



Fermanagh & Omagh  
District Council  
Comhairle Ceantair  
Fhear Manach agus na hÓmaí

Local Development Plan 2030  
Draft Plan Strategy  
Updated Housing Paper including  
Housing Land Studies

November 2019

## UPDATED HOUSING PAPER NOVEMBER 2019\*\*

*\*\*This paper has been updated following a cleanse of NILUD in December 2020. The NILUD cleanse has resulted in an adjustment of some figures within this paper.*

### 1.0 Introduction

1.1 This background paper has been prepared as part of the evidence base that has informed the preparation of the Fermanagh and Omagh Local Development Plan (LDP) 2030. It provides an update to the Housing Paper October 2018 (which was published alongside the Draft Plan Strategy). It provides various updates (to April 2019) and further analysis of housing development and supply within the district. As well as providing evidence to support policies of the Draft Plan Strategy, it has assisted with responses to some of the consultation responses received for the Draft Plan Strategy and included in the Consultation Report on Issues Raised in Representations.

1.2 In summary, this paper details:

- an assessment of the **Housing Requirement (section 2.0)** for every settlement for the remainder of the plan period. This has been updated to April 2019 and expanded to cover all settlements in the district (previously this was provided for the Main and Local Towns only);
- an assessment of **Existing Commitments on Greenfield (section 3.0)**;
- an assessment of **New Dwellings Completed (section 4.0)** in the district between 2012 and 2019;
- an overview of the **Housing Land Studies (section 5.0)** and conclusions; and,
- an indication of the number of **Rural Completions and Approvals (section 6.0)** anticipated over the plan period. This includes an update of rural completions/approvals up to April 2019.

1.3 This paper should be reviewed alongside the Housing Land Studies produced and updated at this stage in the LDP process and which incorporates the following:

- The Housing Monitor 2018-2019, April 2019
- The Housing Audit, April 2019
- The Urban Capacity Study, April 2019
- The Windfall Assessment, April 2019

An overview of the scope and purpose of the housing land studies is provided at Appendix 1.

## 2.0 Housing Requirement 2019-2030

2.1 The Housing Paper October 2018 set out the methodology for estimating housing need across the district. This used the Housing Growth Indicator (HGI) for FODC and the 2011 Census record of households in each settlement as a starting point. The HGI was adjusted to account for the preferred spatial distribution across the Settlement Hierarchy (47% to Main Towns, 10% to Local Towns, 15% to Villages, 5% to Small settlements and 23% to the Countryside). It was further adjusted to account for completions between 2012 and 2017. This was used to inform a Housing Requirement for settlements for 2017-2030. This was only for the Main and Local towns and with a combined figure for the Villages and Small Settlements. Since this time there have been two relevant updates as discussed below.

### Revised HGI

2.2 In September 2019 the Department for Infrastructure published [The Housing Growth Indicators 2016-based](#). This provided an updated HGI figure for FODC based on updated sources including NISRA predictions of the number of households in 2030 as based on 2016 household projections. For FODC, alongside all other Council areas within Northern Ireland, the HGI was been reduced. Table A below shows a direct comparison of the 2012-based and 2016-based HGIs for both the plan period and on an annualised basis.

**Table A: Update of HGI for FODC**

	HGI 2012-based	HGI 2016-based
	Dwellings	Dwellings
2015-2030 'The plan period'	5,190	4,300
Annualised	346	287

### Updated Record of Completions

2.3 Given that the HGI is now 2016-based Table B shows completions (within settlements) across the settlement hierarchy between 2015 to 2019. Table 2.1 at Appendix 2 shows all completions across all settlements, including Villages and Small Settlements, between 2015 to 2019.

**Table B: Summary of Completions across Settlement Hierarchy 2015-2019**

	2015-16	2016-17	2017-18	2018-19	TOTAL
<b>MAIN TOWNS</b>	116	11	118	144	<b>389</b>
<b>LOCAL TOWNS</b>	44	16	2	46	<b>108</b>
<b>VILLAGES AND SMALL SETTLEMENTS</b>	73	3	53	77	<b>206</b>
<b>TOTAL</b>	233	30	173	267	<b>703</b>

- 2.4 Applying the same methodology as in 2017, Table 2.2 at Appendix 2 shows the full breakdown of HGI/Housing Requirement for all settlements for 2019-2030. This includes all Villages and Small Settlements. This is summarised in Table C below.

**Table C: Summary of HGI / Housing Requirement (for all Settlements) 2019-2030**

Settlement	Indicative HGI / Housing Requirement 2019-2030 Dwellings
<b>Main Towns</b>	
Enniskillen	693
Omagh	939
<b>Local Towns</b>	
Carrickmore	15
Dromore	61
Fintona	58
Irvinestown	70
Lisnaskea	117
<b>All Villages and Small Settlements</b>	655
<b>TOTAL (ALL SETTLEMENTS)</b>	<b>2,608</b>

### 3.0 Existing Commitments on Greenfield sites

- 3.1 Further analysis of the Housing Audit 2019 gives an indication of the distribution of the existing (hard) commitments in terms of greenfield or brownfield land. This is detailed in Table D below (the Housing Audit, April 2019 within the Housing Land Studies paper Nov 2019 provides a complete breakdown).
- 3.2 In many of the settlements a significant proportion of these commitments are on Greenfield sites, in some cases all of them. Although no further analysis has been undertaken on the reasoning that these sites have not been developed or progressed to completion where a start has been made, it is likely to be market-led (i.e. permission was secured at the height of the market but subsequent fall in house prices and demand limits potential) or may be evidence of 'land-banking' by developers/house builders.
- 3.3 In addition, this is an indication of the potential to meet housing need without the further release of greenfield sites. This underpins the basis for the policy direction on future windfall outlined in draft policy HOU03.

**Table D – Greenfield Housing Commitments April 2019 (FOR ALL SETTLEMENTS)**

	<b>TOTAL HARD COMMITMENTS</b>	<b>TOTAL HARD GREENFIELD COMMITMENTS</b>	<b>% OF TOTAL COMMITMENTS WHICH ARE GREENFIELD</b>
	Dwellings	Dwellings	
	<b>MAIN TOWNS</b>		
Enniskillen	1052	852	81%
Omagh	1265	1156	91%
	<b>LOCAL TOWNS</b>		
Carrickmore	58	58	100%
Dromore	74	74	100%
Fintona	94	87	93%
Irvinestown	446	349	78%
Lisnaskea	272	269	99%
	<b>VILLAGES</b>		
<b>Total</b>	951	844	89%
	<b>SMALL SETTLEMENTS</b>		
<b>Total</b>	299	299	100%
<b>TOTAL</b>	<b>4511</b>	<b>3988</b>	<b>88%</b>

## 4.0 New Dwelling Completions

- 4.1 Table E indicates the number of completions (both urban and rural) between 2012 and 2019. This is considered to represent a reasonable time frame to identify any notable variation. It is also considered to represent a part of the economic cycle which is more reflective of consistent and manageable steady growth rate over the remainder of the plan period (i.e. it is not distorted by a pattern of significant annual increases in house prices and high completion rates which led to an over saturation of dwellings in the market and ultimately a period of recession e.g. the 'boom and bust' of early 2000s to 2009). The urban completion figures in this section have been taken from NILUD and the rural completion figures have been taken directly from FODC building control records.
- 4.2 There are variations across the years below however, if the average level of completions was to continue it would result in a total completion of 4,890 dwellings over the plan period (15 years). Generally, these average figures are comparable and within an acceptable range of the indicative HGI for the period 2016-2020.

**Table E – FODC New Dwellings Completions 2012-2019**

Year	Completed Dwellings
2012-13	249
2013-14	231
2014-15	393
2015-16	412
2016-17	207
2017-18	335
2018-19	461
<b>TOTAL</b>	<b>2288</b>
AVERAGE	326

## **5.0 Overview of Housing Land Studies and Conclusions**

- 5.1 Table F below provides the summary position, at 1 April 2019, of all the Housing Land Studies and when compared to the Housing Requirement 2019-2030 (see Section 2.0 above) which is the residual need for housing for the remainder of the plan period. This is for the main and local towns. This is a 'point in time' assessment.
- 5.2 It is clearly demonstrated that for all the towns there is a significant source of potential housing in particular from existing hard commitments. In combination with the potential source of housing from Windfall and Urban Capacity, this significantly exceeds the need. This is up to a factor of 8 for Irvinestown.
- 5.3 As can be seen in Table 5.1 at Appendix 2, there is also a notable variation across the villages and small settlements where for some settlements commitments in greater than need and vice versa.

**Table F – Overview of Housing Land Studies, April 2019**

<i>Dwellings</i>	INDICATIVE NEED	HOUSING LAND STUDIES - POTENTIAL				FACTOR
		HARD COMMITMENTS (HOUSING AUDIT)	WINDFALL ALLOWANCE	URBAN CAPACITY STUDY	TOTAL	
<b>ENNISKILLEN</b>	693	1052	151	196	1399	2.01
<b>OMAGH</b>	939	1265	257	324	1846	1.96
<b>CARRICKMORE</b>	15	58	0	54	112	7.46
<b>DROMORE</b>	61	74	1	34	109	1.78
<b>FINTONA</b>	58	94	22	38	154	2.65
<b>IRVINESTOWN</b>	70	446	2	114	562	8.05
<b>LISNASKEA</b>	117	272	8	81	361	3.08



## 6.0 Rural Completions and Approvals

- 6.1 The Spatial Growth Strategy allocates 23% of the HGI to the countryside. This equates to 989 dwellings. Table 6.1 at Appendix 2 shows all Rural Approvals between 2012 and 2019. These amount to 464 approvals, with an average approval rate of 66 per year.
- 6.2 The majority of these (85%) are for farm dwellings. In June 2018, the number of farms recorded for the District was 5,094. In theory, each of these farms is entitled to a farm dwelling every 10 years and this could easily consume the overall HGI for the District. In reality the proportion of approvals ascribed to a farm dwelling represents only 8% of the total number of farms.
- 6.3 The maximum differential between the number of farms per LGD, excluding Belfast, is between Fermanagh and Omagh (5,094) and Ards and North Down (696) at 4398. An average of the farm numbers for the 5 Districts with the highest number of farms (FODC, MU, NM&D, ABC and CC&C<sup>1</sup>) is 3778 farms which equates to 74% of the number of farms within the FODC District. Applying that average of 74% to the number of farm dwellings approved within FODC (392) is 290. Deducting the difference of 102 from the number of overall approvals within the FODC District in an effort to address the statistical skew created by the high number of farms within the District would result in an average of 51 approvals for farm dwellings, per year in the period 2012/13-2018/19.

