

APPENDIX 2

Annual Housing Monitor Report 2023-2024

Introduction

- 1.1 This Housing Monitor Report 2023/2024 has been produced by the Council's Local Development Plan Team to help inform the preparation of the new Local Development Plan (LDP) and its overall Housing Strategy. A 'plan, monitor and manage' approach is central to this, to ensure that, as a minimum, a 5-year supply of land for housing is maintained.
- 1.2 The Housing Monitor Report is a summary document relating to the availability of land for housing development within settlements across the Borough and comprises tabular information extracted from the Council's Housing Monitor Database. The report also includes information on the methodology involved in undertaking the Housing Monitor.
- 1.3 This report reflects the ninth update (Year 9) to the Housing Monitor carried out by the Council since transfer of planning functions from DOE Planning Service on 1 April 2015¹. It is a continuation of the monitor carried out by DOE Planning Service which commenced in the 1990s. The report uses the housing baseline of 31 December 1998 established by the Regional Development Strategy for Northern Ireland (RDS).
- 1.4 The report is based on the survey and subsequent analysis of housing monitor sites for the period 1 April 2023 to 31 March 2024, informed by new housing approvals and completions data. This survey end date aligns with the evidence base used to inform the LDP Draft Plan Strategy.
- 1.5 The Monitor covers all settlements (104 in total) as defined in the four extant Area Plans within the Borough. See details of the Settlement Hierarchy, including individual tiers, in Para. 3.1. The Monitor does not count dwellings in the countryside i.e. outside of settlement limits.
- 1.6 The Monitor is currently a desk-based study only, using pointer data from Land & Property Services (LPS) to ascertain completion status, which is informed by Building Control completion records.
- 1.7 Housing Monitor Maps for each settlement are made available to customers on request. These spatially reflect the monitor information, primarily in terms of the location and status of individual monitoring sites. Subject to available resources, it is intended that future Housing Monitors will be updated electronically using GIS mapping and made available to view on a Map Viewer.
- 1.8 The Housing Monitor Report does not interpret the information gathered. It merely presents it for assessment by the reader, as necessary and appropriate.
- 1.9 Nothing in this report should be read as generating an expectation as to how the Council will determine any individual application for planning permission, enforcement case or certificate for lawful development in the future.

¹ The Department for Environment (DOE) previously monitored on the basis of the former 26 local council areas. Armagh City, Banbridge and Craigavon Borough Council is one of the eleven new council areas formed as part of the reform of local government in 2015. As detailed in Para. 2.1, the new council area comprises settlements within the former Armagh City and District Council, Banbridge District Council, Craigavon Borough Council, Dungannon and South Tyrone District Council and Newry and Mourne District Council area.

Background

- 2.1 The original objectives of the Housing Monitor were to guide Development Plan formation in Northern Ireland, and later, to correspond with the Regional Development Strategy's (RDS 2025, published in 2001) objectives of managing housing growth and distribution. The subsequent (and current) RDS 2035 (published in 2012) and latest Housing Growth Indicators (HGI) also seek to manage housing growth to achieve sustainable patterns of residential development.
- 2.2 In line with the objectives of the RDS 2035, the Strategic Planning Policy Statement for Northern Ireland (SPPS) requires the Council to take a 'plan, monitor and manage' approach to ensure that, as a minimum, a 5-year supply of land for housing is maintained. The ongoing monitoring and review of housing land availability is therefore key to this. The SPPS states monitoring must include:
 - the housing land supply at the beginning and end of the annual reporting period;
 - the number of net additional housing units built during the annual reporting period; and
 - the number of net additional housing units built in the period since adoption of a Local Policies Plan (the second document in the LDP).
- 2.3 Therefore to ensure that there is an adequate and continuous supply of available housing land within the Borough over the lifetime of the LDP it is essential to record the number of dwelling completions and the level of housing land supply remaining available within the settlements on a yearly basis.
- 2.4 The Planning Act (Northern Ireland) 2011, Section 3, sets out the requirements for the Council to undertake a survey of the land of the District and keep under review the matters which may be expected to affect the development of its district or the planning of that development, which would include housing. The Housing Monitor is an important element of this.
- 2.5 The Planning Act (Northern Ireland) 2011, Section 21, requires the Council to make an annual report to the Department for Infrastructure (DfI) reviewing the extent to which the objectives of the LDP are being realised. The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, Part 6, also requires the Council to produce an Annual Monitoring Report (AMR), commencing once the LDP is adopted, which must specify the supply of land for housing and the number of additional units built. As the Council is not yet at that stage, the production of Annual Monitoring Reports in respect of the LDP is yet to commence. Ongoing monitoring in advance of this will help to establish a baseline for this statutorily required annual monitoring report.
- 2.6 In light of the relevant policy and legislative framework, the purpose of the annual Housing Monitor is to:
 1. monitor the progress of housing development in respect of the Regional Development Strategy (RDS);
 2. monitor the progress of housing development in settlements in accordance with the provisions of prevailing Development Plans;
 3. inform the preparation of the LDP regarding the allocation of land for housing; and
 4. provide information on the available potential for further housing development in settlements.

Settlement Hierarchy

- 3.1 The Borough has 104 Settlements (as designated in the four legacy Area Plans²), comprising:
- **Tier 1 Main Settlements (Hubs) x 3:** Armagh City, Banbridge Town and Craigavon Urban Area³;
 - **Tier 2 Small Towns x 6:** Dromore, Gilford, Keady, Markethill, Rathfriland and Tandragee;
 - **Tier 3 Villages x 29:** see Tables 5-7; and
 - **Tier 4 Small Settlements x 66:** see Tables 5-7
- 3.2 The 2023/2024 Survey, which this report reflects, predates the proposed Settlement Hierarchy Strategy (SGS 2) in the LDP Draft Plan Strategy, which contains a number of minor changes to the classification of some settlements at Tier 3 and Tier 4 level.

