MUDC306



MID ULSTER

Housing Monitor Report 2015 – 2019

(updated 26 August 2020)

Introduction

The Planning Act (NI) 2011 requires Mid Ulster District Council to make an annual report to the Department containing the information to which the objectives set out in the Local Development Plan (LDP) are being achieved. As the LDP has not been published, the production of the Annual monitoring report has not yet commenced. Instead, as part of the 'Plan, Monitor and Manage' approach set out in the Strategic Planning Policy Statement (SPPS) for Northern Ireland, Mid Ulster District Council has produced a housing monitor report with data from 1st April 2015 to 1st April 2019 presented. These figures set out the number of units complete and the remaining potential in each settlement as of the 1st April each year. They also provide the area, which has been developed, and the area that remains to be developed in Hectares (ha).

The data has been split for ease of reference into two tables for each year. The first contains the figures from the five main towns; Coalisland, Cookstown, Dungannon, Maghera and Magherafelt. The second table contains those from the remaining settlements in Mid Ulster.

The figures produced have been obtained from the Northern Ireland Land Use Database (NILUD), which was created in 2002. The monitoring of housing delivery has been an ongoing process since the late 1990s carried out by the former Department for Environment (DOE), with the earliest record contained in NILUD being from 1997.

Following the publication and adoption of the Local Development Plan 2030, Annual Monitoring Reports will be published for each year in line with legislation.

2015 Figures

Coalisland:

As of the 1st April 2015, there were 1,024 units completed with 1,236 remaining potential. The area developed totalled 56.8 hectares with 72.3 hectares remaining.

Cookstown:

As of the 1st April 2015, there were 2,285 units completed and a remaining potential of 1,630 units. In Cookstown the area developed within the monitorable sites is 135.2 hectares with the area remaining of monitorable sites being 73.5.

Dungannon:

As of the 1st April 2015, there were 2,583 units completed and a remaining potential of 2,704 units. The area developed within the monitorable sites totals 142.2 hectares with the area remaining being 125.3 hectares.

Maghera:

As of the 1st April 2015, there were 411 units completed in Maghera with the remaining potential being 475 units on monitorable sites. This equates to 23.9 hectares developed with 24.8 hectares remaining.

Magherafelt:

As of the 1st April 2015, Magherafelt had 951 units completed on monitorable sites with the potential of 1,908 units remaining. This resulted in 53.2 hectares being developed with 87.5 hectares remaining.

Settlement (April 2015)	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Coalisland	1,024	1,236	56.8	72.3
Cookstown	2,285	1,630	135.2	73.5
Dungannon	2,583	2,704	142.2	125.3
Maghera	411	475	23.9	24.8
Magherafelt	951	1,908	53.2	87.5

Settlement (April	Units	Remaining	Area	Area
2015)	Complete	Potential	Developed	Remaining
			(ha)	(ha)
Aghaginduff/	39	38	2.6	4.4
Cabragh				
Annaghmore	90	87	4.8	3.9
Ardboe	60	210	5.8	12.1
Ardtrea	0	8	0.0	0.8
Augher	44	59	3.2	3.4
Aughnacloy	191	194	11.1	15.8
Ballinderry	46	76	4.1	5.6
Ballygawley	180	134	12.0	9.4
Ballylifford	17	18	1.4	3.0
Ballynakilly	43	18	2.2	2.1
Ballynease	5	14	1	1.5
Ballymaguigan	7	32	2.2	1.3
Ballyronan	108	171	5.7	6.7
Bellaghy	157	262	6.5	12.3
Benburb	78	53	4.4	2.8
Brocagh/Mountjoy	47	25	4.9	2.2
Caledon	69	91	3.2	8.3
Cappagh	0	22	0	2.2