**Table G: Rural Completion per Year broken down by year of commencement.**

Yr Commenced	Yr Complete 2012/13	Yr complete 2013/14	Yr complete 2014/15	Yr complete 2015/16	Yr complete 2016/17	Yr complete 2017/18	Yr complete 2018/19	Total
1983-84			1					1
1987-88				1				1
1990-91		1						1
1992-93						1		1
1993-94			1	1				2
1994-95		1						1
1995-96			1	1	1		1	4
1996-97	1	1	3	1				6
1997-98			1	1				2
1998-99	1		1	1				3
1999-00		1	2	1	2			6
2000-01	3	2	2		1		1	9
2001-02	1	4	1	1	2			9
2002-03	1	1	4	2	1			9

<sup>1</sup> DAERA NI Agricultural Census 2018.

2003-04	3	1	2	1		1		<b>8</b>
2004-05	5	8	2	4	4	3	1	<b>27</b>
2005-06	9	7	6	2			2	<b>26</b>
2006-07	17	16	10	12	9	5	3	<b>72</b>
2007-08	22	26	17	14	15	6	18	<b>118</b>
2008-09	23	15	10	15	10	13	4	<b>90</b>
2009-10	39	24	17	19	14	11	11	<b>135</b>
2010-11	53	26	21	15	15	7	12	<b>149</b>
2011-12	40	35	19	13	11	10	13	<b>141</b>
2012-13	7	20	24	17	5	10	7	<b>90</b>
2013-14		3	17	25	4	2	4	<b>55</b>
2014-15			5	30	20	9	5	<b>69</b>
2015-16				1	20	39	24	<b>84</b>
2016-17					43	41	58	<b>142</b>
2017-18						3	28	<b>31</b>
2018-19							2	<b>2</b>
unknown				1		1		<b>2</b>
<b>Total</b>	<b>225</b>	<b>192</b>	<b>167</b>	<b>179</b>	<b>177</b>	<b>162</b>	<b>194</b>	

6.4 An analysis of the completions in the countryside for the years 2012-2019 (Table G) indicates that 763 (59%) of the 1296 completions are likely to have originated from applications approved under the current policy context (i.e. PPS21). Whilst acknowledging that 1296 dwellings have been completed since April 2012, it is the Council's view that those which pre-date the current policy context should not count towards the overall HGI allocation to the countryside as they are a legacy of a time when policies were more relaxed under PSRNI and a reflection of the surge in applications made prior to the introduction of draft PPS14 in 2006/07. It is expected that over time this effect will drop off.

6.5 Building Control have advised that the figure for 2016-17 was potentially skewed by the Affordable Warmth Scheme which was administered by the NIHE with the assistance from the Council's Environmental Health Department. In some instances, this required Building Control applications as part of the process, with completion certificates required prior to the scheme being signed off.

6.6 This resulted in what the Council considers to be a statistical anomaly and as such the completion figures are not a true reflection of the average rate of approvals of 66 experienced under current policies since 2012, or 51 as adjusted to address the skew created by the high number of farms within the District. Analysis of both the actual and adjusted approval rates, in the context of the annualised HGI figure of 287, alongside the 23% allocation to the countryside projects rural approval rates at 23% and 18% of the annualised HGI figure respectively.

6.7 The adjusted figure, which reflects the difference between the Fermanagh and Omagh District Council area and other Council areas, provides the scope for any approvals resulting from the inclusion of additional policies HOU10 Replacement of Other Rural Buildings, HOU11 Redevelopment of a former site for dwelling and HOU13 Dwelling in association with the keeping and breeding of horses for commercial purposes. It is notable that PPS21 provided for both replacement of other rural buildings and dwellings associated with the keeping and breeding of horses for commercial purposes under CTY 3 Replacement Dwellings and CTY10 Dwelling on a Farm respectively, and as such already contribute to the planning approvals and completions cited within evidence.

## APPENDIX 1 - OVERVIEW OF SCOPE AND PURPOSE OF HOUSING LAND STUDIES

	HOUSING MONITOR - 2018-19	HOUSING AUDIT – APRIL 2019	WINDFALL ASSESSMENT – APRIL 2019	URBAN CAPACITY STUDY – APRIL 2019
<b>SCOPE AND PURPOSE</b>	<p>Review of all sites with an existing record of planning permission for housing and all sites zoned for housing in the Area Plans.</p> <p>Each site is given a Housing Monitor number. A dwelling is only registered as completed when it is at a stage where it could be occupied. The HM does not record if development has commenced.</p>	<p>Informed by the Housing Monitor. Review of (i) all sites with an existing record of planning permission (ii) all zoned sites (where not completed) and (iii) any new sites/applications being considered at 1 April 2019.</p>	<p>Informed by the Housing Monitor. Review of all completed development (Completed or Development On-going).</p>	<p>An assessment of the potential of brownfield sites to provide housing land, the availability of infill sites and the potential to reuse existing urban building within the urban footprint.</p>
	<p>Assessment of how much development (dwellings and size (Ha)) has been completed in the year.</p> <p>The Housing Monitor also details the quantum of remaining development potential (dwellings and</p>	<p>Audit of potential for sites to deliver housing and based on the status of the planning permission and/or if development has commenced at 1 April 2019.</p>	<p><i>Windfall</i> - Assessment of how much housing was delivered on land that was neither zoned nor anticipated during the formulation of the area plan, but which has become available during the lifetime of the plan.</p> <p><i>Windfall Allowance</i> - Assessment of</p>	<p>Assessment of the potential yield for each identified urban capacity site by using the average density of neighbouring housing developments.</p>

	size (Ha)) for all records.		how much of Windfall was delivered on Brownfield sites within the Urban Footprint.	
	All Settlements	All Settlements	Main and Local Towns Only	Main and Local Towns Only
<b>HOW SITES ARE CATEGORISED</b>	<ul style="list-style-type: none"> <li>Completed;</li> <li>Development On-going; or,</li> <li>Not started</li> </ul>	<ul style="list-style-type: none"> <li>'Hard' Commitments (Category 1); or,</li> <li>'Soft' Commitments (Category 2)</li> </ul>	<ul style="list-style-type: none"> <li>Zoned; or,</li> <li>Unzoned</li> </ul>	Vacant Underutilised
<b>OTHER CATEGORIES OR SUB-CATEGORIES</b>	<ul style="list-style-type: none"> <li>Zoned; or,</li> <li>Unzoned</li> </ul> <p>AND</p> <p>Further sub-categorisation of 'Unzoned' land by type of site.</p>	<ul style="list-style-type: none"> <li>Brownfield; or,</li> <li>Greenfield</li> </ul> <p>AND</p> <p>Further sub-categorisation of hard and soft commitments.</p>	<ul style="list-style-type: none"> <li>Brownfield Urban Footprint;</li> <li>Brownfield Fringe;</li> <li>Greenfield Urban Footprint; or,</li> <li>Greenfield Fringe</li> </ul> <p>AND</p> <p>Further sub-categorisation of 'Unzoned' land by type of development.</p>	Brownfield/Urban Footprint; Greenfield/Urban Footprint
<b>RELEVANT DATES OF ASSESSMENT</b>	1 April 2018 to 31 March 2019 (latest year) and 1 April 1999 to 31 March 2019 (all years)	1 April 2019	1 April 1999 to 31 March 2019	1 April 2019

## APPENDIX 2 - TABLES

**TABLE 2.1 – HOUSING COMPLETIONS (IN ALL SETTLEMENTS) 2015-2019**

	2015-2016	2016-2017	2017-2018	2018-2019	TOTAL 15/16 - 18/19
<b>TOWNS</b>					
Enniskillen	43	8	40	62	153
Omagh	73	3	78	82	236
<b>TOTAL</b>	<b>116</b>	<b>11</b>	<b>118</b>	<b>144</b>	<b>389</b>
<b>LOCAL TOWNS</b>					
Carrickmore	2	2	1	2	7
Dromore	2	0	0	0	2
Fintona	10	0	0	1	11
Irvinestown	8	12	0	35	55
Lisnaskea	22	2	1	8	33
<b>TOTAL</b>	<b>44</b>	<b>16</b>	<b>2</b>	<b>46</b>	<b>108</b>
<b>VILLAGES</b>					
Ballinamallard	2	0	9	0	11
Belcoo	0	0	0	0	0
Bellanaleck	2	1	0	0	3
Belleek	32	0	0	9	41
Beragh	0	0	10	28	38
Brookeborough	1	1	0	0	2
Clabby	0	0	0	0	0
Derrygonnelly	0	0	0	0	0
Derrylin	0	0	0	0	0
Donagh	0	0	0	0	0
Drumquin	0	0	0	1	1
Ederney	3	0	2	0	5
Garrison	3	1	0	0	4
Gortin	0	0	0	0	0
Greencastle	0	0	0	1	1
Kesh	2	0	0	2	4
Kinawley	1	0	0	0	1
Lisbellaw	2	0	0	0	2
Lisnarick	2	0	1	0	3
Loughmacrory	3	0	5	7	15
Maguiresbridge	1	0	0	9	10
Mountfield	0	0	2	0	2
Newtownbutler	2	0	0	0	2
Tullyhommon (part of Pettigo)	2	0	0	0	2
Rosslea	0	0	1	0	1
Seskinore	1	0	8	0	9
Sixmilecross	0	0	4	7	11
Trillick	0	0	0	0	0
Tempo	1	0	0	0	1
<b>TOTAL</b>	<b>60</b>	<b>3</b>	<b>42</b>	<b>64</b>	<b>169</b>

