



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

MID ULSTER

Position Paper – Housing Allocation

July 2015

Housing Allocation

Purpose: To provide members with details of housing allocations for Mid Ulster settlements for the development plan period 2015-2030.

Content: The paper provides:

- (i) The regional policy context for housing allocations in the Mid Ulster Area
- (ii) An overview of housing zonings within the 3 current Area Plans for the Mid Ulster Council District.
- (iii) Consideration of the Housing Growth Indicators (HGI's) as contained in the Regional Development Strategy (RDS) and the options for housing allocations.

Recommendation: That the Council notes the provisional housing allocations as calculated using household projections and agree that this paper be updated upon receipt of revised HGI's later in 2015.

1.0 Introduction

1.1 The purpose of this paper is to provide Housing Allocations for the urban and rural areas for the period 2015-2030 based on the most recent household projections provided by NIRSA in March 2015. We are aware that DRD are currently in the process of revising the HGI's for Northern Ireland and upon receipt of the revised HGI's it is recommended that this paper be updated using those figures.

1.2 This paper has been informed by the settlement evaluations which propose a settlement hierarchy for Mid Ulster. Based on the RDS objective of achieving balanced growth and taking account of the HGI's in the RDS options for allocating land are considered. The consequences of the preferred option for allocating housing land has also been assessed in relation to existing commitments and housing land supply identified within the Northern Ireland Housing Monitor 2014. The position arrived at in this paper will have to be revisited if the current HGI's are revised. The preferred option will be subject to Sustainability Appraisal

2.0 Regional Policy Context

2.1 The regional policy context is provided by the Regional Development Strategy (RDS) 2035 and the draft Strategic Planning Policy Statement (SPPS). A

summary of these documents and how they pertain to plan making and housing allocation is provided below.

a) Regional Development Strategy (RDS) 2035

- 2.2** The RDS has a clear policy aim which is to deliver development in a more sustainable manner. This means providing additional housing in the main urban centres (SFG 12) whilst also sustaining rural communities i.e. smaller towns, villages and open countryside (SFG 13). It is important to reinforce our vibrant rural communities so that they do not begin to decline at the expense of the main urban hubs.
- 2.3** In accordance with this objective, the RDS sets a target that 60% of all new housing should be located on brownfield sites¹ within the urban footprint² of settlements which have a population greater than 5,000. In Mid Ulster, there are 3 settlements which have a population significantly greater than 5,000, namely the three main hubs of Dungannon (14,332), Cookstown (11,620), and Magherafelt (8,819). In addition to this, Coalisland also has a population of just over 5,000 (5,700)³.
- 2.4** The RDS identifies the housing needs for various districts through Housing Growth Indicators (HGI's). For the period 2008-2025, the figures for the three former districts of Mid Ulster are 3,700 for Cookstown, 5,000 for Dungannon and 4,600 for Magherafelt. When projected on a pro rata basis to 2030 the end of the plan period, these figures are 4,738 for Cookstown, 6,394 for Dungannon and 5,888 for Magherafelt. This gives a projected housing need for the period 2008-2030 of 17,020 for the Mid Ulster District as laid out below.

DISTRICT (HISTORIC)	HGI PROJECTED TO 2030
COOKSTOWN	4,738
MAGHERAFELT	5,888
DUNGANNON	6,394
TOTAL	17,020

- 2.5** However, recent advice from DRD is that the HGI figures are currently being revised. DRD have stated that the revised figures will be closely based on the most recent NISRA household projection figures (NISRA March 2015) and that accordingly, there is likely to be a significant reduction in the revised HGI's.

b) Draft Strategic Planning Policy Statement

¹ Brownfield sites are sites within a settlement limit which are or were occupied by a permanent structure. These may include underused buildings or vacant buildings for example. May also be referred to as "Previously Developed Land".

² The urban footprint of a settlement limit is the continuously built up area which has a formal urban use.

³ Figures taken from settlement headcount figures, Census 2011

- 2.6** The SPPS aims to underpin the regional guidelines in the RDS by promoting a more sustainable form of development and encouraging more housing within existing urban areas.
- 2.7** When allocating land for housing developments, the SPPS states that there are a range of factors which councils should consider. These include but are not limited to;
- Housing Growth Indicators (HGI's)
 - The housing evaluation framework contained within the RDS.⁴ This framework provides a series of tests for considering growth based on the environmental capacity, economic potential, transport links and character of each settlement.
 - Allowance for existing housing commitments i.e. housing developments which have already been started or which have been approved but are not yet commenced.
 - Housing Needs Assessment (HNA) which should be devised to provide an evidence base for the allocation of land to meets specific types of housing needs such as affordable housing, social housing, supported housing or traveller accommodation.
 - Urban capacity studies – assessment of the potential of brownfield sites to provide housing land, the availability of infill sites, and the potential to reuse existing urban buildings.
 - Windfall housing i.e. housing sites which were not zoned but which have become available during the life span of the previous development plan.