Carland	5	7	1.6	0.9
Castlecaulfield	167	217	9.3	13.4
Castledawson	378	288	20	14.1
Churchtown	3	24	0.9	0.9
Clady	34	18	1.7	0.5
Clogher	174	152	9.4	8.3
Coagh	115	187	6.6	8.4
Creagh	12	0	1.4	0
Culnady	9	7	0.5	0.4
Curran	9	25	1	1
Desertmartin	25	24	1.6	1
Dernagh/Clonoe	50	4	2.4	0.1
Derrylee	7	51	0.7	4.3
Donaghmore	185	212	11	16.8
Drapersfield	0	14	0	1.5
Draperstown	243	413	15.8	15.2
Drumullan	11	39	0.7	4.7
Dunamore	22	9	1.5	1.7
Dyan	1	0	0.1	0
Edendork	11	18	1.5	3.2
Eglish	86	92	6.9	8.9
Fivemiletown	340	757	20.3	34.1
Galbally	42	30	5	1.7
Glen	2	0	0.3	0
Glenone	79	99	3.5	5.8
Gortacladdy	9	5	0.9	1.1
Gracefield	9	4	0.6	0.3
Gulladuff	85	40	7	2.5
Granville	50	6	1.7	0.6
Inishrush	7	6	0.3	0.3
Killeen	41	1	2.3	0.2
Killeenan	2	8	0.2	1
Kilross	1	14	0.1	0.8
Killyman	181	231	9.7	15.8
Knockloughrim	17	45	1	2.2
Longfield	1	1	0.1	0.1
Moneyneany	20	83	1.2	3.8
Moneymore	410	316	21.5	20.8
Moortown	67	119	6.1	7.8
Моу	458	272	23.3	15.8
Newmills	113	62	6.1	2.8
Orritor	31	66	2.1	4
Pomeroy	123	186	6.0	6.2
Sandholes	1	29	0.1	1
Stewartstown	83	85	3.2	4.4
Straw	117	65	4	3.6
Swatragh	33	0	2.3	0
Tamnamore	14	52	0.5	2.4

Tamlaght	19	0	1	0
Tobermore	160	242	9.0	11.9
The Bush	158	130	8.6	10.2
The Grange	4	7	0.2	1.3
The Loup	15	25	1.3	6.3
The Rock	2	6	0.9	1.1
The Woods	0	15	0	0.4
Tullyallen	3	3	0.3	0.2
Tullyhogue	9	34	0.8	0.2
Upperlands	25	58	2.7	2.4

Table 1: Figures as of 1st April 2015 for the remainder of settlements

Coalisland

As of the 1st April 2016 there were 1,027 units completed in Coalisland, with a remaining potential of 1,235 units. The area developed was 56.8ha with a further 73.3ha remaining.

<u>Cookstown</u>

As of the 1st of April 2016, there were 2,303 units completed with the remaining potential being 1,513 units. This equated to an area of 137.8 hectares being developed with 67.8 ha remaining.

Dungannon

The figures as of the 1st April 2016, there were 2,630 units complete with the potential remaining of 2,830 units. The area developed was 142.6ha with 125.8ha remaining.

<u>Maghera</u>

In Maghera there were 431 units completed as of the 1st April 2016, with a remaining potential of 454 units. This equates to 25.6ha being developed and 23ha remaining.

Magherafelt

As of the 1st April 2016, there were 964 units complete within Magherafelt and a remaining potential of 1,895 units. This equates to 53.2ha being developed and 87.5ha with remaining potential.

Settlement (April 2016)	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Coalisland	1,027	1,235	56.8	73.3
Cookstown	2,303	1,513	137.8	67.6
Dungannon	2,630	2,830	142.6	125.8
Maghera	431	454	25.6	23.0
Magherafelt	964	1,895	53.2	87.5

Settlement (April	Units	Remaining	Area	Area
2016)	Complete	Potential	Developed	Remaining
			(ha)	(ha)
Aghaginduff/	42	35	2.8	4.3
Cabragh				
Annaghmore	92	85	5.8	2.9
Ardboe	62	211	5.8	12.4
Ardtrea	0	5	0	0.6

