



Appendices

Kildare County Development Plan 2005-2011, Volume 1

Appendix One

Documents referred to in Plan



National Spatial Strategy (NSS) 2002 - 2020, DoEHLG

The National Spatial Strategy is a 20 year national planning framework, designed to deliver more balanced social, economic and physical development between regions.

Strategic Planning Guidelines, for the Greater Dublin Area 1999 (SPGGDAs), DoE

The Strategic Planning Guidelines for the Greater Dublin Area are regional planning guidelines for Dublin and the Mid East Region at a regional level and acknowledge the need to take into account the relationships between regions. Also, the SPGGDAs established two development policy areas in the region, the Metropolitan Area Hinterland Area along with Development Centres in both areas. These guidelines were prepared by Regional Authority in consultation with the local authorities.

Draft Regional Planning Guidelines for the Greater Dublin Area

The Draft Regional Planning Guidelines (RPG) for the Greater Dublin Area will supersede the Strategic Planning Guidelines as the regional level plan for the Greater Dublin Area. Introduced the concepts of Primary and Secondary Dynamic Clusters in place of the Development Centres in the Strategic Planning Guidelines, for the Greater Dublin Area 1999 (SPGGDAs). Prepared by Regional Authorities in consultation with the Planning Authorities within the region. Planning Authorities must have regard to the relevant Regional Planning Guidelines.

Integrated Framework Plans for Land Use and Transportation (IFPLUT)

IFPLUT are framework plans to support and aid the development of Primary and Secondary Dynamic Clusters identified in the RPGs. Prepared by the relevant local authority in conjunction with the Dublin Transportation Office. Kildare County Council is preparing plans for the Primary Dynamic Clusters of Naas/Newbridge/Kilcullen and Leixlip/Celbridge/Maynooth/Kilcock and the Secondary Dynamic Cluster of Kildare/Monasterevin.

Buildings for Everyone, National Disability Authority

Buildings for Everyone was published by the National Disability Authority in 2002. It incorporates a comprehensive section on all aspects of accessibility in the landscape.

Water Strategy for County Kildare, Kildare County Council

The Water Strategy for County Kildare aims to develop a long term water supply strategy that will enable the demands of County Kildare to be met up to the year 2020.

County Kildare Groundwater Protection Scheme, Kildare County Council

Groundwater Protection Scheme maps and reports have been completed in draft form, along with source protection reports. Reports and maps are available for consultation at the Geological Survey of Ireland.

Greater Dublin Drainage Study

The Greater Dublin Strategic Drainage Study is to provide the planning for the future drainage, sewerage and sewage treatment infrastructure for Ireland's capital city up to the middle of the 21st century. The project covers the seven local authorities that make up the Greater Dublin Area.

Water Services Investment Programme

Assessment of Needs 2007 - 2012, Kildare County Council

Report outlining specific objectives of the Water Services Department of Kildare County Council.

Environmental Protection Agency Wastewater Treatment Manuals

Series of Manuals relating to Wastewater Treatment published by the EPA in 2000. Outlines specifications (currently under review).

Kildare Waste Management Plan 2000, Kildare County Council

The Waste Management Plan addresses the management of all non-hazardous waste to which the Waste Management Act 1996 refers, i.e. waste (including sludges) arising from household, commercial, industrial and agricultural sources other than sewage effluent or radioactive substances.

Water Framework Directive 2000

The Water Framework Directive (WFD) is the most substantial piece of EC water legislation to date. It requires all inland and coastal waters to reach "good status" by 2015. The Directive sets a framework which should provide substantial benefits for the long term sustainable management of water.

River Basin District Management Plans

To facilitate the implementation of the EU WFD the Department of the Environment, Heritage and Local Government is promoting the establishment by Local Authorities of river basin management projects for River Basin Districts in relation to all inland and coastal waters, such plans will facilitate participation by all stakeholders and lead to the identification and implementation of effective measures for improved water management.

DoEHLG policy statements 'Changing Our Ways'

The October 1998 policy statement on waste management "Changing Our Ways " is addressed chiefly to local authorities and is intended to provide a national policy framework for the adoption and implementation by local authorities of strategic waste management plans under which national objectives and targets will be attained.

DoEHLG policy statements ‘Preventing and Recycling Waste-Delivering Change.’