	2015-2016	2016-2017	2017-2018	2018-2019	TOTAL 15/16- 18/19
<b>SMALL SETTLEMENTS</b>					
Ardess	0	0	0	0	0
Arney/Skea	0	0	0	0	0
Altamuskin	0	0	0	0	0
Ballycassidy/Laragh/Tro ry	0	0	0	0	0
Carranbeg/Rosscor	0	0	0	0	0
Carrontremall	0	0	0	0	0
Carrybridge	1	0	0	0	1
Church Hill	1	0	0	0	1
Clanabogan	2	0	1	0	3
Creggan	1	0	0	3	4
Dooish	0	0	0	0	0
Drumduff	0	0	0	0	0
Drumnakilly	1	0	0	0	1
Dunmoyle	0	0	0	0	0
Dunmullan	0	0	0	0	0
Edenderry	0	0	0	0	0
Eskragh	0	0	0	7	7
Florencecourt/Drumlagh y	0	0	0	0	0
Garvaghey	1	0	0	0	1
Gillygooley	0	0	0	2	2
Glenhull	0	0	0	0	0
Gortaclare/Moylagh	0	0	0	0	0
Gortnagarn	0	0	0	0	0
Killadeas	0	0	0	0	0
Killesher/Derrylester	0	0	0	0	0
Kilskeery	0	0	0	0	0
Knockmoyle	0	0	10	0	10
Lack	1	0	0	0	1
Letterbreen	0	0	0	0	0
Magheraveely	0	0	0	0	0
Monea	1	0	0	0	1
Mountjoy	0	0	0	0	0
Mullanaskea	0	0	0	0	0
Newtownsaville	1	0	0	0	1
Roscavey	0	0	0	0	0
Rousky	0	0	0	0	0
Springfield	0	0	0	0	0
Tamlaght	1	0	0	0	1
Tattyreagh	0	0	0	0	0
Teemore	0	0	0	0	0
Tircur	2	0	0	0	2
Tummery	0	0	0	1	1
Whitehill	0	0	0	0	0
<b>TOTAL</b>	<b>13</b>	<b>0</b>	<b>11</b>	<b>13</b>	<b>37</b>
<b>TOTAL – ALL SETTLEMENTS</b>	<b>233</b>	<b>30</b>	<b>173</b>	<b>267</b>	<b>703</b>



**TABLE 2.2 – INDICATIVE HGI / HOUSING REQUIREMENT (FOR ALL SETTLEMENTS) 2019 -2030**

	HGI 2015-2030	HGI 2015-2019	Completed Houses 2015-2019	Difference between HGI and completions A	HGI allocation 2019-2030 B	ADJUST. HGI 2019-2030 "HOUSING REQUIREMENT" A +/- B
<b>MAIN TOWNS (47%)</b>						
Enniskillen	846	226	153	73	620	693
Omagh	1,175	313	236	77	862	939
<b>LOCAL TOWNS (10%)</b>						
Carrickmore	22	6	7	-1	16	15
Dromore	63	17	2	15	46	61
Fintona	69	19	11	8	50	58
Irvinestown	125	33	55	-22	92	70
Lisnaskea	150	40	33	7	110	117
<b>VILLAGES (15%)</b>						
Ballinamallard	63	17	11	6	46	52
Belcoo (incl Holywell) <sup>2</sup>	24	6	0	6	18	24
Bellanaleck	22	6	3	3	16	19
Belleek	43	11	41	-30	32	2
Beragh	26	7	38	-31	19	0
Brookeborough	20	5	2	3	15	18
Clabby	11	3	0	3	8	11
Derrygonnelly	30	8	0	8	22	30
Derrylin	28	8	0	8	20	28
Donagh	7	2	0	2	5	7
Drumquin	27	7	1	6	20	26
Ederney	28	7	5	2	21	23
Garrison	17	5	4	1	12	13
Gortin	19	5	0	5	14	19
Greencastle	9	2	1	1	7	8
Kesh	50	13	4	9	37	46
Kinawley	6	2	1	1	4	5
Lisbellaw	46	12	2	10	34	44
Lisnarick	11	3	3	0	8	8
Loughmacrory	16	4	15	-11	12	1
Maguiresbridge	45	12	10	2	33	35
Mountfield	14	4	2	2	10	12
Newtownbutler	47	12	2	10	35	45
Tullyhommon (part of Pettigo)	4	1	2	-1	3	2
Rosslea	25	7	1	6	18	24
Seskinore	7	2	9	-7	5	0
Sixmilecross	13	3	11	-8	10	2
Trillick	15	4	0	4	11	15
Tempo	24	6	1	5	18	23

<sup>2</sup> The strategic allocation of housing between Belcoo (identified as a Village) and Holywell (identified as a Small Settlement) will be determined at LPP stage. Currently they are assessed as one settlement within the 2011 Census.

	HGI 2015-2030	HGI 2015-2019	Completed Houses 2015- 2019	Difference between HGI and completions A	HGI allocation 2019-2030 B	ADJUST. HGI 2019-2030 "HOUSING REQUIREMENT" A +/- B
<b>SMALL SETTLEMENTS (5%)</b>						
Ardess	2	0	0	0	2	2
Arney/Skea	5	1	0	1	4	5
Altamuskin	3	1	0	1	2	3
Ballycassidy/Laragh/ Trory	16	4	0	4	12	16
Carranbeg/Rosscor	2	0	0	0	2	2
Carrontremall	2	1	0	1	1	2
Carrybridge	1	0	1	-1	1	0
Church Hill	2	1	1	0	1	1
Clanabogan	14	4	3	1	10	11
Creggan	2	0	4	-4	2	0
Dooish	4	1	0	1	3	4
Drumduff	1	0	0	0	1	1
Drumnakilly	5	1	1	0	4	4
Dunmoyle	1	0	0	0	1	1
Dunmullan	2	0	0	0	2	2
Edenderry	3	1	0	1	2	3
Eskragh	2	1	7	-6	1	0
Florencecourt/ Drumlaghy	5	1	0	1	4	5
Garvaghey	3	1	1	0	2	2
Gillygooley	2	1	2	-1	1	0
Glenhull	2	0	0	0	2	2
Gortaclare/Moylagh	3	1	0	1	2	3
Gortnagarn	2	0	0	0	2	2
Killadeas	3	1	0	1	2	3
Killesher/Derrylester	2	1	0	1	1	2
Kilskeery	3	1	0	1	2	3
Knockmoyle	2	1	10	-9	1	0
Lack	6	2	1	1	4	5
Letterbreen	3	1	0	1	2	3
Magheraveely	3	1	0	1	2	3
Monea	9	2	1	1	7	8
Mountjoy	5	1	0	1	4	5
Mullanaskea	2	0	0	0	2	2
Newtownsaville	2	0	1	-1	2	1
Roscavey	1	0	0	0	1	1
Rousky	3	1	0	1	2	3
Springfield	3	1	0	1	2	3
Tamlaght	17	5	1	4	12	16
Tattyreagh	4	1	0	1	3	4
Teemore	7	2	0	2	5	7
Tircur	2	1	2	-1	1	0
Tummery	2	1	1	0	1	1
Whitehill	1	0	0	0	1	1

**TABLE 5.1 – HGI / HOUSING NEED 2019-2030 (TABLE 2.2) AND HOUSING COMMITMENTS AT APRIL 2019 (FOR ALL SETTLEMENTS) (SEE HOUSING AUDIT 2019 IN THE HOUSING LAND STUDIES)**

	Housing Need (2019-2030) Dwellings	Hard Commitments (April 2019) Dwellings
<b>MAIN TOWNS</b>		
Enniskillen	693	1,052
Omagh	939	1,265
<b>Total</b>	<b>1,632</b>	<b>2317</b>
<b>LOCAL TOWNS</b>		
Carrickmore	15	58
Dromore	61	74
Fintona	58	94
Irvinestown	70	446
Lisnaskea	117	272
<b>Total</b>	<b>321</b>	<b>944</b>
<b>VILLAGES</b>		
Ballinamallard	52	71
Belcoo	24	1
Bellanaleck	19	0
Belleek	2	64
Beragh	-12	44
Brookeborough	18	40
Clabby	11	38
Derrygonnelly	30	74
Derrylin	28	47
Donagh	7	26
Drumquin	26	8
Ederney	23	106
Garrison	13	69
Gortin	19	19
Greencastle	8	8
Kesh	46	142
Kinawley	5	3
Lisbellaw	44	12
Lisnarick	8	2
Loughmacrory	1	9
Maguiresbridge	35	50
Mountfield	12	0
Newtownbutler	45	50
Tullyhommon (part of Pettigo)	2	1
Rosslea	24	0
Seskinore	-2-	48
Sixmilecross	2	7
Trillick	15	6
Tempo	23	6
<b>Total</b>	<b>528</b>	<b>951</b>

\* Where Housing Need is recorded as zero this tends to be where the number of completions between 2016 and 2019 was equal to or exceeded the HGI for the entire period 2016 to 2030

	Housing Need (2019-2030) Dwellings	Hard Commitments (April 2019) Dwellings
<b>SMALL SETTLEMENTS</b>		
Ardess	2	3
Arney/Skea	5	5
Altamuskin	3	0
Ballycassidy/Laragh/Trory	16	1
Carranbeg/Rosscor	2	0
Carrontremall	2	0
Carrybridge	0	15
Church Hill	1	6
Clanabogan	11	13
Creggan	-2	4
Dooish	4	2
Drumduff	1	0
Drumnakilly	4	2
Dunmoyle	1	0
Dunmullan	2	0
Edenderry	3	23
Eskragh	-5	3
Florencecourt/Drumlaghy	5	0
Garvaghey	2	0
Gillygooley	0	9
Glenhull	2	0
Gortaclare/Moylagh	3	15
Gortnagarn	2	6
Killadeas	3	2
Killesher/Derrylester	2	0
Kilskeery	3	20
Knockmoyle	-8	3
Lack	5	0
Letterbreen	3	50
Magheraveely	3	10
Monea	8	4
Mountjoy	5	36
Mullanaskea	2	0
Newtownsaville	1	24
Roscavey	1	0
Rousky	3	18
Springfield	3	0
Tamlaght	16	0
Tattyreagh	4	15
Teemore	7	0
Tircur	0	3
Tummery	1	7
Whitehill	1	0
<b>Total</b>	<b>142</b>	<b>299</b>

**TABLE 6.1 – RURAL APPROVALS 2012 - 2019**

	2012/13			2013/14			2014/15			2015/16			2016/17			2017/18			2018/19			TOTAL 2012-2019		
	Full	RM	Total	Full	RM	Total	Full	RM	Total	Full	RM	Total	Full	RM	Total	Full	RM	Total	Full	RM	Total	Full	RM	Total
CTY1 - Development in the Countryside	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	2	0	2
CTY 2 - Development in DRCs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CTY 2a - Existing Clusters	0	0	0	0	0	0	0	1	1	1	0	1	0	0	0	1	0	1	2	3	5	4	4	8
CTY 4 - Conversion/Reuse	0	0	0	0	0	0	0	0	0	1	0	1	1	0	1	0	0	0	0	0	0	2	0	2
CTY 6 - Personal/Domestic	2	3	5	0	2	2	0	0	0	0	1	1	1	0	1	0	0	0	0	1	1	3	7	10
CTY 8 - Infill Dwellings	5	3	8	1	2	3	1	2	3	7	6	13	2	6	8	5	0	5	7	3	10	28	22	50
CTY 10 - Farm Dwellings	43	18	61	36	9	45	26	16	42	46	30	76	35	23	58	37	17	54	24	32	56	247	145	392
<b>Totals</b>	<b>50</b>	<b>24</b>	<b>74</b>	<b>37</b>	<b>13</b>	<b>50</b>	<b>27</b>	<b>19</b>	<b>46</b>	<b>55</b>	<b>37</b>	<b>92</b>	<b>41</b>	<b>29</b>	<b>70</b>	<b>43</b>	<b>17</b>	<b>60</b>	<b>33</b>	<b>39</b>	<b>72</b>	<b>286</b>	<b>178</b>	<b>464</b>

## Appendix 3

### **Enniskillen – Review of all Sites identified in the Housing Audit (November 2019) to determine potential delivery of Affordable Housing over the Plan Period under various scenarios (threshold and percentage).**

#### Background

The NIHE Housing Needs Assessment (2018) (HNA) identifies Enniskillen as having the highest Affordable Housing (AH) need in the district between 2018 and 2023 of 144 units, equating to 29 units annually.