Methodology

- 4.1 The Housing Monitor Report is based on an annual survey and subsequent analysis of housing monitor sites within the Borough's settlements (see Para. 3.1). The survey year covered the period 1 April 2023 to 31 March 2024.
- 4.2 The figures outlined with this report have been obtained from the Northern Ireland Land Use Database (NILUD). Initially set up by the former Department for Environment (DOE) to capture housing land availability data, responsibility for maintaining these records passed to each of the Local Council Planning Departments in 2015. The figures provided in this report reflect the number of dwellings completed and the area of land developed within each settlement during the reporting period (2023-2024) and records the available potential of land and dwellings that remain undeveloped on monitored sites within settlements. The report also sets out cumulative totals for the number of units and area developed since 1999 (the Housing Monitor baseline).
- 4.3 In previous years of the Housing Monitor, all sites were visited by DOE and the number of dwellings, apartments or flats that had reached a 'habitable stage' were counted and included, as was the amount of land developed within each monitor site. This normally meant that a weather-tight unit with doors and windows installed, along with a roof in place, was counted as complete.
- 4.4 The Council's Housing Monitor however is (and has been to date) a desk-based study only, utilising LPS pointer data to ascertain completions for each year. The pointer data is informed by the Building Control Completion Certificates issued by the Council – which is deemed sufficient confirmation that a dwelling is completed. Once this information is verified against NILUD, the tables and maps associated with the monitor are then updated accordingly, on the basis of net units completed.
- 4.5 Monitored sites include those identified from previous annual surveys that were not recorded as complete (i.e. 'not started' or 'development ongoing') as well as any new identified sites. These are sites zoned for residential development in prevailing

² Armagh Area Plan (AAP) 2004; Armagh Area Plan 2004, Alteration No.1 - Armagh Countryside Proposals; Banbridge / Newry and Mourne Area Plan (BNMAP) 2015; Craigavon Area Plan (CAP) 2010; and Dungannon / South Tyrone Area Plan (DSTAP) 2010.

³ comprising the sectors of Central Craigavon, Lurgan Town and Portadown Town.

Development Plans and any other urban sites that have been granted planning permission for residential use through a planning application or planning appeal. Each monitored site is recorded on NILUD with a unique reference number.

- 4.6 It is current practice to keep within the Housing Monitor database those sites which have an expired planning permission for housing that was not activated (i.e. where work did not commence). This will continue to be the case unless a known change in circumstances arises, such as having subsequently been refused planning permission for residential use or where it is being developed for non-residential use. In these circumstances a previously monitored site will be removed from the monitor.
- 4.7 The capacity of a housing monitor site will be based on the number of units approved within its boundary, based on an extant or previous detailed planning permission⁴, where relevant, unless a known change in circumstances arises. For example, new flood risk information may become available that would impact on the potential to complete an approved scheme, resulting in the development potential of the site needing to be revised.
- 4.8 In situations, where no planning history is available and the capacity of a site is unknown, but the area of the site is identified, an estimate of likely density is used to calculate the housing potential of the site. This estimate is based where possible on given characteristics such as, in accordance with a Key Site Requirement (where zoned in a Plan), the site location (e.g. town centre), prevailing local character/ neighbouring development densities, site constraints (e.g. landform) and/or proposed design concept information. Where this approach is not considered suitable, an average density will normally be applied to the site, depending on the location and other relevant factors specific to the local area. Where the actual development density varies from that which was estimated, adjustments will be made as necessary in future annual monitors.
- 4.9 The Monitor records the net gain for each site (not gross total housing), taking into account any existing habitable dwellings/units that are lost to make way for the new housing. For example, redevelopment of a site that contained one dwelling for 10 apartments, is recorded as a gain of 9 dwelling units. It should be noted that apartments and flats are included in the Housing Monitor as dwelling units.
- 4.10 It is recognised that the full potential on some monitor sites, including on zoned land, might not be realised. This could be due to unknown (at the time) constraints, economic factors, or the refusal of landowners to release the land for development. Where necessary, such matters will be investigated further during the preparation of the LDP Local Policies Plan.
- 4.11 The Council's housing monitor is a continuous and evolving process, and as such the methodology may be subject to further refinement in the future. Where inaccuracies are discovered, these are corrected in the next available survey. These factors will in some instances affect direct comparison with information from previous years.
- 4.12 The accuracy of completions information has been dependent on the quality / compatibility of data supplied by Land & Property Services (LPS), as well as the reliability of the NILUD Database.

⁴ Either full planning permission or reserved matters approval

Headline Figures for Housing Monitor Survey 2023-2024

KEY FACTS	
Approved Housing Units	792
Applications Decided	108
New NILUD Monitoring Sites	26
Area Developed (Hectares)	25.97
Completed Housing Units	501
Borough Remaining Potential at 31 March 2024 (Units)	17840
Adjusted Change in Remaining Potential from 31 March 2023 (Units) ⁵	Down 420

DISTRIBUTION OF COMPLETED UNITS ⁶	
Craigavon Urban Area – Lurgan Town	138 (28%)
Armagh City	95 (19%)
Craigavon Urban Area – Portadown	79 (16%)
Craigavon Urban Area – Central Craigavon	70 (14%)
Banbridge Town	28 (6%)
Small Towns, Villages & Settlements (Tiers 2-4)	91 (18%)

⁵ See Paragraph 5.22

⁶ Figures rounded to nearest whole percentage number.