This policy statement launched in March 2002 aims to look at the factors and practical elements that are relevant to achieving the Government policy objective for the prevention of waste and for the re-use and recycling of waste that is produced. It seeks to support the objective of moving from the undesirable situation whereby the majority of Ireland’s waste is consigned to landfill.

Retail Planning Strategy for the Greater Dublin Area (GDA Strategy), 2001 DTZ

The Retail Planning Guidelines for Planning Authorities highlights that it is necessary for counties to co-operate with each other in terms of strategic retail provision. The Retail Planning Strategy for the Greater Dublin area is a regional strategy on retail. The Strategy is designed to ensure that there is a sufficiency of retail floorspace to accord with population and expenditure growth. Published in November 2001.

Retail Planning Guidelines (RPGs) for Planning Authorities, 2000 DoEHLG (revised Jan. 2005)

These guidelines were issued as Ministerial guidelines under Section 28 of the Planning and Development Act 2000. The guidelines provide a comprehensive framework to guide both local authorities in preparing development plans and assessing applications for planning permission and, retailers and developers in formulating development proposals.

Kildare Housing Strategy, Kildare County Council

The purpose of this document is to chart a course for the development of housing in County Kildare. It assesses the need for housing and puts forward strategies for meeting it.

National Development Plan (2000 - 2006), DoE

The National Development Plan (NDP) lays the foundation for Ireland’s continuing economic and social development into the next Millennium. It sets out an ambitious and coherent development strategy supported by a fully quantified multi-annual investment commitment in the key areas of infrastructural development, education and training, the productive sector and the promotion of social inclusion. The Plan also contains a commitment and accompanying framework for the promotion of more balanced regional development.

Sustainable Development - A strategy for Ireland 1997, DoE

This 1997 policy document established the first overall national level policy framework addressing sustainable development. The Strategy maps out a strategic policy framework to deliver more sustainable development.

Residential Density Guidelines for Planning Authorities 1999, DoEHLG

Guidelines issued by the Department of the Environment to advise planning authorities in relation to residential densities. These guidelines set out policies and standards for residential densities.

Sustainable Rural Housing Guidelines for Planning Authorities, 2005 DoEHLG

These guidelines set out in detail how the Government’s policies on rural housing are to be implemented by planning authorities in their development plans and in the operation of the development control system to ensure a vibrant future for all rural areas.

EU Seveso II Directive 96/82/EC

This EU Directive is aimed at the prevention of major accidents that involve dangerous substances, and the limitation of their consequences for man and the environment, with a view to ensuring high levels of protection throughout the community in a consistent and effective manner.

The Green Paper on Sustainable Energy

The Green Paper on Sustainable Energy establishes a new framework for energy efficiency and the use of renewable energy sources and sets out policies considered appropriate to Irish circumstances. It highlights necessary measures to promote energy efficiency among targeted consumers, such as the residential sector, industry, the services sector, the public sector and the transport and the electricity sectors.

Telecommunications Antennae and Support Structures

Guidelines for Planning Authorities, 1996 DoE

The aim of these Guidelines is to provide relevant technical information in relation to these installations and to offer general guidance on planning issues so that the environmental impact is minimised and a consistent approach is adopted by the various planning authorities in the preparation of their development plans and in the operation of development control.

Kildare Farming 2000, Change, Challenge and Opportunity, KATG

The report is a comprehensive study of farming and farm families in County Kildare and was undertaken by the Kildare Agricultural Task Group (KATG). It sets out strategies and actions that will underpin the positive development of agriculture, and the viability of farm families, into the future.

The Report of the Inter-Departmental task force on the future management and development of the Curragh of Kildare

Report prepared by the Department of Defence. It examines the ongoing threat to the integrity of the Curragh Plains which had arisen in recent years as a result of a marked increase in the level of activities among users together with the level of developments taking place on the periphery of the Curragh.

Growing for the Future, 1996 Dept of Agriculture, Food and Forestry

The overall framework for forest policy in Ireland is set out in "Growing for the Future - A Strategic Plan for the Development of the Forestry Sector in Ireland", (1996). The areas covered in this plan are wide ranging and include planting policy, amenity and recreation, environment, forest protection and health, harvesting and transport, sawmilling, quality and standards, research and development, education and training and many other related areas.