Augher	44	72	2.8	4.5
Aughnacloy	191	195	10.9	16
Ballinderry	47	68	4.2	4.8
Ballygawley	183	182	12.8	12.2
Ballylifford	17	18	1.4	3
Ballynakilly	43	20	3	1.4
Ballynease	6	13	1.1	1.4
Ballymaguigan	13	26	2.5	1
Ballyronan	107	172	5.6	6.8
Bellaghy	157	256	6.5	12.1
Benburb	82	49	4.6	2.7
Brocagh/Mountjoy	47	25	4.9	2.2
Caledon	69	79	3.4	3.7
Cappagh	0	22	0	2.2
Carland	5	7	1.5	1
Castlecaulfield	167	217	10.6	12.1
Castledawson		286		
	380 3		20.3	13.8
Churchtown		24	0.9	0.9
Clady	35	17	1.7	0.4
Clogher	174	152	9.2	8.5
Coagh	121	191	6.8	9.1
Creagh	12	0	1.4	0
Culnady	9	7	0.5	0.4
Curran	9	25	1	1
Desertmartin	25	24	1.6	1
Dernagh/Clonoe	54	0	2.5	0
Derrylee	7	51	0.7	4.3
Donaghmore	185	213	11.6	16.3
Drapersfield	0	12	0	0.9
Draperstown	250	406	16.1	14.9
Drumullan	11	39	0.7	4.8
Dunamore	22	9	1.5	1.7
Dyan	1	0	0.1	0
Edendork	18	11	2.5	2.1
Eglish	89	89	6.8	9
Fivemiletown	340	757	20.2	34.2
Galbally	42	30	5	1.7
Glen	2	0	0.3	0
Glenone	79	100	3.5	6
Gortacladdy	9	5	0.9	1.1
Gracefield	9	4	0.6	0.3
Gulladuff	85	40	7	2.5
Granville	50	6	1.7	0.6
Inishrush	7	6	0.3	0.3
Killeen	41	0	2.3	0.1
Killeenan	2	8	0.2	1
Kilross	1	14	0.1	0.8
Killyman	181	231	9.7	15.8

Knockloughrim	17	46	1	2.2
Longfield	1	1	0.1	0.1
Moneyneany	20	83	1.5	3.5
Moneymore	411	316	23	19.4
Moortown	67	123	6.2	7.9
Моу	457	273	24.4	14.5
Newmills	114	61	6.2	2.7
Orritor	31	66	2.3	3.8
Pomeroy	123	186	6.0	6.2
Sandholes	1	29	0.1	1
Stewartstown	90	78	3.4	4.2
Straw	117	65	4	3.6
Swatragh	33	0	2.3	0
Tamnamore	14	52	0.5	2.4
Tamlaght	19	0	1	0
Tobermore	160	242	9	11.9
The Bush	158	130	8.7	10.1
The Grange	4	7	0.2	1.3
The Loup	15	25	1.5	6.1
The Rock	2	6	0.3	0.2
The Woods	0	15	0	0.4
Tullyallen	3	3	0.3	0.2
Tullyhogue	9	34	0.8	0.2
Upperlands	25	58	2.7	2.4

Table 1: Figures as of 1st April 2016 for the remainder of settlements

Coalisland

Coalisland had 1,031 units completed as of the 1st April 2017 with 1,243 units with remaining potential. This totals 56.1ha of land being developed with a further 74.6ha remaining.

Cookstown

As of 1st April 2017, there were 2,309 units completed, with 1,618 units with remaining potential. This equated to 131.9ha of land being developed and 77.8ha remaining.

<u>Dungannon</u>

Dungannon had 2,639 units completed as of the 1st April 2017 and a remaining potential of 2,670 units. This totalled 144.6ha of land being developed with 127.1ha remaining to be developed.

<u>Maghera</u>

As of the 1st April 2017 there were 436 units completed in Maghera with 449 units with remaining potential. The area of land developed is 25.4ha with 23.7ha remaining.

Magherafelt

Magherafelt had 978 units completed as of the 1st April 2017 with a remaining potential of 1,881 units. This equates to 53.5ha of land having being developed and a remaining of 87.2ha.

