

Housing Commitments Update for Banbridge / Newry & Mourne Districts

1.0 Background

- 1.1 The Housing Growth Indicators (HGIs) used in the draft Banbridge / Newry & Mourne Area Plan 2015 Plan are in accordance with the most recent published adjustment to SPG-HOU 3: HGI 2 as set out in “Shaping Our Future: Adjustments to the RDS 2025” published by DRD in June 2008. Diagram 8 of that document sets out how the regional housing need of 208,000 dwellings for the period 31 December 1998 to 31 December 2015 is distributed by council district. The District HGI for Banbridge and Newry & Mourne districts is set at 6,000 and 12,250 respectively.
- 1.2 SPG-HOU 3: HGI 3 in the RDS states that while HGIs have been set for each district, the allocation of housing growth to specific locations in a district is a matter for decision through the development plan process. Section 3.0 of Technical Supplement 1: Population and Housing Volume 1, which was published with the draft plan in August 2006, sets out the Department’s methodology for the allocation of housing growth across the Plan Area.
- 1.3 The purpose of this paper is to update Section 3.4 of Technical Supplement 1. This section deals specifically with Housing Provision in the Plan, including committed and inevitable housing yield, and the reconciliation of the Plan Provision with the Plan Allocation of the RDS HGI.
- 1.4 The attached tables on Housing Provision replace Tables 13a and 13b in the published Technical Supplement.

2.0 Housing Units Built between 31 December 1998 and 1 August 2008

- 2.1 The tables have been updated to take account of the most up to date figures provided by the Annual Land Availability Monitor carried out by Planning Service in August of each year. The revised tables now show the number of urban dwellings completed between 31 December 1998 and 1 August 2008.
- 2.2 The tables have also been updated to reflect the results of the Rural Housing Monitor that has now been undertaken to monitor housing construction in the open countryside. The revised tables show the number of rural dwellings completed between 31 December 1998 and 1 August 2008. The methodology for estimating Housing in the Open Countryside at section 3.4.9 of Technical Supplement 1 is therefore no longer applicable and is superseded by this paper.

3.0 Committed Housing

- 3.1 In the revised tables, committed housing comprises extant planning approvals at 1 August 2003 and approvals granted between 1 August 2003 and 28 February 2009 which have not been included in the Completed at August 2008 column.

4.0 Allowance for Windfall Development

4.1 Windfall housing arises from development which has not been specifically planned for through land use zoning or commitments at any given time. Due to the recognised potential for variation in the windfall housing achieved in comparison to the allowance made for this factor, the Department has monitored the windfall housing achieved in comparison with the allowance made for this factor in the draft plan. Windfall completions and commitments since draft plan publication are now included in columns 1 and 2 (completions and unzoned commitments) of Tables 13a and 13b. Based on the level of windfall already achieved, it is now considered that the windfall allowance made in the draft plan was an underestimate. Therefore although a number of windfall sites have now been reclassified as completed or committed, there are a number of current planning applications which have the potential to significantly add to windfall housing. Consequently it is considered that the windfall allowance in the draft plan remains appropriate for the remainder of the plan period. Planning Service intend to provide a further update on the status of these current planning applications at the examination hearing.

5.0 Social Housing Need

5.1 The Northern Ireland Housing Executive (NIHE) reviews the Projected Social Housing Need element of the Housing Needs Assessment (HNA) on an annual basis. The most up to date published HNA for settlements in the Plan Area is contained in the Banbridge and Newry & Mourne NIHE District Housing Plans for 2008-2009. These are available on the NIHE website www.nihe.gov.uk. A further update projecting both a 5 year and 7 year social housing need will be available at the examination hearing.

6.0 Housing in the Open Countryside

6.1 **Completions:** - A rural housing monitor has been undertaken to count the number of new dwellings in the Open Countryside that have been built between 31 December 1998 and 1 August 2008. The estimated rural completions at Table 12a and 12b of the Technical Supplement are no longer applicable and have been superceded by the actual completions. These are as follows:

Banbridge District 805

Newry & Mourne District 1555

6.2 **Unimplemented Permissions:** - This figure is an estimate of extant unimplemented permissions at 1 August 2008 and any additional approvals up to 28 February 2009. It is assumed on the basis of a sample survey undertaken in 2003 that 90% of rural approvals are implemented. It is made up of two components as follows:

- Extant Full and RM approvals that were not complete at 1 August 2008 and those approved since.

