



Subject:	Housing Land Availability Summary Report
Date:	9/12/2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Dermot O’Kane – Acting Development Planning & Policy Manager

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

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☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

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No

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1.0	Purpose of Report/Summary of Main Issues
1.1	To provide an overview of the Council's Housing Land Availability Summary Report for the 2024/25 monitoring period.
1.2	The report presents the outcomes of annual housing land monitoring and provides a snapshot of the amount of land available for new residential development as of 31 March 2025. It will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.
2.0	Recommendation
2.1	The Committee is asked to note the outcomes of the annual Housing Monitor report for 2024/25 contained at Appendix 1 ; and the intention to publish this summary document and accompanying online map portal on the Council's website.
3.0	Main Report
	<u>Background</u>
3.1	Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.
3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commenced on the second document, the Local Policies Plan (LPP).
3.3	As the current monitor period predates the adoption of the LPP, the data for this period continues to be presented as a separate annual Housing Land Availability Summary report (referred to as the 'Housing Monitor' report) and Employment Land Monitor (ELM - separate Committee agenda item).
3.4	The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.
3.5	The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as at 31 March 2025, as well as providing the net gains in housing units for the 2024/25 period. This differs from the new dwelling completion statistics published routinely by central Government which only provide a total for new build homes, without accounting for units lost as a result of demolitions and redevelopment.
3.6	This information is summarised within the report in relation to: <ul style="list-style-type: none"> • Each settlement within the District, including settlement areas in the case of Belfast;

	<ul style="list-style-type: none"> Whether land falls within the existing urban footprint¹ or is classified as greenfield land; and The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land.
3.7	The report will be supported by the online map portal showing the status of all existing housing monitor sites. This will be available to access via the Development Plan and Policy part of the Council website. A draft version of the online map for the 2024/25 Housing Monitor has been prepared and can be accessed here ² .
3.8	During the 2024/25 monitoring year 531 units were completed on 9.7 ha of land across the District. 338.6 ha of land remains, with potential capacity for 20,246 residential units. This is based on deliverable planning approvals and land allocated within the development plan but doesn't include other potential sites that may be suitable for residential development.
3.9	The total number of dwellings completed in the district has decreased by 9.4% from 586 in 2023/24 to 531 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 89.1% with 29.8% of the remaining potential available for future dwellings being on land zoned for housing or mixed use development, at 01 April 2025.
3.10	<p>It is emphasised that the monitor represents a register of housing land primarily based on policy designations and planning permissions, rather than an accurate picture of all potentially viable housing land.</p> <p><u>Financial and Resource Implications</u></p> <p>There are no resource implications associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>The report presents factual information and makes no recommendations relating to the future allocation of land for development. There are therefore no relevant equality or good relations implications attached to the report.</p>
4.0	Appendices - Documents Attached
	Appendix 1 – Belfast Housing Land Availability Summary Report 2024/25

¹ The continuous built-up area of the settlement.

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