Development Plans

- 2.8** In keeping with the SPPS, Local Development Plans should;
- Set out the overall housing provision for each settlement.
 - Zone sites for housing in larger settlements which are sufficient to meet the identified need and identify sites in smaller settlements where it is anticipated that most new housing will be located. These will be done through Housing Policy Areas (HPA's).
 - Set density levels for housing sites appropriate to the scale and location of the character of the area.
 - Identify settlements where the HNA has found there to be an affordability pressure.
 - Zone land to reflect the needs arising from the demand for second homes (not as pressing an issue in Mid Ulster as other parts of the country).
- 2.9** The SPPS also states that councils may, when preparing a local development plan, designate certain areas in the countryside as Dispersed Rural Communities (DRC's) where there is evidence of community activity associated with a focal point such as a church, local hall, sports club, public house etc. Controls on rural housing may be eased within these areas to allow for sympathetic housing development of a scale and density which will not affect the character of the locality. In other rural areas, the council should bring forward at local plans stage, policies which state what kind of housing

⁴ Table 3.2 on page 42 of the RDS 2035 – considered within the Strategic Settlement Evaluation Position Paper.

development will be permissible in rural areas e.g. Infill sites, reuse of existing buildings or replacement dwellings. Issues regarding DRC's and rural housing will be considered in more detail during the review of rural housing policy.

c) Planning Policy Statement 12 (PPS 12) – Housing in Settlements

- 2.10** PPS 12 reinforces the policy aims of the Draft SPPS in that some of its policy objectives are to;
- Achieve more sustainable patterns of development
 - Encourage more housing in urban areas
 - Encourage an increase in density of housing in urban areas, where appropriate to the setting and character of the area.
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- 2.11** When allocating housing growth, PPS 12 also lists the same considerations as those listed in the draft SPPS, namely;
- HGI's
 - Existing housing commitments
 - Urban Capacity studies
 - Housing needs Assessment
 - Windfall housing

3.0 Existing Area Plans

- 3.1** One important difference between the existing Area Plans which cover the Mid Ulster District is the different settlement hierarchies which are used in the Cookstown and Dungannon Plans as opposed to the hierarchy used in the Magherafelt Plan.
- 3.2** The Magherafelt Plan uses a hierarchy which consists of a main town (Magherafelt) as well as a local town (Maghera) 4 villages (Castledawson, Bellaghy, Draperstown and Tobermore) and the rest of settlements being designated as small settlements.
- 3.3** The Cookstown and Dungannon Plans, having been adopted roughly 10 years earlier, do not make a distinction between villages and small settlements and simply have a hierarchy consisting of towns and all other settlements being designated as villages.
- 3.4** For the purposes of this paper, and following on from the Strategic Settlement Evaluation Paper, it is felt that the approach used in the Magherafelt plan should be adopted so that a three tier settlement hierarchy consisting of towns, villages and small settlements is used within the new Local Development Plan.

(a) Dungannon South Tyrone Area Plan 2010 (DSTAP 2010)

- 3.5** The plan concentrates large scale land use zonings, including housing in the main towns of Dungannon and Coalisland. Accordingly, the plan allocates 257 hectares of land within Dungannon and 121 hectares of land within Coalisland.

Dungannon has 148 hectares of Phase 2 land which could yield between 2,200 and 3,700 houses depending on a density ranging between 15-25 houses per hectare. In Coalisland, 41 hectares of Phase 2 land could provide an additional 615 – 1025 houses depending on similar densities.

- 3.6** Housing can also be accommodated within the settlement limits of 31 villages although no land has been zoned for housing within these settlements. It should be noted that the status of some of these 31 settlements as “villages” as per the DSTAP 2010 may be revised in the incoming plan and this has been considered and recommended within the revised settlement hierarchy within the Strategic Settlement Evaluation Paper.

