55
Shrigley	2	0	1
Strangford	15	10	9
The Commons/Ballyholland	2	6	12
The Spa	3	0	0
Villages Total	461	464	562
Small Settlements			
Belleek	2	0	4
Burrenbridge	0	0	0
Creggan	0	0	1
Cullovile	4	5	14
Drumintee	0	0	1
Granite View	0	0	0
Greencastle/Ballyardle/Dunnaman	0	-	-
Kilcoo	3	0	0
Kileen	2	0	2
Kilmore	0	0	2

Settlement:	2013 – 18 5 Year Projected Social Need*	2015 - 2020 5 Year Projected Social Need**	2016-2021 Projected Social Need***
Lurganare/Barnmeen	4	0	2
Mullaghglass	0	0	1
Newtowncloghue	10	10	8
Silverbridge	3	0	0
Whitecross	0	0	2
Small Settlements Total	28	21	37
Total	1,559	1,693	1,906

*Source: Newry and Mourne and Down District Housing Plans 2014-2015 (NIHE)

**Source: Newry, Mourne and Down Housing Investment Plan Annual Update 2016 (NIHE)

*** Source: Newry, Mourne and Down Housing Needs Assessment (Interim) April 2017 (NIHE)

Appendix D

Table D1 – Housing Evaluation Framework

Resource Test	This test identifies the existence of community assets and infrastructure within each settlement, including spare capacity
Environmental Capacity Test	This test is concerned with the environmental setting of a settlement, looking at environmental assets, the potential for flooding and its potential to accommodate future outward growth.
Transport Test	This test consists of identifying the potential for integrating land use and public transport, walking and cycling to help reduce reliance on private car.
Economic Development Test	This test consists of identifying the potential for development in a settlement to facilitate appropriate housing and jobs balance and to unlock any major strategic development opportunities.
Urban and Rural Character Test	This test identifies the potential the sense of place and to integrate new development in a way that does not detract from the character and identify of a settlement.
Community Services Test	The test is to identify the potential to underpin and where necessary, reinforce the community service role and function of the settlement.

The evaluation framework as set out above will be used as an aid for a comprehensive assessment to assist in the judgements on the allocation of housing growth potential to settlements.

In evaluating each settlement against the individual tests a broad scoring system based on a high, medium and low value will be used. The final score will be a comparative summation of the individual scores.

Across the towns and villages those settlements with the highest evaluation test scores will be adjusted upwards at the expense of those with lower scores.

Appendix E: Glossary

Affordable Housing - For the purposes of the SPPS, 'affordable housing' relates to the social rented housing and intermediate housing. These are defined as follows:

1. Social Rented Housing is housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation should be available to households in housing need and is offered in accordance with the Common Selection Scheme administered by the Northern Ireland Housing Executive (NIHE), who are living in unsuitable or insecure accommodation.
2. Intermediate Housing consists of shared ownership housing through a Registered Housing Association (e.g. the Co-Ownership Housing Association) and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association.

Brownfield Land – Previously developed 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.

Gateways – Strategically important transport interchange points which connect ports and airports to the internal transport network.

Settlement Limits – These are boundaries, defined within a development plan, beyond which the local planning authority proposes that a settlement be it a small settlement, village, town or city should not be allowed to extend.

Supported Housing – A term used to describe a range of both long and short-term accommodation provided for people who need an additional level of housing related support to help them lead an independent life.

Sustainable Development – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Urban Footprint – The urban footprint for towns and cities is defined as the continuous built up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planning settlement limit. The urban footprint contains land which has a formal urban use including land on the edge of the settlement where it forms part of the curtilage of a building.

Windfall Sites – Housing sites that were neither zoned or anticipated during the formulation of the development plan but which have become available during the lifetime of the plan.