Forest Service Guidelines for Landscape, Forest Harvesting and Environmental Archaeology, Biodiversity and Water Quality, 2000

Series of guidelines published by the Forest Service, Department of the Marine and Natural Resources in July 2000.

Native Woodland Scheme

The Scheme provides financial support for landowners to protect and enhance existing native woodlands and to establish new native woodlands. Both elements include native woodland on riparian sites adjoining streams, rivers and lakes.

NeighbourWood Scheme, Dept of Marine and Natural Resources

The NeighbourWood Scheme is a new woodland grant package developed by the Department of the Marine and Natural Resources and offers scope in advancing the ideal of the establishment or enhancement of urban woodlands as a social and recreational resource for the wider community. Local authorities are already networking with communities on a range of initiatives from County Development Plans to local urban and village renewal schemes; this new scheme can now broaden the suite of environmental initiatives which councils have available.

Childcare Facilities Guidelines for Planning Authorities, 2001 DoEHLG

These guidelines were issued as Ministerial guidelines under Section 28 of the Planning and Development Act, 2000-2004. They provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, as well as developers and childcare providers in formulating development proposals.

County Childcare Strategy

The Kildare County Childcare Committee's Strategy has been drawn up to co-ordinate the development of quality childcare in Kildare. This will include increasing the numbers of childcare facilities and childcare places available and developing a co-ordinated approach to the delivery of childcare services in the county. The Kildare Childcare Strategy has been developed in the context of a national six-year programme funded under the National Development Plan.

RAPID Programme, 1999 DoEHLG

RAPID stands for Revitalising Areas by Planning, Investment and Development. As the name implies RAPID is about prioritising in a coherent, targeted and accelerated way, new and improved service and infrastructural investment to the communities living in RAPID areas

National Play Policy 'Ready, Steady, Play' 2004-2008, National Children's Office

The National Play Policy covers the years 2004 - 2008 and contributes to the provision of play facilities in the towns, cities and villages of Ireland. It aims to increase public play facilities and thereby improve the quality of life of children living in Ireland by providing them with more play opportunities.

National Bio-diversity Plan 2002, Department of Arts, Heritage, Gaeltacht and the Islands

This National Biodiversity Plan sets out the framework through which Ireland will provide for the conservation and sustainable use of biodiversity over a five-year period. Under 15 themes and sectors it details actions which will be pursued to achieve this objective.

Landscape Character Assessment, Kildare County Council

Kildare County Council prepared the Landscape Character Assessment of County Kildare. It provides a thorough assessment of County Kildare with respect to character, value and sensitivity of its landscape.

Architectural Heritage Protection, Guidelines for the Planning Authorities, DoEHLG 2001

These guidelines were issued to provide guidance on Part IV of the Planning and Development Act, 2000/2004. The guidelines are intended to support the preparation of those parts of the Development Plan that have the objective of protecting the architectural heritage.

Appendix Two

Document List



National Spatial Strategy (NSS) 2002 - 2020, DoEHLG

Strategic Planning Guidelines for the Greater Dublin Area 1999 (SPGGDAs), DoE

Regional Planning Guidelines for the Greater Dublin Area 2004

Integrated Framework Plans for Land Use and Transportation (IFPLUT)

Buildings for Everyone, National Disability Authority

Water Strategy for County Kildare, Kildare County Council

County Kildare Groundwater Protection Scheme, Kildare County Council

Greater Dublin Drainage Study

Water Services Investment Programme - Assessment of Needs 2007 - 2012, Kildare County Council

Environmental Protection Agency Wastewater Treatment Manuals

Kildare Waste Management Plan 2000, Kildare County Council

Water Framework Directive 2000

River Basin District Management Plans

Office of Public Works "Flood Risk and Development (Sept. 2004)

DoEHLG policy statements 'Changing Our Ways'

DoEHLG policy statements 'Preventing and Recycling Waste-Delivering Change'

Kildare Draft County Retail Strategy, Kildare County Council

Retail Planning Strategy for the Greater Dublin Area (GDA Strategy), 2001 DTZ (revised Jan 05)

