

From: The Minister

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Our ref: AQW 37514 /22-27
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Kellie Armstrong MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont

Dear Kellie,

AQW 37514/22-27 – INFORMATION TO BE PLACED IN THE ASSEMBLY LIBRARY

Due to the volume of detail required to answer AQW 37514/ 22-27, the information attached at Annex A has been placed in the Assembly Library.

Yours Sincerely,



**Gordon Lyons MLA
Minister for Communities**

This issue is an operational matter for the Housing Executive.

I have sought the requested information from the Chief Executive, who has advised me as follows:

"The Housing Executive currently maintains 118 hectares of land on the Housing Executive's Undeveloped Land Schedule (ULS) which has been assessed as having independent development potential.

0.69 hectares of ULS land are located within the Strangford Parliamentary Constituency. Details of the ULS lands are provided in Table 1 below.

These lands are classified as transfers to Housing Association; retained for future use or disposed of as surplus.

Table 1 – ULS Sites within Strangford Parliamentary Constituency

Reference	District	Location	Site Area (HA)	ULS Classification
402/4	Newtownards	Parsonage/Rectory, Kircubbin	0.07	<i>Programmed for Transfer to Housing Association</i>
402/41	Newtownards	29 Abbot Gardens	0.02	<i>Retain for Future Use</i>
410/5	Downpatrick	Windmill View/Drive, Ballynahinch Site 1	0.60	<i>Retain for Future Use</i>

Retain for Future Use – These are sites which are retained pending further investigation into their development potential for social housing or suitability for any other function carried out by the Housing Executive or pending completion of an Economic Appraisal.

Programmed for Transfer to Housing Association – These are sites which are included in the Social Housing Development Programme for development by a Housing Association to meet social housing need.

Surplus for Disposal - These are sites which have been subject to Economic Appraisals and declared surplus to requirements as they are no longer required for the purpose for which they were acquired or for any other function carried out by the Housing Executive.

The Housing Executive also maintains lands in its ownership classified as existing open space which is generally lands which is integral to the design of housing estates and used for amenity purposes.

The Housing Executive has assessed that some existing open space lands as having independent development potential subject to planning restrictions being overcome e.g. Planning Policy Statement 8 (PPS8) or outside current development limits. These lands are recorded as such in the Land Asset Management Registers.

3.57 hectares of existing open space lands in the Strangford Parliamentary Constituency has been assessed as having independent development potential subject to planning restrictions being overcome and are included in the Existing Open Space ‘Yes’ Register. A list of these lands is provided in Table 2 below.

Table 2 – EOS Yes Sites within Strangford Parliamentary Constituency

Reference	District	Location	Site Area (HA)
402/4	Newtownards	<i>Parsonage/Rectory, Kircubbin Residual</i>	0.52
402/8	Newtownards	<i>109/123 Main Street, Carrowdore</i>	0.25
402/12	Newtownards	<i>Greenwood Ave, Newtownards</i>	0.17
402/18	Newtownards	<i>Lawson Park, Portavogie</i>	0.17
402/32	Newtownards	<i>Manse Road, Carrowdore</i>	0.38
402/51	Newtownards	<i>Longlands Drive, Comber</i>	0.05
402/1033	Newtownards	<i>Beech Drive, Newtownards</i>	0.14
402/1070	Newtownards	<i>Hickory Avenue, Newtownards</i>	0.19
402/1111	Newtownards	<i>Abbot Walk, Newtownards</i>	0.41
402/1296	Newtownards	<i>Meadow Park, Ballywalter</i>	0.16
402/1384	Newtownards	<i>South of Parsonage Close, Kircubbin</i>	0.71
402/1394	Newtownards	<i>Land to North of Stirling Avenue</i>	0.42

All other lands in Housing Executive ownership in the Strangford Parliamentary Constituency has been assessed as amenity lands with no independent development potential.”