(b) Cookstown Area Plan 2010 (CAP 2010)

- 3.7** The plan concentrates large scale land use zonings, including housing in the main town of Cookstown. Accordingly, the plan allocates 148 hectares of land within Cookstown to be released in two phases. Around 77.5 hectares of Phase 2 land have yet to be released and this could provide between 1,162 – 1,937 houses depending on a density of 15 – 25 respectively

- 3.8** Housing can also be accommodated within the settlement limits of 25 villages although no land has been zoned for housing within these settlements. It should be noted that the status of some of these 25 settlements as “villages” as per the CAP 2010 may be revised in the incoming plan and this has been considered and recommended within the revised settlement hierarchy within the Strategic Settlement Evaluation Paper.

(c) Magherafelt Area Plan 2015

- 3.9** Magherafelt Area Plan designates a settlement hierarchy as laid out below.

TOWNS	VILLAGES	SMALL SETTLEMENTS
Magherafelt	Castledawson	Ballymaguigan
Maghera	Bellaghy	Ballynease
	Draperstown	Clady
	Tobermore	Creagh
		Culnady
		Curran
		Desertmartin
		Glen
		Glenone
		Gracefield
		Gulladuff
		Inishrush
		Kilross
		Knockloughrim
		Longfield
		Moneyneaney

		Straw
		Swatragh
		Tamalght
		Upperlands
		The Woods

3.10 Across the two towns, approximately 77 hectares of land are zoned in Magherafelt and 30 in Maghera. In addition to this there are 52 hectares of land designated as Housing Land Use Policy Areas across the four villages in the district. The remaining 21 small settlements provide opportunities for housing development which is sympathetic with the scale and character of the locality.

4.0 Housing Need - Housing Growth Indicators (HGI's) for the Plan Period.

4.1 Having set out the regional policy context and how it relates to housing allocation, it is important to attempt to ascertain what the housing need is for the Mid Ulster District over the incoming plan period. This will primarily be achieved by using the housing growth indicators (HGI's). As explained earlier in the paper this can only be done on a provisional basis at this time using the current HGI's and taking account of the household projections. It is anticipated that the HGI's will be revised and the allocations will be revisited at that time.

4.2 As alluded to earlier in this paper, the Department of Regional Development (DRD) have stated that the HGI's are likely to be revised downwards in line with the household projection figures which have recently been published by Northern Ireland Statistical Research Agency (NISRA). These figures show that from 2015 – 2030, the number of households in Mid Ulster is likely to grow by 8,166.⁵

4.3 The new HGI figures are unlikely to be ready before autumn 2015, so for the purposes of this paper it will not be possible to say what the exact figures will be. In the absence of these figures, the only option is to proceed with the current HGI figures and bear in mind the fact that there is a strong possibility they will be revised downwards.

4.4 The existing HGI figures in the RDS 2035 are based over the period 2008-2025 and state that the housing need for each former LGD within the Mid Ulster District area is as follows;

FORMER LGD	HGI 2008-2025
COOKSTOWN	3,700
DUNGANNON	5,000
MAGHERAFELT	4,600
TOTAL	13,300

⁵ Household projections 2012 - , based on 2011 census data, NISRA, 26/3/2015

4.5 Obviously these figures are not reflective of the incoming plan period due to the difference between the dates which they cover and the dates of the incoming plan period. In order to extrapolate the figures to 2030 (the end of the incoming plan period), a simple pro rata calculation is applied. The out workings of this are laid out below.

FORMER LGD	RDS HGI FIGURE (2008- 2025)	PER YEAR / PRO RATA FIGURE	2008 – 2030 FIGURE (PRO RATA X 23)
COOKSTOWN	3,700	206	4,738
DUNGANNON	5,000	278	6,394
MAGHERAFELT	4,600	256	5,888
TOTALS	13,300	740	17,020

4.6 Therefore, based upon the level of housing need that the RDS initially indicated, the Local Development Plan would need to provide land for 17,020 new houses to be built in Mid Ulster between 2008 and the end of the plan period in 2030.

4.7 However, this figure is likely to be revised downwards when one considers that new HGI's are due to be published based on Household Projections which show a rise of around 8,000 households between the year 2015-2030.

5.0 Options for Housing Allocation

5.1 Position Paper 2 set out what the options were for council when considering housing allocation. That paper stated that the settlement growth strategy which was part of the Population and Growth Paper should be adhered to when deciding how housing should be allocated across the settlement hierarchy. The settlement growth strategy aims to;

- Focus major population and economic growth on the 3 main hubs. In terms of housing, this means large scale housing land being zoned in these hubs.
- Provide balanced growth in smaller towns with a degree of housing development being provided for.
- Maintain villages as important local service centres with small housing developments being acceptable.
- Provide opportunities for individual dwellings or small groups of dwellings in the open countryside or in Dispersed Rural Communities.