Summary of Housing Monitor Survey 2023-2024 Results

- 5.1 The following section outlines the key findings of the 2023/2024 survey under the categories of Approved Units, Completed Units and Remaining Potential. It also includes the key findings of the completion history of all settlements for the last 9 survey years (2015-2024) – since planning powers were transferred to the Council in 2015.
- 5.2 The report focusses more on units completed (built) and remaining potential, rather than the area of available land, which is less meaningful.

Approved Units

- 5.3 A total of **792** housing units were approved within settlements during the 2023/2024 Survey period, across 108 applications⁷. These approved housing applications were located across 29 settlements – 3 Main Settlements (Hubs), 6 Small Towns, 8 Villages and 12 Small Settlements. The 108 approved applications have resulted in 26 new NILUD monitoring sites being created, with the remainder on existing monitoring sites.
- 5.4 The Tier 1 Main Settlements (Hubs) had the largest number of approved units, with Craigavon Urban Area having 478 units approved (Central Craigavon 142; Lurgan 197; Portadown 139), Armagh City having 39 units approved, and Banbridge Town having 43 units approved. The three Tier 1 Main Settlements (Hubs) accounted for over 70 % of all approved urban housing units.
- 5.5 The average number of housing units approved annually in the preceding 4 years (2019/20 – 2022/23) was **1290** units.
- 5.6 **Table 1** below shows a breakdown of housing unit approvals by settlement tier.

Table 1 - Housing Approvals Summary by Settlement Tier 2023/2024		
	Housing Units Approved	Percentage of Borough Total
Tier 1 Main Settlements (Hubs) (3)	560	70.7%
Tier 2 Small Towns (6)	111	14.0%
Tier 3 Villages (29)	92	11.6%
Tier 4 Small Settlements (66)	29	3.7%
	Total Units 792	100.0%

Completed Units

- 5.7 A total of **501** housing units were completed within the Borough during the period between 1 April 2023 and 31 March 2024, with a total of **25.97** hectares of land developed. These completed units were located across 19 settlements (not including corrections that have resulted in minus figures) i.e. 3 Main Settlements (Hubs), 6 Small

⁷ including replacement dwellings and change of house-types.

Towns, 6 Villages and 4 Small Settlements. The average number of units completed annually in the preceding 8 years (2015/16 – 2022/23) was **611** units.

- 5.8 The Tier 1 Main Settlements (Hubs) had the largest number of completed units, with Craigavon Urban Area having 287 units completed, Armagh City having 95 units completed and Banbridge Town having 28 units completed. The three Tier 1 Main Settlements (Hubs) accounted for near 82% of all completions across the Borough's settlements.

- 5.9 **Table 2** below shows a breakdown of unit completions by settlement tier.

Table 2 - Summary of Completions across Settlement Hierarchy 2023/2024		
	Completed Units	Percentage of Settlement Hierarchy
Tier 1 Main Settlements (Hubs) (3)	410	81.8%
Tier 2 Small Towns (6)	43	8.6%
Tier 3 Villages (29)	32	6.4%
Tier 4 Small Settlements (66)	16	3.2%
	Total Units 501	100%

- 5.10 **Table 5** further below shows a full breakdown of housing unit completions within each of the 104 settlements, including the breakdown across the CUA Sectors.
- 5.11 In terms of Craigavon Urban Area (CUA), the 2023/2024 Survey shows that Lurgan Town was the most active of the three sectors in terms of unit completions (138), with approximately twice as many completions as Central Craigavon (70) and Portadown Town (79).
- 5.12 Ten (10) out of a total of ninety-five (95) Tier 3 Villages and Tier 4 Small Settlements (10.5%) recorded a completion in the 2023/2024 Survey.

Year 1-9 Completion History (2015-2024)

- 5.13 To give a longer-term view of housing growth and distribution, **Table 7** (at the end of the report) shows the completion history of all settlements from 2015-2024 (since planning powers transferred to the Council from central government i.e. Years 1-9). The last column in the table contains an average completion rate over the last 9 survey years, with the figure rounded down to the nearest whole number. The total number of unit completions across all settlements during Years 1-9 was **5394**. This equates to an average completion rate of **599** units per year.
- 5.14 During Years 1-9, there were **3648** units completed in the Tier 1 Main Settlements (Hubs) - 67.6% of the Borough Total. This equates to an average completion rate of **405** units per year. 48.6% of the completed units were in Craigavon Urban Area.
- 5.15 During Years 1-9, there were **540** units completed in the Tier 2 Small Towns (10.0% of the Borough Total). This equates to an average completion rate of **60** units per year. Dromore Town stands out with having the largest growth during this time, with an

average annual completion rate of 25 units. The remaining Small Towns had average completion rates ranging between 4 units (Gilford and Keady) and 10 units (Markethill).

- 5.16 During Years 1-9, there were **814** units completed in the Tier 3 Villages (15.1% of the Borough Total). This equates to an average completion rate of **90** units per year. The Villages with the largest growth across Years 1-9 were Magheralin (177 units) and Donaghcloney (111 units).
- 5.17 During Years 1-9, there were **392** units completed in the Tier 4 Small Settlements (7.3% of the Borough Total). This equates to an average completion rate of **43** units per year. The Small Settlements with the largest growth across Years 1-9 were Gibson's Hill (111 units) and The Birches (86 units) – together contributing to a third of all completions across the entire tier (66 Small Settlements). Forty-seven (47) of the Small Settlements had 5 or less completions between Years 1-9.
- 5.18 It should be noted that the small number of minus completion figures in **Table 4** and **Table 6** correlate with corrections to the Housing Monitor Database and/or Land & Property Services (LPS) system corrections to development status – whereby the correction is greater than the number of completed units in the survey year.
- 5.19 Readers should note that the completions information in this report may differ from what is visible on the ground, as this information is over two years old at the time of the publication of this report. Whilst the Council makes every effort to keep the Housing Monitor as up-to-date as possible, it is inevitable that there will be a lag between planning permission being granted and the unit being completed. There are many factors that contribute to and influence the degree of lag, including the delay in applicants commencing their planning approval, the construction process itself, the delay in Building Control completions certificates being applied for, as well as delays and system errors in the Building Control and LPS processes.