Since this paper was originally produced in 2019, the NIHE Housing Investment Plan (2020) (HIP) has been published and again it identifies Enniskillen as having the highest Affordable Housing (AH) need in the district between 2019 to 2024 of 176 units, equating to 35 units annually. It is noted that there is less certainty in any projection beyond a 5-year period but, for reference, if a similar rate was calculated pro-rata over the plan period this would result in an AH need from 2019 to 2030 of 385 units (based on 2020 HIP figure).

#### Methodology

The following reviews possible delivery of AH through applying draft policies HOU01 and HOU03 over the plan period. It examines existing permissions and sites already identified through the Housing Audit.

This includes:

1. 'Hard Commitments'
2. 'Soft Commitments'.
3. Other 'Windfall' Sites

For this review sites with a (potential) yield of 5 or more units have been considered and as it would be unrealistic and impractical to seek AH for sites below this level.

#### **1. All 'Hard Commitments'**

Number of Sites	19
Potential Units	1014

**Comments:** It is unlikely that any of these would deliver Affordable Housing by way of policy HOU03. These sites will either be:

- built out in line with existing permission and without delivering any AH; or,
- if they are subject to a revised application (e.g. a change to house type or layout etc) they would most likely be able to rely on the 'fall back'

position of the existing implemented permission as a material consideration to resist the provision of AH by way of policy HOU03.

However, some of these permissions could 'lapse' and therefore any new application would need to be subject to assessment against HOU01 and HOU03. Most of these may be unacceptable in principle as, in line with HOU01, they would be on 'unzoned greenfield land' (see Para 3.9 of the Draft Plan Strategy). It is therefore concluded that no allowance could be given for the delivery of affordable housing from these sites. It should be noted that the inclusion of outline permissions (in the hard commitment figure) has, in the event of the outline permission lapsing, the potential to have inflated the number of sites and potential units

**2. 'Soft Commitments' comprising of zoned land without any planning permission (Category 2C)**

Number of Sites	35
Potential Units	2120

**Comments:** It is necessary to consider these sites in the context of draft policy SP03, which outlines that within the LPP sites will be either identified as Phase 1 or Phase 2.

(a) In the Interim period (after the adoption of the DPS but prior to the adoption of the LPP):

As zoned sites, any applications on these sites are likely to be acceptable in principle and would be subject to provision under policy HOU03. At this time, there are 2120 potential units identified as soft commitment across 35 sites which provide significant opportunities to meet the AH need for Enniskillen. Assuming an interim period between dPS adoption and LPP of 3.5 years, in conjunction with an annual affordable housing need of 29 units (35 units based on updated 2020 HIP figure), the need for the interim period is approximately 101 units (123 units based on updated 2020 HIP figure). It is noted that the rate of 10% has the potential to deliver 212 units through soft commitments alone.

(b) Post adoption of the LPP:

At this stage a decision would be made on whether these 35 sites would be Phase 1 or Phase 2 (in line with Policy SP03). Given the high number of existing 'hard commitments' and 17 Of the 19 sites are Greenfield, it is likely they will be identified as Phase 2 and would be brought forward after the plan-period.

However, it could also be the case that one or more of these sites could be identified for the delivery of affordable housing and allocated as such in the LPP. If a larger site was identified for affordable housing this could well meet a substantial part, if not all, of the AH need over the plan period.

Alternatively, draft policy HOU01 as presented our Schedule of Proposed Changes, would potentially allow one of these sites to be brought forward into the Plan Period for AH if in the case of our towns “it is demonstrated within the Housing Need Assessment that there is an unmet need for Affordable Housing which cannot be met through any existing commitments or on sites zoned for housing”. And in the case of our villages and small settlements if “it is demonstrated within the Housing Need Assessment that there is an unmet need for affordable housing which cannot be met through existing commitments or on sites within any Housing Policy Area.”.

### **3. Other Windfall Sites**

Beyond the above sites there is always the potential for further windfall sites where there is no existing record of a planning permission. It is difficult to predict how many potential units will be delivered following adoption of the Draft Plan Strategy. This is because policy HOU01 will only allow the development of brownfield (windfall) land within the settlement limits and there is no evidence of any significant delivery of housing on brownfield land.

#### **Conclusion:**

It is clear from a review of existing and potential sites in Enniskillen that, given the high number of housing units that would be delivered over the plan period through existing commitments (none of which have a policy requirement to deliver affordable housing), there is limited potential for the delivery of affordable housing through policy HOU03 under any scenario. This is already recognised within the draft Plan Strategy at para 3.4 where it states:

*“A potential issue with so much of our housing being delivered through existing commitments is that there may be limited opportunities for the plan to deliver a supply of affordable housing to meet need.”*

However, it has been shown that the policy has the potential to deliver some AH particularly in the short-term (prior to adoption of LPP) and which would contribute towards the need for affordable housing.



## **HOUSING LAND STUDIES – NOVEMBER 2019 \*\***

*\*\*This paper has been updated following a cleanse of NILUD in December 2020. The NILUD cleanse has resulted in an adjustment of some figures within this paper.*

### **1.0 Introduction and Background**

- 1.4 This document is a compendium of the various Housing Land Studies that have been completed by FODC Local Development Plan Team in support of the Draft Plan Strategy and the strategy for the management and allocation of housing land. The Studies will provide the basis for potential allocation of land for housing development which will be brought forward in the Local Policies Plan. Para 6.139 of the SPPS outlines the process for the allocation housing land within the Local Development Plan. The Housing Land Studies address many of the steps involved in the process.
- 1.5 The Housing Land Studies also assist with the Council's responses to comments received on the Draft Plan Strategy.
- 1.6 In summary, the documents are:
  - The Housing Monitor 2018-2019 (April 2019)
  - The Housing Audit (April 2019)
  - The Urban Capacity Study (April 2019)
  - The Windfall Assessment (April 2019)
- 1.7 The Housing Land Studies should be reviewed alongside the Updated Housing Paper (November 2019) which provides up-to-date information on housing need for all settlements amongst other matters.

## **2.0 THE HOUSING MONITOR 2018-2019, April 2019**

- 2.1 The annual housing monitor refers to an historic long-running regional study which was originally commenced in 1997 by the former Department of Environment.
- 2.2 Each planning authority area was responsible for formulating their own report, which fed into the regional Housing Land Availability Study, and this was published annually by central government.
- 2.3 The original objectives of the monitor were to guide Development Plan formation in Northern Ireland, and later, to correspond with the Regional Development Strategy (September 2001) objectives of managing housing growth and distribution.
- 2.4 Initially the study took place each August across NI and included all settlements as defined in prevailing development plans and only excluded the open countryside from urban analysis. In more recent years the practice has changed to an April-based study in line with the financial year.
- 2.5 The housing monitor looked at new sites zoned for housing, and/or any sites approved for residential development by granting of planning approval, or through the appeal process. These sites were all assigned reference numbers as monitor sites. Removal of a site is generally only considered where any non-residential development commences or where a revised Development Plan removes its potential for residential development. In the latter case, this has not been relevant since the Omagh Area Plan 2002 (adopted September 1992) and the Fermanagh Area Plan 2007 (adopted March 1997), have been in place throughout the lifetime of the local housing monitor study.
- 2.6 The monitor therefore includes all areas identified as potentially suitable for residential development. In the initial years of the study, all sites were visited and the number of dwellings or flats which had reached a 'habitable stage', were counted and included, as was the amount of land developed within each monitor site. This normally meant that doors and windows had been installed, along with the roof in place.
- 2.7 In later years the study progressed to a desktop study, utilising building control completion records to ascertain development levels for each year. A completion certificate issued on a site became the indicator for an additional unit and these would be verified against other records available to the council. Otherwise, the tables and maps associated with the monitor were updated in the usual way.

### **Type of Site**

2.8 Sites were all classified according to their characteristics in relation to the housing monitor. The different types of site encountered are summarised as below:

Zoned Residential

Zoned residential in the current area plan. This includes areas in smaller settlements which broadly equate to the main potential for housing as identified in the plan (development limit defines suitability in principle).

Zoned Other

Any other non-residential zoning in current area plan e.g. recreation and open space, industry, community use etc.

Additional Units

Small-scale private sector schemes to convert private dwellings into multiple units' e.g. Bedsits, flats and/or apartments. Record only the net gain in units. (May include the demolition of existing unfit dwelling units).

Whiteland (Major Site)

Large tracts of "Unzoned" and undeveloped land, for which "additional units" category would not apply and accommodate more than 3 units. This excludes areas in smaller settlements classified as "Zoned Residential".

Redevelopment (Residential)

Complete redevelopment or rehabilitation of unfit residential property to provide new residential units. Record total new units.

Redevelopment (Non-residential)

Complete redevelopment of existing unzoned Non-residential urban use.

Infill Site

Infill sites on frontage or rear gardens (single or combined), other small-scale under-utilised sites within the urban footprint. This category refers predominantly to apartments and/or townhouses in the larger settlements and to undeveloped sites in the smaller villages, which will accommodate less than 4 units.