5.2 In order to facilitate discussion, 3 options were identified within that paper. These options were based on regional policy, existing household levels and the proposed settlement growth strategy. These options were;

OPTION 1

This option would seek to maintain the status quo in terms of housing allocation in each of the former local government districts and would be based on the level of housing in the various settlement hierarchy categories as per the 2011

census. This would mean that each settlement would be allocated its “fair share” of new housing allocation based on the household projection figures published by NISRA in March 2015 while the countryside would then get the remainder. The provisional figures which comprise this option are laid out below.

	MAIN TOWNS	SMALLER TOWNS / VILLAGES / SMALL SETTLEMENTS	COUNTRYSIDE
MID ULSTER DISTRICT	27.4% (13,150 households out of 48,072)	32.6% (based on existing share of 16,502 ⁶ households out of 48,072)	40.0% (19,238 households out of 48,072)

OPTION 2

This option would seek to directly meet the RDS target of 60% of all new housing being located in the three main hubs. So for the Mid Ulster District that would mean 60% of all new houses being located in the settlements of Cookstown, Dungannon, and Magherafelt. Once again, smaller towns, villages and small settlements would be allocated their “fair share” based on existing share and the remainder would be allocated to the country side. Provisional allocation figures reflective of option 2 are laid out below;

	MAIN TOWNS	SMALLER TOWNS / VILLAGES / SMALL SETTLEMENTS	COUNTRYSIDE
MID ULSTER DISTRICT	60% (as per RDS 2035)	32.6% (based on existing share of 16,502 households out of 48,072)	5.4%

OPTION 3

This option would seek to achieve a balance between options 1 and 2 in order to endeavour to strive to meet regional policy of growth still being focused on the hubs but also recognising that smaller settlements and rural areas must be

⁶ Information for all figures in option 1 obtained from *Review of Classification of the Settlements and Delineation of Settlements*, March 2015, NISRA

sustained in accordance with a growth strategy. Therefore the main towns would receive an allocation figure of less than 60% (RDS) but more than that allowed for in option 1. Again, the smaller towns, villages and small settlements would be allocated their “fair share” based on existing share and the remainder would be allocated to the countryside. Provisional allocation figures reflective of option 3 are laid out below;

	MAIN TOWNS	SMALLER TOWNS / VILLAGES / SMALL SETTLEMENTS	COUNTRYSIDE
MID ULSTER DISTRICT	46.3% (based on average of the % figures given against each main town given in paper 2)	32.6% (based on existing share of 16,502 households out of 48,072)	19.1%

5.0 Conclusion

- 5.1** There are a number of pros and cons with each of the options set out above. In adopting the strong urban focus presented in Option 2 there would be opportunity to zone more housing land in the three hubs based on an allocation of 10,212 dwellings in the three hubs when at present total commitments and housing land supply would only total 7,451 units. However, the rural allocation would only amount to 919 dwellings. Given that from 2012-2014 there were 493 rural houses permitted an uptake of this option would suggest a need for greater rural constrain which in itself could have a detrimental effect on the vitality and viability of the rural community.
- 5.2** Option 3 gives more weight to the rural areas but still maintains an urban focus. It would result in an allocation of 7,880 dwellings to the three hubs which is broadly in line with existing housing land supply. However this option would only allow for 3,250 dwellings in the rural area which based on existing rates of permission would represent 6-7 years of permissions, which again would suggest a need for additional constraint potentially threatening the vitality and viability of the rural community.
- 5.3** Taking this on board, it is recommended to stay with the status quo (i.e. allocations based on household numbers in each settlement) but subject to a slight variation. In order to take account of the RDS the hubs should be able to provide a minimum of 27.4% of the HGI and the rural area should not exceed

40% of the dwellings. In effect this means that no additional land is needed in the hubs given that existing commitments and zonings exceed the suggested allocation. However for the rural area, assuming the 40% allocation was only applied for the period 2015-2030 this would allow for 4736 dwellings which would allow for some minor adjustments to the rural policy and the designation of some Dispersed Rural Communities based on the existing rules of permission. The implication of maintaining the status quo (Option 1) in relation to existing housing land supply for each settlement is shown in Appendix 1.

