



Subject:	Housing Land Availability Monitor Report and Employment Land Monitor Report
Date:	14 November 2023
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Keith Sutherland, Planning Manager (Plans & Policy)

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	To provide an overview of the Council's Housing Land Availability Summary Report and the Employment Land Monitor (ELM) for the 2022/23 monitoring period.
1.2	Housing Land Availability Summary Report The report presents the outcomes of annual housing land monitoring and provides a snapshot of the amount of land available for new residential development as of 31 March 2023. It will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.
1.3	Employment Land Monitor The ELM sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31 st March 2023) for the amount of land available for employment purposes and capacity for future employment across the city.

2.0	Recommendation
2.1	The Committee is asked to note the outcomes of the annual Housing Monitor report and the ELM for 2022/23 contained at Appendix 1 and 2 ; and the intention to publish these summary documents and accompanying online map portals on the Council's website.
3.0	Main Report
3.1	Background Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.

3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commencing on the second document, the Local Policies Plan (LPP).
3.3	The current monitor period predates the adoption of the PS and therefore the data for this period is presented in an annual Housing Land Availability Monitor report (referred to as the 'Housing Monitor' report). In proceeding years, Annual Monitoring Reports will be prepared for the periods subsequent to the adoption of the PS.
3.4	<p>Housing Land Availability Reports</p> <p>The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.</p>
3.5	The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as of 31 March 2023, as well as providing the net gains in housing units for the 2022/23 period. This differs from the new dwelling completion statistics published routinely by central Government which only provide a total for new build homes, without accounting for units lost as a result of demolitions and redevelopment.
3.6	<p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> • Each settlement within the District, including settlement areas in the case of Belfast; • Whether land falls within the existing urban footprint¹ or is classified as greenfield land; and • The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land.
3.7	The report will be supported by the online map portal showing the status of all existing housing monitor sites, on the Development Plan and Policy part of the Council website. During the 2022/23 monitoring year 714 units were completed on 16.3 ha of land across the District. 343.4 ha of land remains, with potential capacity for 20,901 residential units. This is based on deliverable planning approvals and land allocated within the development plan but doesn't include other potential sites that may be suitable for residential development.
3.8	The total number of dwellings completed in the district has decreased by 5.3% from 754 in 2021/22 to 714 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 89.3% with 34.4% of the remaining potential available for future dwellings being on land zoned for housing or mixed use development, at the 1st April 2023.

¹ The continuous built-up area of the settlement.

3.9	It is emphasised that the monitor represents a register of housing land primarily based on policy designations and planning permissions, rather than an accurate picture of all potentially viable housing land.
	Employment Land Monitor
3.10	The primary purpose of the ELM is to inform decision making and the ongoing performance of policy in respect of land supply across the city. As an evolving information source, it will provide a mechanism to identify where imbalances in land supply may develop and can inform prospective investors or developers on the availability of land that may be suitable for employment uses across the city.
3.11	Similar to the Housing Monitor, the ELM (Appendix 2) sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31 st March 2023) for the amount of land available for employment purposes and capacity for future employment across the city.
3.12	This information is summarised within the report in relation to: <ul style="list-style-type: none"> • completed net employment gains over the period 2022/23; • completed net employment gains over the period 2021/23; • remaining net supply (comprising extant consents and sites where development is on-going) - at 31st March 2023; and • the potential additional supply in terms of vacant land suitable for employment use - at 31st March 2023;
3.13	This ELM report will also be supported by the online map portal showing the status of all existing employment monitor sites alongside the other spatial mapping for the LDP on the council's website. For the 2022/23 monitoring year there was 60,422m ² of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2023 there was approximately 28,642m ² of employment floorspace under construction ² and 430,496m ² remaining by way of extant planning permissions. Additional yields of 238,432m ² are available from vacant sites within existing employment areas, applying the best practice standard of 40% building to plot ratio and 125,159m ² from mixed use sites.
	<u>Finance and Resource Implications</u>
3.14	There are no resource implications associated with this report.
	<u>Asset and Other Implications</u>
3.15	None noted.
	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>
3.16	Both reports present factual information and makes no recommendations relating to the future allocation of land for housing or employment. There are therefore no relevant equality or good relations implications attached to these reports.
4.0	Appendices
	Appendix 1 – Belfast Housing Land Availability Summary Report 2022/23 Appendix 2 – Employment Land Monitor Report 2022/23

² This also includes development that commenced in 21/22 monitor period but hasn't been completed.