- Extant outline approvals that have not been covered by a RM or Full permission.

The two components for each district (assuming 90% take up) are as follows:

Banbridge District $699 + 54 \times 90\% = 678$

Newry & Mourne District $1286 + 104 \times 90\% = 1251$

- 6.3 **Allowance for Additional Permissions:** - As the Plan does not make specific provision for housing in the open countryside, an allowance for the number of new dwellings to be approved and constructed during the remainder of the Plan period is included in the column under Windfall in Tables 13a and 13b. Taking account of the draft plan Green Belt and CPA designations and draft PPS 21 Sustainable Development in the Countryside, Planning Service considers that it remains appropriate to rely on the figures used in the original Tables 13a and 13b in the Technical Supplement.

Table 13a Housing Provision in Banbridge District

Settlement	Commitments at February 2009			Zoned Non-Committed / Identified				Windfall	Plan provision	Plan allocation	Difference
	Completed at August 08	Unzoned	Zoned	Urban Capacity	De-facto commitment	De-facto Urban Capacity	No commitment				
Banbridge	1398	291	490	262	18	246	0	65	2770	2400	370
Dromore	683	131	212	210	33	42	0	50	1361	1060	301
Gilford	153	58	213	0	21	0	0	25	470	260	210
Rathfriland	212	50	90	0	1	34	0	25	412	330	82
Local Towns	1048	239	515	210	55	76	0	100	2243	1650	593
Kinallen	199	51	86	0	0	0	0	10	346	125	221
Lawrencetown	148	13	27	0	0	0	0	11	199	140	59
Loughbrickland	38	38	0	0	42	29	22	20	189	160	29
Scarva	82	5	115	0	0	0	0	7	209	55	154
Poyntzpass	5	0	0	0	0	0	0	1	6	0	6
Village Total	472	107	228	0	42	29	22	49	949	480	469
Small Settlements	196	233	10	0	0	0	109	101	649	420	229
Rural unallocated	805	678	0	0	0	0	0	100	1583	1050	533
District Total	3919	1548	1243	472	115	351	131	415	8194	6000	2194

Table 13b: Housing Provision in Newry and Mourne District

Settlement	Commitments at February 2009			Zoned Non-Committed / Identified				Windfall	Plan provision	Plan allocation	Difference
	Completed at August 08	Unzoned	Zoned	Urban Capacity	De-facto commitment	De-facto Urban Capacity	No commitment				
Newry City	1767	618	1065	664	319	409	90	200	5132	4655	477
Crossmaglen	92	26	180	6	57	0	64	25	450	210	240
Kilkeel	394	94	378	69	85	0	53	50	1123	1000	123
Newtownhamilton	77	35	1	27	0	0	13	20	173	105	68
Warrenpoint	499	61	80	115	88	0	163	40	1046	1015	31
Local Towns	1062	216	639	217	230	0	293	135	2792	2330	462
Annalong	114	37	162	0	14	15	14	12	368	340	28
Attical	8	5	13	0	26	15	0	2	69	60	9
Ballyholland	23	0	51	0	0	0	15	2	91	90	1
Ballymartin	45	4	12	0	0	22	0	6	89	100	-11
Bessbrook	141	49	0	0	0	16	0	5	211	160	51
Burren	158	47	30	0	0	35	0	23	293	200	93
Camlough	101	36	26	0	16	58	0	29	266	250	16
Cullyhanna	36	23	4	0	0	0	15	6	84	60	24
Forkhill	76	19	0	0	10	10	15	3	133	70	63
Hilltown	240	15	81	0	5	21	0	12	374	290	84
Jonesborough	57	15	17	0	0	0	0	16	105	80	25
Mayobridge	151	30	23	0	37	0	0	11	252	210	42
Meigh	99	45	32	0	0	8	0	3	187	110	77
Mullaghbane	59	10	9	0	0	11	0	0	89	80	9
Rostrevor	237	29	0	0	53	0	15	25	359	350	9
Village Total	1545	364	460	0	161	211	74	155	2970	2450	520
Small settlements	403	250	10	0	0	0	217	152	1032	820	212
Rural unallocated	1555	1251	0	0	0	0	0	200	3006	1995	1011
District Total	6332	2699	2174	881	710	620	674	842	14932	12250	2682