APPENDIX 1

Housing Allocation For Towns / Villages / Small Settlements and Need for Additional Housing Land

MAIN TOWNS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED AND RESIDUAL ZONING	NEED FOR ADDITIONAL HOUSING
DUNGANNON	5,386	11.2%	11.2%	1,906	236	3,166	NO
COOKSTOWN	4,519	9.4%	9.4%	1,600	144	1,722	NO
MAGHERAFELT	3,245	6.8%	6.8%	1,157	196	1,987	NO
TOTALS	13,150	27.4%	27.4%	4,663	576	6875	NO ADDITIONAL HOUSING LAND NEEDED
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED AND RESIDUAL ZONING	NEED FOR ADDITIONAL HOUSING

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AGHIDUFF/ CABRAGH	129	0.27%	0.27%	46	1	16	YES – ADDITIONAL 29 HOUSES
ANNAGHMORE	279	0.58%	0.58%	99	3	103	NO
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED AND RESIDUAL ZONING	NEED FOR ADDITIONAL HOUSING
ARDBOE	215	0.45%	0.45%	77	9	210	NO
ARDTREA	6	0.00%	0.00%	0	0	8	NO
AUGHER	132	0.27%	0.27%	46	3	55	NO
AUGHNACLOY	402	0.84%	0.84%	143	4	223	NO
BALLINDERRY	113	0.24%	0.24%	41	3	70	NO
BALLYGAWLEY	271	0.56%	0.56%	95	1	176	NO
BALLYLIFFORD	41	0.09%	0.09%	15	9	32	NO
BALLYNAKILLY	91	0.19%	0.19%	32	0	17	YES – ADDITIONAL 15 HOUSES
BALLYNEASE	20	0.04%	0.04%	7	2	15	NO
BALLYMAGUIGAN	69	0.14%	0.14%	24	2	33	NO

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BALLYRONAN	204	0.42%	0.42%	71	3	175	NO
BELLAGHY	383	0.80%	0.80%	136	14	275	NO
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED	NEED FOR ADDITIONAL HOUSING
BROCKAGH / MOUNTJOY	144	0.30%	0.30%	51	1	19	YES – ADDITIONAL 31 HOUSES
CALEDON	192	0.40%	0.40%	68	9	91	NO
CAPPAGH	25	0.05%	0.05%	9	0	22	NO
CARLAND	16	0.03%	0.03%	5	0	13	NO
CARNTHEEL	10	0.02%	0.02%	3	0	0	YES – SMALL NEED OF 3 HOUSES
CASTLECAULFIELD	258	0.54%	0.54%	92	29	286	NO
CASTLEDAWSON	853	1.77%	1.77%	301	9	308	NO
CHURCHTOWN	42	0.09%	0.09%	15	0	66	NO
CLADY	195	0.41%	0.41%	70	0	39	YES – ADDITIONAL 31 HOUSES

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CLOGHER	272	0.57%	0.57%	97	6	151	NO
COAGH	262	0.55%	0.55%	94	1	336	NO
COALISLAND	2,055	4.27%	4.27%	727	46	1240	NO
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED	NEED FOR ADDITIONAL HOUSING
CULNADY	60	0.12%	0.12%	20	0	12	YES - ADDITIONAL 8 HOUSES
CURRAN	45	0.09%	0.09%	15	0	25	NO
CREAGH	95	0.20%	0.20%	34	0	0	YES – ADDITIONAL 34 HOUSES
DESETCREAT	10	0.02%	0.02%	3	0	0	YES – SMALL NEED
DESERTMARTIN	102	0.21%	0.21%	36	14	24	NO
DERNAGH / CLONOE	109	0.23%	0.23%	39	0	4	YES – ADDITIONAL 35 HOUSES
DONAGHEY	11	0.02%	0.02%	3	0	0	YES – SMALL NEED
DONAGHMORE	403	0.84%	0.84%	143	20	234	NO

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DRAPERSFIELD	27	0.06%	0.06%	10	0	12	NO
DRAPERSTOWN	636	1.32%	1.32%	225	29	486	NO
DRUMMULLAN	63	0.13%	0.13%	22	0	65	NO
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED	NEED FOR ADDITIONAL HOUSING
DUNNAMORE	35	0.07%	0.07%	12	6	20	NO
DYAN	16	0.03%	0.03%	5	0	0	YES – SMALL NEED
EDENDORK	85	0.17%	0.17%	29	5	20	YES – SMALL NEED
EGLISH	143	0.30%	0.30%	51	2	96	NO
FIVEMILETOWN	552	1.15%	1.15%	196	16	765	NO
GALBALLY	71	0.15%	0.15%	26	10	35	NO
GLEN	47	0.10%	0.10%	17	1	0	YES - ADDITIONAL 16 HOUSES
GLENONE	153	0.31%	0.31%	53	2	102	NO
GORTACLADDY	21	0.04%	0.04%	7	3	6	NO