Settlement (April 2017)	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Coalisland	1,031	1,243	56.1	74.6
Cookstown	2,309	1,618	131.9	77.8
Dungannon	2,639	2,670	144.6	127.1
Maghera	436	449	25.4	23.7
Magherafelt	978	1,881	53.5	87.2

Settlement (April	Units	Remaining	Area	Area
2017)	Complete	Potential	Developed (ha)	Remaining (ha)
Aghaginduff/ Cabragh	42	35	2.8	4.3
Annaghmore	92	85	5.8	2.9

Ardboe	62	211	5.8	12.4
Ardtrea	0	8	0	0.8
Augher	44	72	2.9	4.5
Aughnacloy	191	195	10.9	16
Ballinderry	47	75	4.2	5.5
Ballygawley	190	175	13.1	11.9
Ballylifford	17	18	1.4	3
Ballynakilly	43	21	3	1.6
Ballynease	6	13	1.1	1.4
Ballymaguigan	13	26	2.5	1
Ballyronan	107	172	5.6	6.8
Bellaghy	157	264	6.5	12.2
Benburb	82	49	4.6	2.7
Brocagh/Mountjoy	47	25	4.9	2.2
Caledon	67	93	3.4	8.2
Cappagh	0	22	0	2.2
Carland	5	7	1.5	1
Castlecaulfield	167	217	10.5	12.2
Castledawson	380	286	20	14.1
Churchtown	3	24	0.9	0.9
	35	17	1.7	0.9
Clady	174	152	9.2	8.5
Clogher	121			
Coagh		201	6.8	9.7
Creagh	12	0 7	1.4	0
Culnady	9		0.5	0.4
Curran	9	25	1	0.8
Desertmartin	25	24	1.6	1
Dernagh/Clonoe	54	0	2.5	0
Derrylee	7	41	0.7	2.7
Donaghmore	185	213	11.4	16.5
Drapersfield	0	12	0	0.9
Draperstown	250	406	16.1	14.9
Drumullan	11	39	0.7	4.8
Dunamore	22	9	1.5	1.7
Dyan	1	0	0.1	0
Edendork	18	11	2.5	2.1
Eglish	90	88	6.5	9.3
Fivemiletown	340	757	20.2	34.2
Galbally	42	30	5	1.7
Glen	2	0	0.3	0
Glenone	86	93	3.8	5.7
Gortcladdy	9	5	0.9	1.1
Gracefield	10	3	0.7	0.2
Gulladuff	85	40	7	2.5
Granville	50	6	1.7	0.6
Inishrush	7	6	0.3	0.3
Killeen	41	1	2.3	0.2
Killeenan	2	8	0.2	1

Kilross	1	14	0.1	0.8
Killyman	181	231	9.7	15.8
Knockloughrim	17	46	1	2.2
Longfield	1	1	0.1	0.1
Moneyneany	20	84	1.2	3.9
Moneymore	413	314	22.9	19.4
Moortown	68	124	6.3	8
Моу	467	275	24.9	14.6
Newmills	114	61	6.2	2.7
Orritor	31	66	2.3	3.8
Pomeroy	123	186	6.0	6.2
Sandholes	1	29	0.1	1
Stewartstown	90	78	3.4	4.2
Straw	117	66	4.0	3.7
Swatragh	33	0	2.3	0
Tamnamore	14	52	0.4	2.4
Tamlaght	19	0	1	0
Tobermore	160	242	9.0	11.9
The Bush	164	124	9	9.8
The Grange	4	7	0.2	1.3
The Loup	15	25	1.7	5.8
The Rock	2	6	0.9	1.1
The Woods	0	15	0	0.4
Tullyallen	3	3	0.3	0.2
Tullyhogue	9	34	0.8	0.2
Upperlands	25	58	2.7	2.4

Table 1: Figures as of 1st April 2017 for the remainder of settlements

Coalisland

As of the 1st April 2018, Coalisland had 1,062 units completed in an area totalling 55.6ha. This results in the remaining potential being 1,211 units and 75.1ha remaining.