## **Urban Location**

- 2.9 Sites were further classified by their location to determine whether they fell within the urban footprint (formerly Fabric) in order to compare outcomes with the 60% RDS target. This only applied to sites in settlements with more than 5000 population, and therefore applies only to Enniskillen and Omagh within the Fermanagh and Omagh district area. Urban footprints were initially defined in 2001, though they have been updated more recently to capture any changes since that date.
- 2.10 Guidance on what constitutes urban footprint, is as per Appendix 8 of the RDS, which states:

*The urban footprint for towns and cities throughout Northern Ireland will be defined as the continuous built-up area of the settlement. The boundary will be represented by an uninterrupted line, often lying inside the planned settlement limit. The urban footprint will contain land which has a formal urban use and, for example, gardens on the edge of the settlement will be included within the footprint as they form part of the curtilage of a building. However, undeveloped zoned land at the edge of the settlement will be excluded. Urban footprints have been identified and set as the baseline of January 2001 and, for monitoring purposes, will not be altered for 5 years.*

## **Density**

- 2.11 Where necessary, development density was calculated for each site by dividing the site area by the potential site capacity. Approximate densities were sometimes applied, using site area, and adjoining densities as a guide.

## **Reporting**

- 2.12 The annual monitor report was concluded each year and corresponded with the updating of the overall tables and map outputs. There is no longer the requirement to feed into a regional report (the Housing Land Availability Report) however Fermanagh and Omagh Council have maintained the associated tables since 2015. These have not been published in full since there has been no scrutiny of the figures therein, and the data has been used primarily for internal Development Plan work.
- 2.13 Ultimately there will be a requirement to publish an Annual Monitor of the LDP in the year following the adoption of the Local Policies Plan. The Annual Housing Monitor is therefore a precursor to this annual monitor and will be an essential component of it. The Annual Housing Monitor may also provide the basis for assessing planning applications for housing in certain situations. For example, the early release of Phase 2 land for housing as per draft policy SP03.

2.14 The most recent figures for completed dwellings in relation to monitor sites is detailed in Appendix A.1.

### **3.0 THE HOUSING AUDIT 2019, April 2019**

3.1 The Housing Paper October 2018 included a 'Housing Audit'. This was a desktop-based assessment based on sites identified in the Annual Housing Monitor, most recent relevant planning records, GIS and most recent orthophotography. This was a review of all sites where there was a previous record of planning permissions for housing development and any residual zoning. Essentially this is used to predict the number of units that could be developed and based on the current planning status of sites. This is in line with the SPPS which, at para 6.139, outlines that there should be an 'allowance for existing housing commitments' when allocating land for housing. In October 2018 this Housing Audit was undertaken for the Main and Local Towns only.

3.2 The Housing Audit applied a 'traffic-light' model and sought to split these sites into the following categories:

- Hard Commitments [Green] – Sites where development has commenced and is on-going, and sites which have a valid unimplemented planning permission (full or outline).
- Soft Commitments [Amber] – Sites where an application is currently being considered, sites zoned for development in the Area Plans, and sites which have previously had a permission but which now appears to have lapsed.

Appendix B.1 provides more detail of sub-categories used and how sites were categorised. It should be caveated that in many cases it cannot be conclusively stated that a permission has commenced (and therefore been implemented in line with relevant planning permission and so remains valid). A precautionary approach has been taken when categorising sites under these circumstances.

3.3 The Housing Audit has been updated at 1 April 2019 as follows:

- All sites have been reviewed for the Main and Local Towns and to reflect their status at 1 April 2019;
- New Housing Audits have been undertaken for all the Villages and Small Settlements at 1 April 2019;
- The sub-categories used have been adjusted to ensure the status of the sites is fully reflected.

3.4 Table 1.1 at Appendix B.2 details total commitments for all settlements across all sub-categories. Table A below provides a summary of Housing

Commitments across the settlement hierarchy. Table B below reproduces the summary of HGI/Housing Requirement for the remainder of the plan period and for ease of comparison (see Updated Housing Paper – Table C).

**Table A: Housing Commitments across the Settlement Hierarchy**

	<b>HARD COMMITMENTS</b>	<b>SOFT COMMITMENTS</b>	<b>TOTAL COMMITMENTS</b>
<b>Enniskillen</b>	1052	2168	3220
<b>Omagh</b>	1265	1798	3063
<b>Carrickmore</b>	58	197	255
<b>Dromore</b>	74	170	244
<b>Fintona</b>	94	152	246
<b>Irvinestown</b>	446	642	1088
<b>Lisnaskea</b>	272	569	841
<b>ALL VILLAGES</b>	951	2434	3385
<b>ALL SMALL SETTLEMENTS</b>	299	762	1061
<b>TOTAL (ALL SETTLEMENTS)</b>	<b>4511</b>	<b>8892</b>	<b>13403</b>

**Table B: Summary of HGI / Housing Requirement (for all Settlements)  
2019-2030**

<b>Settlement</b>	<b>Indicative HGI / Housing Requirement 2019-2030</b>  Dwellings
<b>Main Towns</b>	
Enniskillen	693
Omagh	939
<b>Local Towns</b>	
Carrickmore	15

Dromore	61
Fintona	58
Irvinestown	70
Lisnaskea	117
<b>All Villages and Small Settlements</b>	684
<b>TOTAL (ALL SETTLEMENTS)</b>	<b>2,608</b>



## **4.0 THE URBAN CAPACITY STUDY, April 2019**

- 4.1 As part of the evidence base for the preparation of the LDP, an assessment of the Housing Requirement for each settlement and for the remainder of the plan period along with an audit of existing 'commitments' (e.g. permissions and zoned land) for the Main and Local Towns was conducted. The overall conclusion was that existing commitments within settlements would exceed housing need for the housing period and beyond.
- 4.2 This Urban Capacity Study (UCS) forms part of the evidence base for the LDP and will be published as a technical supplement. Work commenced on the Urban Capacity Study in December 2018 with desktop research and site visits. Previous UCS work was updated. Further desktop studies were conducted in the summer of 2019 followed by site visits in September 2019.
- 4.3 An UCS is an integral part of plan preparation providing a comprehensive analysis of the potential for future housing growth within the urban footprint. It is an important step to help inform the sustainable approach to housing development proposed through the phased release of housing land. It will indicate the capacity for housing within the urban footprint and the density of housing for each site.
- 4.4 It is advised that this is an interim report and further work will be carried out prior to the next stage of the plan process and the publication of a Local Policies Plan (LPP). At that time, comment will be sought from Statutory Consultees in respect of the specifics of each site and the potential yield may be amended.
- 4.5 The findings of this study are an initial audit of the potential housing capacity across the Council area only. The identification of sites within this report does not constitute a land allocation at this stage. Land allocations can only be made through the LPP. Also, the Urban Capacity Study does not grant planning permission for sites or suggest that planning permission would be granted.
- 4.6 The UCS forms part of the evidence base in relation to housing within settlements. Having already established that FODC had an overprovision of housing land, both zoned and committed, the UCS will assist at LPP stage in identifying any additional potential for housing on brownfield land within the urban footprint.

## **Policy Context**

### **Regional Policy Context**

- 4.7 The Regional Policy context is provided by the Regional Development Strategy (RDS) 2035, the Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 12 – Housing in Settlements.

### **The Regional Development Strategy 2035**

- 4.8 The Planning Act (NI) 2011 specifically requires the LDP to take account of policies and guidance issued by the Department of Regional Development, and this includes the Regional Development Strategy (RDS) 'Building a Better Future', published in 2012. The RDS is the Government's overarching spatial strategy for NI up to 2035. It seeks to promote more sustainable housing development within existing urban areas by encouraging compact urban forms recognising that there are significant opportunities for new housing on appropriate vacant and underutilised land, and sets a regional target of 60% of new housing to be located on appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population.
- 4.9 The RDS identifies Enniskillen and Omagh as main hubs, with Enniskillen also recognised as a gateway to the Republic of Ireland with strategic links to Sligo. Both towns hold central positions within their respective hinterlands.
- 4.10 The RDS identifies regional housing needs as Housing Growth Indicators (HGIs) across Northern Ireland. The most recent HGI figures issued by central government cover the period 2016-2030 and assigned 4,300 dwellings to our Council area.

### **Strategic Planning Policy Statement**

- 4.11 The Strategic Planning Policy Statement (SPPS) underpins the regional guidelines in the Regional Development Strategy and sets out a number of aims including to facilitate an adequate and available supply of quality housing to meet the needs of everyone, promote more sustainable housing development within existing urban areas and the provision of mixed housing development. The SPPS highlights that the LDP process is the main vehicle for assessing future housing requirements to ensure the above objectives are met. It states that Local Development Plans should set out a strategy for housing that supports the principles of the RDS and the SPPS. The SPPS requires that housing allocations in Local Development Plans should be informed by the following:
- **RDS Housing Growth Indicators (HGI)** - The RDS identifies regional housing needs as Housing Growth Indicators (HGIs) across Northern Ireland. They provide a guide for allocating housing distribution across the plan area.

- **The RDS housing evaluation framework** – which takes account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth.
- **Allowance for existing housing commitments** – i.e. dwellings already constructed from the base date, approvals not yet commenced and residential development proposals likely to be approved.

**Urban Capacity Studies** – an assessment of the potential for future housing growth within the urban footprint and the capacity for different types and densities of housing. Takes account of housing development opportunities arising from previously developed land (brownfield land), infill sites, conversion of existing buildings and possible changes of land use.

### **Study Approach**

- 4.12 PPS 12, Appendix A sets out a methodology for carrying out urban capacity studies as part of the development plan preparation process in NI. Any deviation from this guidance has been highlighted. While outlining three alternative broad approaches to carrying out urban capacity studies, PPS 12 strongly advocates the use of comprehensive surveys of the whole defined area (urban footprint). Given the relatively small size of five of the seven towns in the Council area, the overall comprehensive approach has been selected as the most appropriate.

### **Methodology Used**

- 4.13 The methodology used is as follows:

- Step 1: Selected the settlements to be assessed
- Step 2: Identified the urban footprint
- Step 3: Identified the housing commitments
- Step 4: Compiled assets, constraints and planning history from the planning portal and data from Spatial NI
- Step 5: Identified sites and site survey conducted
- Step 6: Defined the character areas
- Step 7: Calculated the potential yield.

### **Settlements to be assessed**

- 4.14 The RDS sets a regional target of 60% for the location of urban housing growth within the existing urban areas of the cities and towns of over 5000

population. Within Fermanagh and Omagh District Council area Enniskillen and Omagh are the only settlements with a population of over 5000 (Census, 2011).