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GRACEFIELD	19	0.03%	0.03%	5	2	4	NO
GULLADUFF	194	0.40%	0.40%	68	16	132	NO
GRANVILLE	115	0.24%	0.24%	41	9	19	YES - ADDITIONAL 14 HOUSES
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED	NEED FOR ADDITIONAL HOUSING
INISHRUSH	42	0.09%	0.09%	15	3	6	YES – ADDITIONAL 5 HOUSES
KILLEEN	144	0.30%	0.30%	51	32	9	YES – ADDITIONAL 10 HOUSES
KILLEENAN	10	0.02	0.02	3	0	8	NO
KILROSS	23	0.04%	0.04%	9	1	14	NO
KILLYMAN	257	0.53%	0.53%	90	36	226	NO
KNOCKLOUGHRIM	70	0.15%	0.15%	26	6	50	NO
LONGFIELD	31	0.06%	0.06%	10	0	1	YES – ADDITIONAL 9 HOUSES
MAGHERA	1,514	3.15%	3.15%	536	79	555	NO

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MONEYNEANEY	63	0.13%	0.13%	2	9	80	NO
MONEYMORE	730	1.51%	1.51%	257	26	348	NO
MOORTOWN	172	0.36%	0.36%	61	6	125	NO
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED	NEED FOR ADDITIONAL HOUSING
NEWMILLS	223	0.46%	0.46%	78	17	69	NO
ORRITOR	54	0.11%	0.11%	19	2	105	NO
POMEROY	306	0.64%	0.64%	109	0	175	NO
SANDHOLES	50	0.10%	0.10%	17	0	30	NO
STEWARTSTOWN	271	0.56%	0.56%	95	0	83	YES – ADDITIONAL 12 HOUSES
STRAW	127	0.26%	0.26%	44	0	97	NO

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SWATRAGH	145	0.30%	0.30%	51	2	0	YES – ADDITIONAL 49 HOUSES
TAMNAMORE	109 (/2=55)	0.22%	0.22%	37	2	54	NO
TAMLAGHT O'CRILLY	66	0.14%	0.14%	24	0	0	YES – ADDITIONAL 24 HOUSES
TOBERMORE	313	0.65%	0.65%	111	0	242	NO
ALL OTHER SETTLEMENTS	NO. OF HOUSE HOLDS	% SHARE OF ALL HOUSE HOLDS	% SHARE OF HGI	NO. OF UNITS REQUIRED 2008-2030	COMPLETED SINCE 2008	COMMITTED UNITS STILL TO BE DEVELOPED	NEED FOR ADDITIONAL HOUSING
THE BUSH	181	0.38%	0.38%	65	4	164	NO
THE LOUP	68	0.14%	0.14%	24	12	79	NO
THE ROCK	43	0.09%	0.09%	15	0	24	NO
THE WOODS	12	0.02%	0.02%	3	0	15	NO
TULLYALLEN	11	0.02%	0.02%	3	2	3	NO
TULLYHOGUE	81	0.17%	0.17%	30	0	34	NO
TULLYWIGGAN	66	0.13%	0.13%	23	0	0	YES –SMALL NEED

APPENDIX 1

Housing Allocation For Towns / Villages / Small Settlements and Need for Additional Housing Land

UPPERLANDS	221	0.46%	0.46%	78	0	61	YES – ADDITIONAL 17 HOUSES
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COUNTRYSIDE HOUSING ALLOCATION

1) HGI 2015-2030 – 11,840

(Current HGI is 740 per year – $740 \times 16 = 11,840$)

2) Current Rural Housing – 19,238 households¹

$$\frac{19,238}{48,072} = 0.400 \text{ (x100) = 40\%}$$

48,072 (all households in MUDC)

¹ Total of all households in settlements (28,834) subtracted from the overall household figure of 48,072 for Mid Ulster

APPENDIX 2

Housing Allocation For Towns / Villages / Small Settlements and Need for Additional Housing Land

3) 40% of the 2015-2030 HGI is;

$$\frac{11,840}{100} = 118.4 \text{ (x40)} = 4,736$$

4) 4,736 houses needed in the countryside between 2015-2030