Remaining Potential

- 5.20 The overall remaining potential across all settlements is **17840** units, **down 420** (2.3%) units in the past year. The figures show that the Tier 1 Main Settlements (Hubs) have the largest share of remaining potential (62.6%) but this share depleted at almost twice the average rate of all the settlements in the past year (-4.38%).
- 5.21 The 792 units in 2023/2024 (referred to in Para. 5.3) equated to a **net gain of 72 monitorable units**, after taking account of new permissions for replacements and change of house-types (both of which equate to zero net gain) as well as revisions to previously approved schemes.
- 5.22 The 2022/2023 survey shows a remaining potential of 18260 units across the entire Borough. Taking account of the net gain of 72 monitorable units from new permissions and the completion of 501 units during 2023/2024, this would have left a remaining potential of 17831 units, however the remaining potential has been adjusted to reflect some corrections to existing monitoring sites as well as amendments to the potential of some existing sites (for example, adjustments to site capacity due to flood risk concerns). This has resulted in the remaining potential across the Borough's settlements **reducing by 420 units during 2023/2024** to 17840 units. The corrections and other adjustments amounted to a net gain of 9 units.

- 5.23 **Table 3** below summarises how the remaining potential has changed from Year 8 (2022/2023) to Year 9 (2023/2024) taking account of new approved units, completions and other adjustments (including corrections).

Table 3 – Change to Remaining Potential during Year 9 2023/2024	
Year 8 Remaining Potential (at 31 March 2023)	18260
Year 9 New Approved Units Net Gain	+72
Year 9 Completions	-501
Year 9 Adjustments Net Gain	+9
Remaining Potential at 31 March 2024	17840 (down 420)

- 5.24 **Table 4** below shows a breakdown of remaining potential by settlement tier.

Table 4 - Remaining Potential by Settlement Tier as of 31 March 2024			
	Potential Units	Percentage of Settlement Hierarchy	Percentage Change in Remaining Potential from 31 March 2022 (1 Year)
Tier 1 Main Settlements (Hubs) (3)	11170	62.62%	-4.38%
Tier 2 Small Towns (6)	2548	14.28%	-0.08%
Tier 3 Villages (29)	2317	12.99%	1.98%
Tier 4 Small Settlements (66)	1805	10.12%	0.56%
	Total Units 17840	100.00%	-2.30%

- 5.25 The Borough's largest settlement, Craigavon Urban Area (CUA), has by far the largest remaining potential – with a capacity for **8327** units (across 328.57 hectares of land) – accounting for nearly 47% of all remaining potential across the Borough. The remaining 103 settlements account for the remaining 53% (approximate).
- 5.26 In terms of the Craigavon Urban Area (CUA) breakdown, the 2023/2024 Survey shows that Lurgan Town has the largest remaining potential of the 3 sectors (3874 units). This is approximately twice the remaining potential of Armagh City (1925 units) and four times the remaining potential of Banbridge Town (918 units).
- 5.27 The remaining potential of the Tier 2 Small Towns range from 643 (Keady Town) to 200 (Rathfriland Town).
- 5.28 The Tier 3 Villages with the largest remaining potential are Donaghcloney (238), Dollingstown (197), Waringstown (159) and Magheralin (157). All but 5 of the 29 villages have a remaining potential of 30 units or more.

- 5.29 The Birches has by far the largest remaining potential of the Tier 4 Small Settlements, at 229 units, followed by Acton (86), Derryadd (85), Annaghmore (84), Aghory (79) and Scotch Street (79).
- 5.30 **Table 5** shows a full breakdown of remaining potential in each of the 104 settlements, including as a percentage of the overall Borough total.

Table 5:
Summary of Completions and Remaining Potential By Settlement 2023-2024

Housing Monitor 2023/2024	Completed		Remaining Potential		
	Units	Area Developed (ha)	Units	Overall %	Area Remaining (ha)
Tier 1 Main Settlements (Hubs) (3)					
Armagh City	95	4.61	1925	10.79%	87.51
Craigavon Urban Area (CUA) (comprising 3 sectors below)	287	15.69	8327	46.68%	328.57
Central Craigavon	70	4.75	1587	8.90%	69.71
Lurgan	138	7.44	3874	21.72%	151.10
Portadown	79	3.50	2866	16.07%	107.77
Banbridge	28	1.21	918	5.15%	43.43
Tier 1 Main Settlements (Hubs) Total	410	21.51	11170	62.62%	459.51

Tier 2 Small Towns (6)					
Dromore	11	0.73	569	3.19%	21.22
Gilford	12	0.57	289	1.62%	20.94
Keady	7	0.25	643	3.60%	27.86
Markethill	0	0	284	1.59%	12.97
Rathfriland	0	0	200	1.12%	9.89
Tandragee	13	0.37	563	3.16%	16.25
Tier 2 Small Towns Total	43	1.92	2548	14.28%	109.13

Tier 3 Villages (29)					
Aghacommon	-2	0.05	84	0.47%	6.54
Aghagallon	0	0.00	20	0.11%	0.92
Blackwatertown	0	0.00	31	0.17%	1.61
Bleary	6	0.35	90	0.50%	5.00
Charlemont	0	0.00	27	0.15%	1.52
Clonmore	0	0.00	20	0.11%	3.36
Darkley	0	0.00	72	0.40%	3.38
Derrylee	0	0.00	9	0.05%	1.38