<u>Cookstown</u>

As of the 1st April 2018, there were 2,414 units completed and 1,544 units remaining with potential. This equates to 135.5ha being developed with a further 75.3ha remaining.

Dungannon

In Dungannon there were 2,700 units completed as of the 1st April 2018, with the total area developed being 147.4ha. This left 2,306 units with remaining potential with the area remaining being 105.9ha.

<u>Maghera</u>

Maghera had 488 units completed with a remaining potential of 397 units as of the 1st April 2018. This equated to 27.9ha of land being developed and a remaining 21.1ha of undeveloped lands.

Magherafelt

As of the 1st April 2018, there were 1,209 units complete in Magherafelt totalling 60.9ha. This left a remaining potential of 1,652 units and 80.2ha remaining.

Settlement (April 2018)	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Coalisland	1,062	1,211	55.6	75.1
Cookstown	2,414	1,544	135.5	75.3
Dungannon	2,700	2,306	147.4	105.9
Maghera	488	397	27.9	21.1
Magherafelt	1,209	1,652	60.9	80.2

Settlement (April 2018)	Units Complete	Remaining Potential	Area Developed	Area Remaining
2010)	Complete	i otoritiai	(ha)	(ha)
Aghaginduff/	42	35	2.8	4.3
Cabragh				
Annaghmore	94	83	5.9	2.8
Ardboe	73	200	6.8	11.4
Ardtrea	0	8	0	0.8

52	64	3.2	4.1
			15.8
			5.3
			12.9
			3
			3.2
			1.4
			1
			6.6
			11.7
			3.1
			2.2
			8
			2.2
			1
			13.4
			13.3
			0.9
			0.4
			8.4
			8.8
			0
			0.3
			1.4
			0.7
			0
			2.7
			16.5
			0.9
			13.8
			4.8
			1.7
			0
			2.1
			8.9
			34.1
			2.1
			0
			5.6
			1.1
			0
			2.2
			0.6
			0.3
	1		0.2
			2.2
1			0.8
185	227	11.9	13.6
	-	191 195 50 72 197 168 17 18 43 36 6 13 14 26 114 165 177 244 82 50 47 25 74 86 0 22 5 7 167 226 401 265 3 24 35 17 176 150 121 183 12 0 10 6 13 21 28 21 54 0 7 41 186 214 0 12 273 383 11 39 22 9 1 0 18 11 93 88 351 747 42 30 2 0 101 84 9 5 13 0 91 34 50 6 7 6 41 1 2 16 1 14	19119511.150724.519716812.117181.4433636131.114262.71141655.91772447.282504.647254.974863.60220571.516722610.640126520.83240.935171.71761509.31211836.71201.41060.613211.328211.35402.57410.718621411.601.2027338317.211390.72291.5100.118112.593887.335174720.542304.6200.3101844.4950.91300.991347.55061.7760.34112.32160.21140.1

Knockloughrim	18	45	1.1	2.2
Longfield	1	1	0.1	0.1
Moneyneany	20	84	1.2	3.9
Moneymore	434	317	23.7	18.8
Moortown	69	123	6.4	8
Моу	508	230	27.7	12.1
Newmills	121	54	6.5	2.3
Orritor	31	66	2.3	3.8
Pomeroy	123	186	5.9	6.3
Sandholes	1	29	0.1	1
Stewartstown	90	78	3.4	4.2
Straw	117	65	4	3.6
Swatragh	33	0	2.3	0
Tamnamore	14	52	0.4	2.4
Tamlaght	19	0	1	0
Tobermore	166	236	9.2	11.7
The Bush	164	124	9	9.8
The Grange	4	1	0.2	0.6
The Loup	16	24	2.3	5.3
The Rock	2	7	0.9	1.2
The Woods	0	15	0	0.4
Tullyallen	3	3	0.3	0.2
Tullyhogue	9	34	0.8	0.2
Upperlands	25	58	2.7	2.4

Table 1: Figures as of 1st April 2018 for the remainder of settlements

Coalisland

As of the 1st April 2019, there were 1,080 units complete and a remaining potential of 1,248 units available in Coalisland. 56.7ha of land were developed with 76.5ha remaining.