- 4.15 However, PPS12 allows that settlements of different sizes can be of relative importance within their own locality. Furthermore PPS 12 recommends that as a reasonable minimum requirement urban capacity studies should be undertaken for the highest and second highest tiers of settlement in each district. Therefore, urban capacity studies have been undertaken for Enniskillen, Omagh, Fintona, Dromore, Carrickmore, Irvinestown and Lisnaskea. Within the Settlement Hierarchy both Enniskillen and Omagh are Main Towns and Fintona, Dromore, Carrickmore, Irvinestown and Lisnaskea are local towns.

### **Urban Footprint**

- 4.16 The footprint boundary for each settlement is defined as the continuous built-up area of a settlement and which was initially identified and set as a baseline in January 2001 by Central Government. This was examined and amended, if required, in 2018. Changes were made to the urban footprints of Enniskillen, Omagh, Irvinestown and Lisnaskea. The urban footprints of the other settlements remain the same. The changes made to the urban footprints included extensions in places where development has taken place since 2001 and the removal of areas which were felt to have been incorrectly included in the 2001 baseline. Other minor changes were made including both additions and deletions to align with OS map boundaries and aerial photographs on GIS to include the curtilage of properties.

### **Assets and Constraints and Planning History**

- 4.17 Assets and constraints affecting each settlement were identified through the planning portal and data from Spatial NI. Constraints include flooding, land contamination, instability, steep gradient and conservation issues.
- 4.18 Consultation was not carried out with statutory consultees in respect of site potential. This will form part of the updating of the evidence base at the LPP stage.

### **Character Area Assessment**

- 4.19 PPS 12 requires the classification of the footprint into distinct character areas across four broad character types. The identification of the character areas was based initially on analysis of the OS map and aerial photographs. This was followed by site survey work to confirm and adjust boundaries if required.

4.20 The urban footprints for each of the seven settlements were divided initially into four different types of character areas (Type 1, Type 2, Type 3 and Type 4). Type 1 character areas identified were vacant or underutilised land of 0.1 ha or greater. Type 2a and 2b areas were defined through an analysis of the GIS based planning histories and the 2019 housing monitor. Type 4 areas included the town centres, industrial estates and areas of agglomerated commercial use outside town centres.

	<b>Character Area Type</b>
Type 1	Distinct areas of vacant/under utilised land – sites should be of 0.1 hectares minimum size or with a potential of 5 dwellings or less.
Type 2a	Area with a landuse commitment - Non Residential including important public open spaces, established industrial areas, educational and healthcare premises.
Type 2b	Area with a landuse commitment - Yet to be established Residential: Comprising development currently under construction or with current planning approval.
Type 3	Established residential areas, possibly with minor non – residential uses, having a broadly similar character
Type 4	Areas with a high propensity for change including town centres, mixed use areas and transitional areas

4.21 PPS 12 states that as a general rule UC sites should be a minimum size of 0.1 ha or have a potential of 10 dwellings minimum, or less if local circumstances permit. Given the local circumstances and the lower settlement patterns within FODC, the Council reduced the potential from 10 dwellings to 5 dwellings as the proposed yield for the sites of 0.1 ha as this more closely reflected the character of the neighbouring sites.

### **Site Survey**

4.22 The initial site survey was through desk top research which was based on OS maps and aerial photographs and site work. Sites were identified within the footprint which were subsequently digitised followed by a site survey on the ground. When conducting the site survey, a standard site survey was carried out. When assessing a site, the following was recorded;

- Existing/previous land use
- Adjacent land uses
- Topography
- Neighbouring landuse

- Character/density of area.

### **Select Provisional Urban Capacity Sites (Type 1 sites)**

#### **Suitability of sites**

- 4.23 All identified urban capacity sites were provisionally assessed for their suitability to support housing development. Assets and constraints for each identified site was compiled using GIS analysis and site visit observations. For the purposes of this study a site has generally been considered suitable or potentially suitable for housing where there are no insurmountable constraints to development. Sites entirely within a fluvial floodplain were identified as a surmountable constraint. Other constraints such as conservation issues, sloping sites, and adjacent landuses were recorded. It was considered premature to exclude these sites at this stage without further consultation as mitigation measures maybe a way to overcome these constraints.
- 4.24 Many of the urban capacity sites initially identified within Omagh, Carrickmore, Dromore and Fintona will not become sites for housing for the duration of the Plan period. Such sites include school playing fields, urban parks and integral open space in housing areas and land which has been developed. The objective of current and proposed planning policy is to safeguard existing open space and sites identified for future provision as open space. The Council decided not to proceed to the next stage of analysis with such sites. Other sites eliminated by the Council comprised of those that were under 0.1 hectare and those with a potential yield of 5 or less.

#### **Assessment of yield**

- 4.25 In assessing the potential yield for each urban site a density multiplier approach was used. The density level applied varied for each site as it was calculated on local circumstances. In doing so the average density was calculated for neighbouring housing developments or sites with planning permission for housing and applied to the identified site. The average density varied within in each settlement and in different areas of each settlement. The figure calculated is indicative as at LPP stage there maybe constraints to development which include surmountable constraints such as ownership, policy, economic/market factors.
- 4.26 PPS 12 states that a design led approach is generally preferable. However, the design led approach is considered inappropriate at this stage as it requires a detailed individual assessment informed by consultees and landowner input. Also, there are some sites which have constraints which may restrict the developable area of the site which will be examined at Local Policies Plan stage.

**Table C – Summary of Urban Capacity Results**

<b>Type 1 Character Areas – Urban capacity sites</b>								
	<b>Enniskillen</b>	<b>Omagh</b>	<b>Carrickmore</b>	<b>Dromore</b>	<b>Fintona</b>	<b>Irvines-town</b>	<b>Lisnaskea</b>	<b>Total ha</b>
No. of sites identified	30	39	14	16	20	14	24	157
Total site area ha	23.85 ha	43.7ha	12.25 ha	6.53ha	12.51ha	7.13 ha	8.79 ha	114.76 ha
No. of site eliminated	18	23	10	11	17	7	18	104
<b>Provisional Urban Capacity Sites</b>	12	16	4	4	3	7	6	52
Total site area	16.78ha	26.1ha	4.54ha	1.32ha	1.24ha	6.04ha	4.09ha	60.11 ha
Potential Housing yield	196	324	54	34	38	114	81	841

### **Conclusions and Recommendations**

- 4.27 The findings of this report will form part of the evidence base of the LDP housing growth strategy. It will be updated in order to form part of the sequential approach to site identification and the managed release of housing land in the Local Policies Plan. The overall potential housing yield from the identified UC sites is 841. The figure calculated is indicative as at LPP stage there maybe constraints to development which include surmountable constraints such as ownership, policy, economic/market factors.
- 4.28 The identification of sites within this report does not constitute a land allocation. Land allocations can only be made through the LPP. Also, the Urban Capacity Study does not grant planning permission for sites or suggest that planning permission would be granted.





## 5.0 THE WINDFALL ASSESSMENT, 2019

### Introduction

- 5.1 The purpose of this report is to provide an up to date and thorough assessment of the district's record for windfall development and therefore calculate a windfall allowance.
- 5.2 Windfall development is defined in the Regional Development Strategy 2015 as:

*“Housing sites that were neither zoned nor anticipated during the formulation of the development plan, but which have become available during the lifetime of the plan” (p.109)*

- 5.3 The Strategic Planning Policy Statement (SPPS) discusses ‘Windfall’ in the context of the Process for Allocating Housing Land at para 6.139 and states:

*“Windfall potential arising from **previously developed land** within the **urban footprint** can be a key source of housing supply over the course of the plan period...it is necessary to make full allowance for this when deciding the number of sites to identify for development in the plan to prevent excessive allocation of housing land...Allowance can be made on the basis of examining past trends in windfalls coming forward for development and estimating likely future windfall potential. It is recognised that there are a range of methodologies for calculating windfall. The methodology used should be robust and care should be taken to avoid under-estimation of windfalls”.*

- 5.4 There is a strong record of windfall development being delivered within the settlements of the district however these have tended to be ‘greenfield’ sites. The policy approach and direction outlined in draft policies SP03 and HOU01 would seek to prevent the development (release) of greenfield sites (at such a high rate). Draft Policy HOU01 does include a few exceptions. This is due to the surplus supply of housing commitments within the settlements much of which is on greenfield sites. Based on the Updated Housing Audit 2019, 88% of all hard housing commitments in the settlements are Greenfield.

### Background and Methodology

- 5.5 As noted above, allowance for windfall can be made on the basis of examining past trends in windfalls coming forward for development. The Housing Monitor 2018-2019 (April 2019) provides a record of all completed or on-going housing development since the inception of the Housing Monitor in 1999. Given that this is after the adoption of both the Omagh Area Plan (OAP) (September 1992) and the Fermanagh Area Plan (FAP) (March 1997) this represents a significant data source and over a significant timeline.

- 5.6 Analysis of the Housing Monitor records allows categorisation of all completed or on-going development sites as either 'Zoned' (sites which were zoned for residential development within either the OAP or FAP) or 'Unzoned' (being any other site and therefore unanticipated at the time the Area Plan was adopted). These 'Unzoned' can then be split into several other categories to aid further understanding of the sources of windfall development over the 20 year period 1999 to 2019. All of the sites have then been categorised as either 'Greenfield' or 'Brownfield' (i.e. previously developed) and as either within the 'Urban Footprint' (the continuous built up area of the settlement) or the 'Fringe' (outside of the urban footprint but within the development limits).
- 5.7 This allows for an overall amount of Windfall development to be calculated as well as the Windfall Allowance which, in line with the SPPS, is the percentage of all completed units that are on 'Unzoned' sites which are also Brownfield / Urban Footprint sites.

### Findings

- 5.8 Table D provides a summary of the findings for 1999-2019.

**Table D: Windfall Development and Windfall Allowance FODC 1999-2019**

	<b>Total Dwellings completed</b>	<b>Windfall Development</b>	<b>'Windfall Allowance'</b>
		Dwellings completed on 'Unzoned' sites	All dwellings completed on 'Unzoned' Brownfield sites within the Urban Footprint
<b>Enniskillen</b>	1575	717 (45.5%)	344 (21.8%)
<b>Omagh</b>	2929	1272 (43.4%)	804 (27.4%)
<b>Carrickmore</b>	47	16 (34%)	0 (0%)
<b>Dromore</b>	193	31 (16%)	4 (2%)
<b>Fintona</b>	109	94 (86.2%)	41 (37.6%)
<b>Irvinestown</b>	341	241 (70.76%)	12 (3.5%)
<b>Lisnaskea</b>	393	76 (19.3%)	22 (5.6%)

- 5.9 There is a strong record of windfall development being delivered within the settlements over the lifetime of the current development plans. However, much of this has been on 'greenfield' sites and a much smaller amount relates to Brownfield sites within the Urban Footprint, i.e. 'Windfall Allowance'.