Housing Monitor 2023/2024	Completed		Remaining Potential		
Table 5 continued	Units	Area Developed (ha)	Units	Overall %	Area Remaining (ha)
Dollingstown	-1	0.04	197	1.10%	10.08
Donaghcloney	2	0.11	238	1.33%	11.27
Drumnacanny	15	0.73	83	0.47%	5.60
Glenanne (Lisdrumchor)	0	0.00	91	0.51%	3.33
Hamiltonsbawn	0	0.00	43	0.24%	2.09
Killylea	10	0.32	61	0.34%	1.81
Kinallen	0	0.00	105	0.59%	6.62
Laurelvale / Mullavilly	0	0.00	78	0.44%	3.83
Lawrencetown	0	0.00	34	0.19%	1.82
Loughbrickland	0	0.00	109	0.61%	5.52
Loughgall	0	0.00	91	0.51%	6.15
Magheralin	1	0.06	157	0.88%	7.60
Middletown	0	0.00	36	0.20%	1.34
Milford	0	0.00	88	0.49%	3.62
Mountnorris	0	0.00	31	0.17%	2.38
Poyntzpass (Armagh)	0	0.00	101	0.57%	4.15
Poyntzpass (Banbridge)⁸	0	0.00	1	0.01%	0.06
Richhill	0	0.00	108	0.61%	8.91
Scarva	0	0.00	103	0.58%	5.71
Tamnamore	0	0.00	0	0.00%	0.00
Tynan	0	0.00	50	0.28%	1.91
Waringstown	1	0.03	159	0.89%	6.57
Tier 3 Villages Total	32	1.69	2317	12.99%	124.08

Tier 4 Small Settlements figures overleaf.

⁸ Poyntzpass Village comprises two parts in Housing Monitor 2023/2024, as it falls into both the legacy Banbridge District Council area which is covered by the Banbridge / Newry and Mourne Area Plan 2015 and the legacy Armagh City and District Council area, which is covered by the Armagh Area Plan 2004, Alteration No.1 - Armagh Countryside Proposals.

Housing Monitor 2023/2024	Completed		Remaining Potential		
Table 5 continued	Units	Area Developed (ha)	Units	Overall %	Area Remaining (ha)
Tier 4 Small Settlements (66)					
Acton	0	0.00	86	0.48%	3.43
Aghory	0	0.00	79	0.44%	3.50
Annaclone	7	0.21	18	0.10%	0.79
Annaghmore	4	0.22	84	0.47%	5.34
Annaghmore (Moss Road)	0	0.00	18	0.10%	1.39
Annahugh	0	0.00	48	0.27%	2.31
Ardress	0	0.00	23	0.13%	1.86
Ardtanagh	0	0.00	0	0.00%	0.00
Artasooly	0	0.00	41	0.23%	2.12
Ashfield / Gowdystown	0	0.00	56	0.31%	2.32
Auglish	0	0.00	7	0.04%	0.93
Ballela	0	0.00	14	0.08%	0.50
Ballymacmaine	0	0.00	12	0.07%	0.60
Ballymacnab	0	0.00	15	0.08%	0.93
Ballynabragget	0	0.00	0	0.00%	0.00
Ballyroney	0	0.00	19	0.11%	1.03
Blackskull	0	0.00	35	0.20%	1.48
Broomhill	0	0.00	18	0.10%	0.85
Carrickaness	0	0.00	16	0.09%	0.82
Charlestown	0	0.00	7	0.04%	0.75
Cladymore	0	0.00	0	0.00%	0.00
Clare	0	0.00	28	0.16%	1.64
Closkelt	0	0.00	19	0.11%	1.11
Collegeland	5	0.29	34	0.19%	4.97
Corbet	0	0.00	4	0.02%	0.35
Derryadd	0	0.00	85	0.48%	7.30
Derryhale	0	0.00	45	0.25%	3.21
Derrymacash	0	0.00	27	0.15%	1.14

Housing Monitor 2023/2024	Completed		Remaining Potential		
Table 5 continued	Units	Area Developed (ha)	Units	Overall %	Area Remaining (ha)
Tier 4 Small Settlements (66), continued					
Derrymore	0	0.00	24	0.13%	0.95
Derrynoose	0	0.00	0	0.00%	0.00
Derryscollop	0	0.00	1	0.01%	0.39
Derrytrasna	0	0.00	5	0.03%	0.44
Drumhillery	0	0.00	1	0.01%	0.50
Edenaveys	0	0.00	0	0.00%	0.00
Eglish	0	0.00	14	0.08%	0.94
Gamblestown	0	0.00	24	0.13%	1.88
Gibson's Hill	0	0.00	16	0.09%	1.47
Glasker	0	0.00	1	0.01%	0.06
Glen	0	0.00	0	0.00%	0.00
Glenanne	0	0.00	38	0.21%	1.57
Granemore	0	0.00	46	0.26%	2.51
Katesbridge	0	0.00	5	0.03%	0.48
Kilkinamurry	0	0.00	0	0.00%	0.00
Kilmore	0	0.00	68	0.38%	2.46
Lenaderg	0	0.00	5	0.03%	0.41
Lisnadill	0	0.00	2	0.01%	0.38
Loughgilly	0	0.00	2	0.01%	0.21
Madden	0	0.00	2	0.01%	0.16
Maghery	0	0.00	65	0.36%	3.83
Milltown (Aghory)	0	0.00	26	0.15%	0.55
Milltown (Benburb)	0	0.00	29	0.16%	1.12
Milltown (Co. Armagh)	0	0.00	9	0.05%	1.64
Milltown (Co. Down)	1	0.13	6	0.03%	0.36
Moneyslane	0	0.00	51	0.29%	2.47
Mullaghbrack	0	0.00	15	0.08%	0.60
Salters Grange	0	0.00	10	0.06%	0.51