Cookstown

As of the 1st April 2019 Cookstown had 2,479 units complete with a remaining potential of 1,614 units. The area of land developed was 137ha with a further 78.6 remaining.

<u>Dungannon</u>

There were 2,717 completed units in Dungannon as of the 1st April 2019 with a remaining potential of 2,689 units. This equated to 147.9ha of land being developed and remainder of 128.1ha.

<u>Maghera</u>

As of the 1st April 2019, Maghera had 491 units completed in an area totalling 28.1ha. The remaining potential was 428 units and 23ha.

Magherafelt

Magherafelt had 1,241 units complete and a remaining potential of a further 1,591 units as of the 1st April 2019. The area of land developed was 62.4ha with a further 76.9ha remaining.

Settlement (April 2019)	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Coalisland	1,080	1,248	56.7	76.5
Cookstown	2,479	1,614	137	78.6
Dungannon	2,717	2,679	147.9	128
Maghera	491	428	28.1	23
Magherafelt	1,241	1,591	62.4	76.9

Settlement (April	Units	Remaining	Area	Area
2019)	Complete	Potential	Developed	Remaining
			(ha)	(ha)
Aghaginduff/	42	35	2.6	4.4
Cabragh				
Annaghmore	122	55	6.7	2.1
Ardboe	79	238	7.2	13.6
Ardtrea	0	8	0	0.8

53	63	3.3	4
			15.8
			5.1
			13.8
			3.0
			1.6
			1.7
			1
			6.6
			11.7
			3.1
			2.4
			7.5
			2.2
			0.9
			13.3
			13.8
			0.9
			0.4
			8.4
			9.4
			0
			0.3
			2.2
			2.2
			0
			4.3
			17.4
			0.9
			12.2
			4.8
			1.7
			0
			2.1
			9.8
			34.5
			2.1
			0
			5.6
			1.1
			0
			2.2
			0.6
			0.3
	1		0.2
	-		2.2
1			0.8
191	222	12.2	13.5
	-	19119553692011861718432161414261141651772448250472580720225716922240427332435171781481211951201061321282954075118622501227533711392291018119391352764423020923450676411216114	19119511.153694.720118612.217181.4432136141.114262.71141655.91772447.282504.647254.980723.90220571.716922210.4404273213240.935171.71781489.31211956.71201.41060.613211.328291.35402.57510.718622511.6012027533717.211390.72291.5100.118112.593917.335276420.642304.6200.3101844.4950.92201.692347.65061.7760.341112.32160.21140.1

Knockloughrim	18	45	1.1	2.2
Longfield	1	1	0.1	0.1
Moneyneany	24	80	1.4	3.7
Moneymore	440	315	25.9	16.9
Moortown	69	124	6.4	8.4
Моу	509	248	27.7	13.2
Newmills	121	54	6.5	2.3
Orritor	32	65	2.4	3.8
Pomeroy	124	195	6	7.2
Sandholes	1	29	0.1	1
Stewartstown	90	78	12.2	13.5
Straw	117	65	4.0	3.6
Swatragh	33	7	2.3	0.5
Tamnamore	14	52	0.4	2.4
Tamlaght	19	0	1	0
Tobermore	166	236	9.2	11.7
The Bush	172	116	9.3	9.5
The Grange	4	11	0.2	1.5
The Loup	17	23	2.5	5.1
The Rock	2	7	0.9	1.2
The Woods	0	15	0.0	0.4
Tullyallen	3	3	0.3	0.2
Tullyhogue	9	34	0.8	0.2
Upperlands	25	58	2.7	2.4

Table 1: Figures as of 1st April 2019 for the remainder of settlements