- 5.10 Given the policy intent outlined in strategic policy SP03 and policy HOU01 is designed to limit the further release of greenfield sites for development within the settlements (NB: there are some exceptions within policy HOU01) the record of Windfall Allowance over 1999-2019 is considered to represent a realistic potential over the remainder of the plan period. The Urban Capacity Study demonstrates that within the main and local towns there are sufficient sites, which are brownfield and within the urban footprint, which could be brought forward over the plan period.
- 5.11 Table E provides an estimate of how many dwellings could be delivered within the settlements over the plan period (2015-2030) if the past record of Windfall Allowance was applied to predicted housing need for these settlements.

**Table E: Dwellings likely to be delivered as Windfall**

	<b>Housing Requirement 2019-2030</b>	<b>Windfall Allowance</b>	<b>Windfall Allowance</b>
	Dwellings	%	Dwellings
<b>Enniskillen</b>	693	21.8%	151
<b>Omagh</b>	939	27.44%	257
<b>Carrickmore</b>	15	0%	0
<b>Dromore</b>	61	2%	1
<b>Fintona</b>	58	37.6%	22
<b>Irvinestown</b>	70	3.5%	2
<b>Lisnaskea</b>	117	5.6%	8

## **APPENDIX A – THE HOUSING MONITOR APPENDICES**

## APPENDIX A.1 – HOUSING MONITOR 2018-2019

### TABLE A – COMPLETED (DWELLINGS) 2018-2019

	Completed (Dwellings)
<b>MAIN TOWNS</b>	
Enniskillen	62
Omagh	82
<b>LOCAL TOWNS</b>	
Carrickmore	2
Fintona	1
Irvinestown	35
Lisnaskea	8
<b>VILLAGES</b>	
Belleek	9
Beragh	28
Drumquin	1
Greencastle	1
Kesh	2
Loughmacrory	7
Maguiresbridge	9
Sixmilecross	7
<b>SMALL SETTLEMENTS</b>	
Creggan	3
Eskragh	7
Gillygooley	2
Tummery	1
<b>TOTAL – ALL SETTLEMENTS</b>	<b>267</b>

Note: Settlements where zero units were completed are not listed.

<b>Appendix A1 Table B – Housing Monitor, Housing Completions (in all settlements) 2015-2019</b>					
	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>TOTAL 15/16 - 18/19</b>
<b>TOWNS</b>					
Enniskillen	43	8	40	62	153
Omagh	73	3	78	82	236
<b>TOTAL</b>	<b>116</b>	<b>11</b>	<b>118</b>	<b>144</b>	<b>389</b>
<b>LOCAL TOWNS</b>					
Carrickmore	2	2	1	2	7
Dromore	2	0	0	0	2
Fintona	10	0	0	1	11
Irvinestown	8	12	0	35	55
Lisnaskea	22	2	1	8	33
<b>TOTAL</b>	<b>44</b>	<b>16</b>	<b>2</b>	<b>46</b>	<b>108</b>
<b>VILLAGES</b>					
Ballinamallard	2	0	9	0	11
Belcoo	0	0	0	0	0
Bellanaleck	2	1	0	0	3
Belleek	32	0	0	9	41
Beragh	0	0	10	28	38
Brookeborough	1	1	0	0	2
Clabby	0	0	0	0	0
Derrygonnelly	0	0	0	0	0
Derrylin	0	0	0	0	0
Donagh	0	0	0	0	0
Drumquin	0	0	0	1	1
Ederney	3	0	2	0	5
Garrison	3	1	0	0	4
Gortin	0	0	0	0	0
Greencastle	0	0	0	1	1
Kesh	2	0	0	2	4
Kinawley	1	0	0	0	1
Lisbellaw	2	0	0	0	2
Lisnarick	2	0	1	0	3
Loughmacrory	3	0	5	7	15
Maguiresbridge	1	0	0	9	10
Mountfield	0	0	2	0	2
Newtownbutler	2	0	0	0	2
Tullyhommon (part of Pettigo)	2	0	0	0	2
Rosslea	0	0	1	0	1
Seskinore	1	0	8	0	9
Sixmilecross	0	0	4	7	11
Trillick	0	0	0	0	0
Tempo	1	0	0	0	1
<b>TOTAL</b>	<b>60</b>	<b>3</b>	<b>42</b>	<b>64</b>	<b>169</b>

	2015-2016	2016-2017	2017-2018	2018-2019	TOTAL 15/16- 18/19
<b>SMALL SETTLEMENTS</b>					
Ardess	0	0	0	0	0
Arney/Skea	0	0	0	0	0
Altamuskin	0	0	0	0	0
Ballycassidy/Laragh/Tro ry	0	0	0	0	0
Carranbeg/Rosscor	0	0	0	0	0
Carrontremall	0	0	0	0	0
Carrybridge	1	0	0	0	1
Church Hill	1	0	0	0	1
Clanabogan	2	0	1	0	3
Creggan	1	0	0	3	4
Dooish	0	0	0	0	0
Drumduff	0	0	0	0	0
Drumnakilly	1	0	0	0	1
Dunmoyle	0	0	0	0	0
Dunmullan	0	0	0	0	0
Edenderry	0	0	0	0	0
Eskragh	0	0	0	7	7
Florencecourt/Drumlagh y	0	0	0	0	0
Garvaghey	1	0	0	0	1
Gillygooley	0	0	0	2	2
Glenhull	0	0	0	0	0
Gortaclare/Moylagh	0	0	0	0	0
Gortnagarn	0	0	0	0	0
Killadeas	0	0	0	0	0
Killesher/Derrylester	0	0	0	0	0
Kilskeery	0	0	0	0	0
Knockmoyle	0	0	10	0	10
Lack	1	0	0	0	1
Letterbreen	0	0	0	0	0
Magheraveely	0	0	0	0	0
Monea	1	0	0	0	1
Mountjoy	0	0	0	0	0
Mullanaskea	0	0	0	0	0
Newtownsaville	1	0	0	0	1
Roscavey	0	0	0	0	0
Rousky	0	0	0	0	0
Springfield	0	0	0	0	0
Tamlaght	1	0	0	0	1
Tattyreagh	0	0	0	0	0
Teemore	0	0	0	0	0
Tircur	2	0	0	0	2
Tummery	0	0	0	1	1
Whitehill	0	0	0	0	0
<b>TOTAL</b>	<b>13</b>	<b>0</b>	<b>11</b>	<b>13</b>	<b>37</b>
<b>TOTAL – ALL SETTLEMENTS</b>	<b>233</b>	<b>30</b>	<b>173</b>	<b>267</b>	<b>703</b>

## **APPENDIX B – THE HOUSING AUDIT APPENDICES**



**APPENDIX B.1 – HOUSING AUDIT SUB-CATEGORIES**

	CATEGORY	Zoned or White Land	Planning Status	On Site Status	Site Constraints	Notes
HARD COMMITMENT	1A	ZONED	PERMISSION	COMMENCED	N/A	Clear commitment. This would be evidenced within the Annual Housing Monitor showing on site implementation or other records including aerial photos that development is being implemented ('Active'). There are also examples where it is evidenced through desktop assessment that it is more than likely that a permission has been 'saved' through part-implementation (e.g. either a 'phased' development or access road / foundations provided). Where it is clear through records that development has been implemented but is not progressing, this is recorded as 'Inactive'.
	1B	UNZONED	PERMISSION	COMMENCED	N/A	
	1C	ZONED	PERMISSION - FULL or RMA	UNEXPIRED/NOT COMMENCED	None	Clear commitment. Planning permission in place (valid and unexpired); but development has not commenced on-site yet.
	1D	UNZONED	PERMISSION - FULL or RMA	UNEXPIRED/NOT COMMENCED	None	
	1E	ZONED	PERMISSION - OUTLINE ONLY	UNEXPIRED/NOT COMMENCED	None	Clear commitment. Outline PP in place (valid and unexpired); however, in the early stages of the planning process and so there remains some uncertainty in terms of deliverability and timing of delivery.
	1F	UNZONED	PERMISSION - OUTLINE ONLY	UNEXPIRED/NOT COMMENCED	None	
SOFT COMMITMENT	2A	ZONED	APPLICATION BEING CONSIDERED	N/A	None	Site is in the early stages of the planning process as it is 'zoned' there is more certainty in terms of achieving planning permission.
	2B	UNZONED	APPLICATION BEING CONSIDERED	N/A	None	Sites are in the early stages of the planning process but as the site is 'unzoned' there is less certainty in terms of deliverability and as there is more risk that the development will not obtain planning permission.
	2C	ZONED	NO PERMISSION or PERMISSION EXPIRED	N/A	None	There is evidence of development potential from a previous 'zoning' which has either not progressed to planning or planning permission was previously approved and has now expired (and there is no evidence that the permission has been 'saved' through part-implementation).
	2D	UNZONED	PERMISSION EXPIRED	N/A	None	There was a previous planning permission for the development of the site which has most likely expired (evidenced from review of records including most recent and historic aerial photos). The site is otherwise unconstrained and thus potentially available for development if this planning permission was revisited.
NO LONGER 'FIT-FOR-PURPOSE'	3A	ZONED	NO PERMISSION or PERMISSION EXPIRED or PERMISSION REFUSED	N/A	Yes	A significant site constraint has been identified (e.g. flooding or no direct access to highway network) and which has only become apparent following the earlier 'zoning' or since the planning permission has expired. This might be evidenced following mapping exercised or an unsuccessful planning application (refused or withdrawn) and for an 'in principle' reason. Therefore, it is unlikely that the site will be deliverable within the plan period.
	3B	UNZONED	PERMISSION EXPIRED	N/A	Yes	