Housing Monitor 2023/2024	Completed		Remaining Potential		
Table 5 continued	Units	Area Developed (ha)	Units	Overall %	Area Remaining (ha)
Tier 4 Small Settlements (66), continued					
Scotch Street	0	0.00	79	0.44%	3.32
St. Mary's Terrace	0	0.00	2	0.01%	0.21
Stonebridge	0	0.00	54	0.30%	4.15
Tartaraghan	-1	0.00	5	0.03%	1.18
Tassagh	0	0.00	33	0.18%	1.63
The Birches	0	0.00	229	1.28%	7.62
Tullygoonigan	0	0.00	40	0.22%	4.01
Tullylish	0	0.00	12	0.07%	0.74
Tullyroan Corner	0	0.00	25	0.14%	1.41
Waringsford	0	0.00	23	0.13%	1.54
Tier 4 Small Settlements Total	16	0.85	1805	10.12%	102.37
Overall Tier 1-4 Totals	501	25.97	17840	100%	795.09

Table 6:

Summary of Overall Completions and Remaining Potential By Settlement and Tier
(from housing baseline at January 1999 onwards)

Housing Monitor	Completed		Remaining Potential	
	Units	Area Developed (ha)	Units	Area Remaining (ha)
Tier 1 Main Settlements (Hubs) (3)				
Armagh City	2279	120.70	1925	87.51
Craigavon Urban Area (CUA)	12751	569.67	8327	328.57
Central Craigavon	2247	101.24	1587	69.71
Lurgan	5842	247.29	3874	151.10
Portadown	4662	221.14	2866	107.77
Banbridge	3924	199.35	918	43.43
Tier 1 Main Settlements (Hubs) Total	18954	889.72	11170	459.51

Tier 2 Small Towns (6)				
Dromore	1708	85.17	569	21.22
Gilford	361	18.10	289	20.94
Keady	528	25.92	643	27.86
Markethill	356	16.16	284	12.97
Rathfriland	368	16.54	200	9.89
Tandragee	639	33.65	563	16.25
Tier 2 Small Towns Total	3960	195.54	2548	109.13

Tier 3 Villages (29)				
Aghacommon	268	15.51	84	6.54
Aghagallon	255	14.08	20	0.92
Blackwatertown	79	3.57	31	1.61
Bleary	141	8.00	90	5.00
Charlemont	5	0.27	27	1.52
Clonmore	78	5.92	20	3.36
Darkley	17	0.73	72	3.38

Housing Monitor 2023/2024	Completed		Remaining Potential	
Table 6 continued	Units	Area Developed (ha)	Units	Area Remaining (ha)
Tier 3 Villages, continued				
Derrylee	8	0.91	9	1.38
Dollingstown	620	36.04	197	10.08
Donaghcloney	540	27.91	238	11.27
Drumnacanvy	242	14.35	83	5.60
Glenanne (Lisdrumchor)	13	0.52	91	3.33
Hamiltonsbawn	238	9.71	43	2.09
Killylea	69	3.28	61	1.81
Kinallen	255	8.97	105	6.62
Laurelvale / Mullavilly	316	16.39	78	3.83
Lawrencetown	231	12.66	34	1.82
Loughbrickland	188	9.33	109	5.52
Loughgall	21	0.70	91	6.15
Magheralin	522	25.07	157	7.60
Middletown	52	1.97	36	1.34
Milford	95	5.04	88	3.62
Mountnorris	0	0.00	31	2.38
Poyntzpass (Armagh)	124	5.97	101	4.15
Poyntzpass (Banbridge)	6	0.22	1	0.06
Richhill	252	14.95	108	8.91
Scarva	131	7.04	103	5.71
Tamnamore	1	0.16	0	0.00
Tynan	13	0.90	50	1.91
Waringstown	927	50.52	159	6.57
Tier 3 Villages Total	5707	300.69	2317	124.08

Tier 4 Small Settlements figures overleaf.

Housing Monitor 2023/2024	Completed		Remaining Potential	
Table 6 continued	Units	Area Developed (ha)	Units	Area Remaining (ha)
Tier 4 Small Settlements (66)				
Acton	8	0.40	86	3.43
Aghory	7	1.05	79	3.50
Annaclone	48	2.25	18	0.79
Annaghmore	17	1.63	84	5.34
Annaghmore (Moss Road)	46	2.31	18	1.39
Annahugh	73	3.85	48	2.31
Ardress	27	1.89	23	1.86
Ardtanagh	9	0.64	0	0.00
Artasooly	75	4.59	41	2.12
Ashfield / Gowdystown	14	1.39	56	2.32
Auglish	1	0.11	7	0.93
Ballela	0	0.00	14	0.50
Ballymacmaine	130	6.13	12	0.60
Ballymacnab	21	1.62	15	0.93
Ballynabragget	6	0.56	0	0.00
Ballyroney	2	0.27	19	1.03
Blackskull	120	6.05	35	1.48
Broomhill	14	0.37	18	0.85
Carrickaness	12	0.75	16	0.82
Charlestown	11	0.65	7	0.75
Cladymore	19	0.78	0	0.00
Clare	26	1.97	28	1.64
Closkelt	4	0.32	19	1.11
Collegeland	18	3.09	34	4.97
Corbet	0	0.00	4	0.35
Derryadd	42	3.02	85	7.30
Derryhale	37	4.36	45	3.21
Derrymacash	45	2.49	27	1.14

Housing Monitor 2023/2024	Completed		Remaining Potential	
Table 6 continued	Units	Area Developed (ha)	Units	Area Remaining (ha)
Tier 4 Small Settlements (66), continued				
Derrymore	53	2.17	24	0.95
Derrynoose	18	0.97	0	0.00
Derryscollop	6	1.43	1	0.39
Derrytrasna	64	4.32	5	0.44
Drumhillery	2	0.41	1	0.50
Edenaveys	13	0.86	0	0.00
Eglish	13	0.63	14	0.94
Gamblestown	6	0.48	24	1.88
Gibson's Hill	47	2.59	16	1.47
Glasker	19	1.02	1	0.06
Glen	0	0.00	0	0.00
Glenanne	1	0.09	38	1.57
Granemore	3	0.42	46	2.51
Katesbridge	12	0.56	5	0.48
Kilkinamurry	2	0.11	0	0.00
Kilmore	59	3.29	68	2.46
Lenaderg	71	3.24	5	0.41
Lisnadill	0	0.00	2	0.38
Loughgilly	13	0.41	2	0.21
Madden	1	0.17	2	0.16
Maghery	12	1.08	65	3.83
Milltown (Aghory)	36	1.13	26	0.55
Milltown (Benburb)	4	0.14	29	1.12
Milltown (Co. Armagh)	0	0.00	9	1.64
Milltown (Co. Down)	5	0.46	6	0.36
Moneyslane	53	1.86	51	2.47
Mullaghbrack	0	0.00	15	0.60
Salters Grange	8	0.36	10	0.51

Housing Monitor 2023/2024	Completed		Remaining Potential	
Table 6 continued	Units	Area Developed (ha)	Units	Area Remaining (ha)
Tier 4 Small Settlements (66), continued				
Scotch Street	177	6.28	79	3.32
St. Mary's Terrace	5	0.31	2	0.21
Stonebridge	6	0.53	54	4.15
Tartaraghan	3	0.36	5	1.18
Tassagh	0	0.00	33	1.63
The Birches	191	10.35	229	7.62
Tullygoonigan	4	0.86	40	4.01
Tullyish	1	0.02	12	0.74
Tullyroan Corner	3	0.45	25	1.41
Waringsford	47	1.60	23	1.54
Tier 4 Small Settlements Total	1790	101.50	1805	102.37
Overall Tier 1-4 Totals	30411	1487.45	17840	795.09

Table 7: Summary of Year-on-Year Completions By Settlement and Tier

	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9) ⁹
Tier 1 Main Settlements (Hubs) (3)											
Armagh City	40	8	27	57	244	-23	122	39	95	609	67
Craigavon Urban Area (CUA)	322	81	-67	411	791	272	489	37	287	2623	291
Banbridge	51	14	26	41	189	4	119	-56	28	416	46
Tier 1 Main Settlements Total	413	103	-14	509	1224	253	730	20	410	3648	405

Tier 2 Small Towns (6)											
Dromore	1	7	4	76	69	6	59	0	11	233	25
Gilford	3	0	0	2	2	0	25	0	12	44	4
Keady	1	0	1	3	16	1	12	-1	7	40	4
Markethill	11	1	0	32	30	-3	23	0	0	94	10
Rathfriland	0	0	14	12	8	0	15	5	0	54	6
Tandragee	7	1	-1	24	18	-2	14	1	13	75	8
Tier 2 Small Towns Total	23	9	18	149	143	2	148	5	43	540	60

Tier 3 Villages and Tier 4 Small Settlements figures overleaf.

⁹ Individual settlement completion rates are rounded down to the nearest whole number. The sum of these figures may therefore not tally with the settlement tier average rates. Annual averages are only listed for Tier 1 Main Settlements (Hubs) and Tier 2 Small Towns.

Table 7 continued	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9)
Tier 3 Villages (29)											
Aghacommon	2	0	0	2	2	-2	2	2	-2	6	
Aghagallon	9	0	2	20	33	2	2	1	0	69	
Blackwatertown	0	0	0	0	6	-5	-1	0	0	0	
Bleary	3	8	0	1	5	11	1	7	6	42	
Charlemont	0	0	0	0	0	0	0	4	0	4	
Clonmore	0	2	1	22	13	8	5	0	0	51	
Darkley	0	0	0	0	0	0	0	0	0	0	
Derrylee	0	0	0	0	0	0	0	0	0	0	
Dollingstown	27	6	0	0	3	0	0	4	-1	39	
Donaghcloney	18	0	0	14	36	-1	41	1	2	111	
Drumnacanvy	0	2	0	-1	35	3	34	0	15	88	
Glenanne (Lisdrumchor)	0	0	0	0	0	0	0	0	0	0	
Hamiltonsbawn	0	0	0	0	1	0	0	0	0	1	
Killylea	0	0	0	0	0	0	0	0	10	10	
Kinallen	19	2	0	0	0	13	0	0	0	34	
Laurelvale / Mullavilly	0	0	0	6	0	0	48	0	0	54	
Lawrencetown	1	0	0	1	0	0	0	0	0	2	

Table 7 continued	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9)
Tier 3 Villages, continued											
Loughbrickland	0	1	0	1	16	10	0	0	0	28	
Loughgall	0	0	0	0	0	0	0	0	0	0	
Magheralin	40	14	1	27	76	11	7	0	1	177	
Middletown	0	0	0	1	1	0	5	0	0	7	
Milford	0	0	0	0	0	0	0	0	0	0	
Mountnorris	0	0	0	0	0	0	0	0	0	0	
Poyntzpass (Armagh)	0	0	1	4	0	3	1	0	0	9	
Poyntzpass (Banbridge)	0	0	0	0	0	0	1	0	0	1	
Richhill	6	6	0	0	16	0	3	0	0	31	
Scarva	0	-1	1	1	1	0	1	0	0	3	
Tamnamore	0	0	0	0	0	0	0	0	0	0	
Tynan	2	-1	0	0	0	2	0	0	0	3	
Waringstown	1	0	0	6	13	7	4	12	1	44	
Tier 3 Villages Total	128	39	6	105	257	62	154	31	32	814	90

Tier 4 Small Settlements figures overleaf.