## APPENDIX B.2

### TABLE 1.1 – HOUSING COMMITMENTS (IN ALL SETTLEMENTS) 2019

	HARD COMMITMENTS							SOFT COMMITMENTS				
	1A	1B	1C	1D	1E	1F	Total	2A	2B	2C	2D	Total
<b>MAIN TOWNS</b>												
Enniskillen	172	226	34	488	122	10	1052	18	66	1053	1031	2168
Omagh	236	421	298	215	0	95	1265	0	26	897	875	1798
<b>TOTAL</b>	<b>408</b>	<b>647</b>	<b>332</b>	<b>703</b>	<b>122</b>	<b>105</b>	<b>2317</b>	<b>18</b>	<b>92</b>	<b>1950</b>	<b>1906</b>	<b>3966</b>
<b>LOCAL TOWNS</b>												
Carrickmore	0	5	44	9	0	0	58	0	2	120	76	197
Dromore	0	12	0	55	0	7	74	0	10	144	16	170
Fintona	0	0	62	27	0	5	94	46	0	123	29	152
Irvinestown	149	191	87	2	16	1	446	0	8	295	339	642
Lisnaskea	112	99	6	55	0	0	272	0	54	294	221	569
<b>TOTAL</b>	<b>261</b>	<b>307</b>	<b>199</b>	<b>148</b>	<b>16</b>	<b>13</b>	<b>944</b>	<b>46</b>	<b>74</b>	<b>976</b>	<b>680</b>	<b>1730</b>
<b>VILLAGES</b>												
Ballinamallard		7		64		0	71		2		121	123
Belcoo		0		1		0	1		0		11	11
Bellanaleck		0		0		0	0		0		283	283
Belleek		63		1		0	64		0		91	91
Beragh		44		0		0	44		1		92	93
Brookeborough		24		16		0	40		1		55	56
Clabby		26		12		0	38		0		34	34
Derrygonnelly		74		0		0	74		0		63	63
Derrylin		17		30		0	47		29		232	261
Donagh		25		1		0	26		0		0	0
Drumquin		3		5		0	8		0		73	73
Ederney		28		32		46	106		1		197	198
Garrison		57		12		0	69		4		89	93
Gortin		14		5		0	19		0		2	2
Greencastle		2		6		0	8		0		22	22
Kesh		12		130		0	142		0		47	47
Kinawley		0		3		0	3		0		17	17
Lisbellaw		5		7		0	12		2		22	24
Lisnarick		0		2		0	2		1		14	15
Loughmacrory		9		0		0	9		0		25	25
Maguiresbridge		31		19		0	50		0		21	21
Mountfield		0		0		0	0		6		63	69
Newtownbutler		35		15		0	50		0		120	120
Tullyhommon (part of Pettigo)		1		0		0	1		0		18	18
Rosslea		0		0		0	0		0		143	143
Seskinore		19		29		0	48		0		194	194
Sixmilecross		0		7		0	7		0		143	143
Trillick		0		6		0	6		0		148	148
Tempo		2		4		0	6		0		47	47
<b>TOTAL</b>		<b>498</b>		<b>407</b>		<b>46</b>	<b>951</b>		<b>47</b>		<b>2387</b>	<b>2434</b>

	HARD COMMITMENTS						SOFT COMMITMENTS					
	1A	1B	1C	1D	1E	1F	Total	2A	2B	2C	2D	Total
<b>SMALL SETTLEMENTS</b>												
Ardess		3		0		0	3		0		0	0
Arney/Skea		5		0		0	5		0		24	24
Altamuskin		0		0		0	0		0		1	1
Ballycassidy/Laragh/Trory		0		0		1	1		0		2	2
Carranbeg/Rosscor		0		0		0	0		0		21	21
Carrontremail		0		0		0	0		0		0	0
Carrybridge		12		0		3	15		0		2	2
Church Hill		0		6		0	6		0		3	3
Clanabogan		11		2		0	13		0		35	35
Creggan		0		4		0	4		0		20	20
Dooish		2		0		0	2		17		5	22
Drumduff		0		0		0	0		0		10	10
Drumnakilly		2		0		0	2		9		0	9
Dunmoyle		0		0		0	0		0		12	12
Dunmullan		0		0		0	0		0		1	1
Edenderry		23		0		0	23		0		2	2
Eskragh		3		0		0	3		0		108	108
Florencecourt/Drumlaghy		0		0		0	0		0		13	13
Garvaghey		0		0		0	0		0		4	4
Gillygooley		9		0		0	9		0		13	13
Glenhull		0		0		0	0		2		8	10
Gortaclare/Moylagh		5		10		0	15		2		6	8
Gortnagarn		1		5		0	6		0		3	3
Holywell		0		0		0	0		0		0	0
Killadeas		1		1		0	2		0		2	2
Killesher/Derrylester		0		0		0	0		0		0	0
Kilskeery		10		0		10	20		0		100	100
Knockmoyle		3		0		0	3		0		23	23
Lack		0		0		0	0		0		8	8
Letterbreen		50		0		0	50		0		20	20
Magheraveely		0		10		0	10		0		20	20
Monea		4		0		0	4		0		22	22
Mountjoy		36		0		0	36		0		16	16
Mullanaskea		0		0		0	0		0		0	0
Newtownsaville		0		24		0	24		0		44	44
Roscavey		0		0		0	0		0		2	2
Rousky		12		6		0	18		0		0	0
Springfield		0		0		0	0		0		1	1
Tamlaght		0		0		0	0		0		66	66
Tattyreagh		15		0		0	15		0		5	5
Teemore		0		0		0	0		14		38	52
Tircur		0		3		0	3		0		20	20
Tummery		7		0		0	7		0		16	16
Whitehill		0		0		0	0		0		22	22
<b>TOTAL</b>		<b>214</b>		<b>71</b>		<b>14</b>	<b>299</b>		<b>44</b>		<b>718</b>	<b>762</b>

## **APPENDIX C – URBAN CAPACITY STUDY APPENDICES**

## Enniskillen

UCS Ref	Location	Site Area (ha)	Estimated Yield
UC43	Lands to NW of 31-61 Henry Street	1.48	22
UC48	Site to west of Portora Royal School	2.3	30
UC52	Lands to NW of 31-61 Henry Street	0.46	6
UC53	Lands at 19, 23, 27, 31 Sligo Road	1.14	11
UC54	SE of 2 Sligo Road, Waterways Ireland	1.20	10
UC58	North of 12 Meadow Lane	0.69	7
UC59	Rear and adjacent to 135 Sligo Road	0.5	6
UC60	East of Jones Memorial School PS	1.85	18
UC61	SE of 25 Derrylin Road	1.27	12
UC65	Lands adjacent DVTA Coa Road	1.84	24
UC66	East of The Everglades Agharainy	4.05	50
		<b>16.78</b>	<b>196</b>

Omagh

<b>UCS Ref</b>	<b>Location</b>	<b>Site Area (ha)</b>	<b>Estimated Yield</b>
UC73	Lands to the rear and adjacent to no. 14 Kilyclogher Road	1.11	6
UC78	Lands immediately south of no. 29 Kevlin Road (WW Tyres)	0.38	8
UC81	Lands to the rear of 1-5 Loughview cottages	3.19	8
UC82	Lands to the east and north of 11 Millbank Lane (The Three Rivers Care Home)	1.86	10
UC86	Field to the front of 4 Donaghanie Road (Tyrone and Fermanagh Addictions Unit)	0.97	10
UC88	Lands north and east of Gortmore Drive	1.11	8
UC90	Site west of Killybrack Mews	2.59	32
UC91	Lands immediately north of 9 St. Julian's Cottages	1.14	15
UC93	Site immediately SW of the school bus yard, Farmhill Road, Kilyclogher	0.75	13
UC95	Lands NW of Farmhill Close, Kilyclogher	0.57	6
UC100	Concreted area south of WW Tyres, Derry Road	0.37	8
UC101	Lands to the rear of 4-18 Arleston Road	0.82	8
UC102	Former site of Omagh Integrated Primary School, land west of Dergmoney View	2.42	28
UC105	Lands to the rear of Edinburgh Park	0.55	10
UC106	Tyrone County Hospital, no. 16 Hospital Rd.	7.93	139
UC107	Former Health Centre, Omagh	0.4	15
		<b>26.14</b>	<b>324</b>

Carrickmore

<b>UCS Ref</b>	<b>Location</b>	<b>Site Area (ha)</b>	<b>Estimated Yield</b>
UC107	Adjacent to 359 Drumnakilly Road	0.6	6
UC109	Adjacent to 9 Termon Road	0.65	12
UC113	Site west of no. 17 Creggan Rd including nos. 17 and 19 Creggan Rd	0.29	6
UC114	Lands West and North of Mallowee Meadows	3	30
		<b>4.54</b>	<b>54</b>

Dromore

<b>UCS Ref</b>	<b>Location</b>	<b>Site Area (ha)</b>	<b>Estimated Yield</b>
UC121	Lands immediately north of no. 45 Omagh Road	0.33	6
UC126	Lands west of Gardrum Heights housing development	0.48	10
UC135	lands west of 7 and 9 Dooish Road	0.17	7
UC136	4 Dooish Road	0.34	11
		<b>1.32</b>	<b>34</b>

Fintona

<b>UCS Ref</b>	<b>Location</b>	<b>Site Area (ha)</b>	<b>Estimated Yield</b>
UC145	Site immediately north of 241 Tattyreagh Road	0.45	8
UC148	lands to the rear of nos. 9-25 Carnalea Rd, Fintona.	0.16	10

UC156	Site to the rear of no.s 25-27 Ashfield Gardens and to the rear of 69-83 Main Street	0.63	20
		<b>1.24</b>	<b>38</b>

#### Irvinestown

<b>UCS Ref</b>	<b>Location</b>	<b>Site Area (ha)</b>	<b>Estimated Yield</b>
UC25	Lands to the rear of 15, 17 and 19 Lisnarick Road	0.7	12
UC26	Lands to the rear (north) of St. Pauls Primary School and to the east of Hudon Heights housing development,	3.35	55
UC27	Lands west of 89 and 99 Reheill Park	0.45	10
31	Lands to the rear of the Market Yard	0.37	10
33	Lands to the rear of 40, 44, 46 and west of Irvinestown Primary School	0.66	10
35	Site to the rear of 17 Main Street, Irvinestown and immediately north of 1 -11 Necarne Court	0.1	11
36	Lands to the rear of 8-30 Main Street	0.41	6
		<b>6.04</b>	<b>114</b>

#### Lisnaskea

<b>UCS Ref</b>	<b>Location</b>	<b>Site Area</b>	<b>Estimated Yield</b>
5	Lands to the rear of 124 - 140 Main Street	0.52	8



7	Lands immediately to the east of the carpark to the rear of 186 - 190 Main Street	0.62	6
11	Lands to the rear of 17, 21, 23, 25, 27, 29 and 31 Moirlough Road	1.33	21
16	Lands to the rear of 4 - 30 Castlebalfour Road	0.53	16
22	Site north west of 32 Nutfield Road	0.74	10
24	Site to the rear of 101 - 143 Main Street	0.35	20
		<b>4.09</b>	<b>81</b>