Table 7 continued	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9)
Tier 4 Small Settlements (66)											
Acton	0	0	0	0	0	0	0	0	0	0	
Aghory	0	0	0	0	1	0	1	0	0	2	
Annaclone	0	0	0	-1	6	0	0	0	7	12	
Annaghmore	0	0	0	-1	6	0	0	0	4	9	
Annaghmore (Moss Road)	0	0	0	7	5	0	-1	0	0	11	
Annahugh	0	0	0	0	0	0	14	0	0	14	
Ardress	0	0	0	1	5	0	0	0	0	6	
Ardtanagh	2	2	0	0	2	0	3	0	0	9	
Artasooly	0	-11	-4	4	9	0	0	-3	0	-2	
Ashfield / Gowdystown	0	-1	0	0	1	0	2	0	0	2	
Auglish	0	0	0	0	0	0	0	0	0	0	
Ballela	0	0	0	0	0	0	0	0	0	0	
Ballymacmaine	0	0	0	0	0	0	5	0	0	5	
Ballymacnab	0	3	4	2	9	0	0	0	0	18	
Ballynabragget	0	0	0	0	0	0	0	0	0	0	
Ballyroney	0	0	0	0	0	0	0	0	0	0	
Blackskull	0	6	0	19	1	0	6	0	0	32	

Table 7 continued	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9)
Tier 4 Small Settlements (66), continued											
Broomhill	0	0	0	0	0	0	0	0	0	0	
Carrickaness	0	0	0	0	0	0	0	0	0	0	
Charlestown	0	0	0	0	0	0	0	0	0	0	
Cladymore	0	0	0	0	0	0	0	0	0	0	
Clare	4	0	0	3	6	0	4	0	0	17	
Closkelt	0	0	0	0	0	0	0	0	0	0	
Collegeland	0	0	0	0	0	0	3	0	5	8	
Corbet	0	0	0	0	0	0	0	0	0	0	
Derryadd	2	4	-2	1	10	0	16	0	0	31	
Derryhale	0	0	0	0	0	0	0	0	0	0	
Derrymacash	3	0	1	0	3	0	1	0	0	8	
Derrymore	1	4	0	9	11	0	4	0	0	29	
Derrynoose	0	0	0	0	0	0	0	0	0	0	
Derryscollop	0	1	0	0	0	0	0	0	0	1	
Derrytrasna	0	0	0	3	0	0	0	0	0	3	
Drumhillery	0	1	1	0	0	0	0	0	0	2	
Edenaveys	0	0	0	0	0	0	0	0	0	0	

Table 7 continued	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9)
Tier 4 Small Settlements, continued											
Eglish	0	0	0	0	0	0	0	0	0	0	
Gamblestown	0	0	0	0	0	0	0	0	0	0	
Gibson's Hill	0	0	0	0	13	12	21	0	0	46	
Glasker	5	7	0	0	0	0	0	0	0	12	
Glen	0	0	0	0	0	0	0	0	0	0	
Glenanne	0	0	0	0	0	0	0	0	0	0	
Granemore	0	0	0	0	0	0	0	0	0	0	
Katesbridge	0	0	0	0	0	0	1	0	0	1	
Kilkinamurry	0	0	0	0	0	0	0	0	0	0	
Kilmore	0	0	0	0	0	0	0	0	0	0	
Lenaderg	0	0	0	0	0	0	0	0	0	0	
Lisnadill	0	0	0	0	0	0	0	0	0	0	
Loughgilly	0	0	0	2	5	0	0	0	0	7	
Madden	0	0	0	0	0	0	0	0	0	0	
Maghery	0	-1	0	0	0	0	0	0	0	-1	
Milltown (Aghory)	0	0	0	0	2	2	0	0	0	4	
Milltown (Benburb)	0	0	0	0	0	0	0	0	0	0	
Milltown (Co. Armagh)	0	0	0	0	0	0	0	0	0	0	

Table 7 continued	Y1 2015- 2016	Y2 2016- 2017	Y3 2017- 2018	Y4 2018- 2019	Y5 2019- 2020	Y6 2020- 2021	Y7 2021- 2022	Y8 2022- 2023	Y9 2023- 2024	Y1 – Y9 Cumulative Completions (2016 - 2024)	Average Annual Completion Rate (Y1-Y9)
Tier 4 Small Settlements, continued											
Milltown (Co. Down)	0	-1	0	0	0	0	0	0	1	0	
Moneyslane	0	0	0	0	-1	0	0	3	0	2	
Mullaghbrack	0	0	0	0	0	0	0	0	0	0	
Salters Grange	3	0	0	2	2	0	0	0	0	7	
Scotch Street	1	0	-1	0	6	-1	1	2	0	8	
St. Mary's Terrace	0	0	0	0	4	1	0	0	0	5	
Stonebridge	0	0	0	0	0	0	0	0	0	0	
Tartaraghan	0	0	0	0	0	0	0	0	-1	1	
Tassagh	0	0	0	0	0	0	0	0	0	0	
The Birches	16	0	0	3	58	0	8	1	0	86	
Tullygoonigan	0	0	0	0	0	0	0	0	0	0	
Tullylish	0	0	0	0	0	0	0	0	0	0	
Tullyroan Corner	0	0	0	0	0	0	0	0	0	0	
Waringsford	0	0	0	2	0	0	0	0	0	2	
Tier 4 Small Settlements Total	37	14	-1	56	164	14	89	3	16	392	43
Borough Total (Tier 1-4 Settlements)	601	165	9	819	1788	331	1121	59	501	5394	599