Retail Planning Guidelines (RPGs) for Planning Authorities, 2000 DoEHLG

Kildare Housing Strategy, Kildare County Council

National Development Plan (2000 - 2006), DoE

Sustainable Development - A strategy for Ireland 1997, DoE

Residential Density Guidelines for Planning Authorities 1999, DoEHLG

Sustainable Rural Housing Guidelines for Planning Authorities, 2005 DoEHLG

EU Seveso II Directive 96/82/EC

The Green Paper on Sustainable Energy

Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities, 1996 DoE

Kildare Farming 2000, Change, Challenge and Opportunity, KATG

The Report of the Inter-Departmental task force on the future management and development of the Curragh of Kildare

Growing for the Future, 1996 Dept of Agriculture, Food and Forestry

Forest Service Guidelines for Landscape, Forest Harvesting and Environmental Archaeology, Biodiversity and Water Quality, 2000

Native Woodland Scheme

NeighbourWood Scheme, Dept of Marine and Natural Resources

Childcare Facilities Guidelines for Planning Authorities, 2001 DoEHLG

County Childcare Strategy

RAPID Programme, 1999 DoEHLG

National Play Policy 'Ready, Steady, Play', National Children's Office

National Bio-diversity Plan 2002, Dept of Arts, Heritage, Gaeltacht and the Islands

Landscape Character Assessment, Kildare County Council

Architectural Heritage Protection, Guidelines for the Planning Authorities, DoEHLG 2001

Local Government (Planning & Development) Act 2000-2004

Waste Management Act 1996

Heritage Act 1995

EU Landfill Directive

EPA Landfill Manuals

EU Packaging Waste Directive

Local Government (Planning and Development) Regulations 2001

European Communities (Drinking Water) Regulations 2000 (S.I. No. 439 of 2000)

Barcelona Declaration on Disability, EU

Habitats Directive, E.U 1992 (Council Directive 92/43/EEC)

Birds Directive, E.U (Council Directive 79/409/EEC)

Wildlife Act 1976 and Amendment 2000

Local Area Plans of Kildare Town, Monasterevin, Newbridge, Kilcullen, Derrinturn, Rathangan, Straffan, Ballitore/Crookestown/Moone/Timolin, Leixlip, and Sallins

Development Plans of Celbridge, Kilcock, Maynooth, Ballymore Eustace, Kill, Johnstown, Killeel, Athgarvan, and Castledermot

European Community (Environmental Impact Assessment) Regulations 1989 - 1998

EU Directive on Assessment and Management of Environmental Noise

Fire & Building Regulations

Air Pollution Act 1987

Casual Trading Act 1995

Criteria for the Provision of Tourist Attraction and Accommodation signs

Plan for Social Housing

A Framework for Action 2002- 2006, County Kildare Tourism Task Force

Recommendations for Site Development Works for Housing Areas, DoELG 1998
Design Bulletin 32, Residential Roads and Footpaths - Layout Considerations, (2nd
edition), British Department of Environment, Transport and the Regions

Public Lighting in Residential Estates, Electricity Supply Board

Child Care (Pre-School Services) Regulations 1996 & 1997

Phosphorous Regulations

Nitrate Directive, EU

European Communities (Control of Major Accident Hazards Involving Dangerous Substances)
Regulations S.I No 476 of 2000

1875 Explosives Act

Low Cost Scheme

Affordable Housing/Shared Ownership Scheme
The Capital Assistance Scheme and the Capital Loan and Subsidy Scheme

The Disabled Persons Grants Schemes

The Essential Repairs Grant and other measures

The Traveller Accommodation Plan

The Homeless Action Plan

Traveller Accommodation Programme 2000-2004, Kildare County Council

Local Government (Water Pollution) Act 1977 - 1990

Teagasc Co. Kildare Business Plan, 2003

Land Use Transportation Study

Birds Directive

Appendix Three

List of Abbreviations



ACA	Architectural Conservation Area
CAP	Common Agriculture Policy
CDB	County Development Board
CSO	Central Statistics Office
DED	District Electoral Division
DoEHLG	Dept of Environment, Heritage and Local Government
DTO	Dublin Transportation Office
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
EU	European Union
GATT	General Agreement on Trade and Tariffs
GDA	Greater Dublin Area
GSI	Geological Survey of Ireland
HGV	Heavy Goods Vehicles
HSA	Health and Safety Authority
ICT	Information and Communication Technology
IFPLUT	Integrated Framework Plans for Land Use and Transportation
LUTS	Land Use and Transportation Study
MERTA	Midlands East Regional Tourism Authority
NDP	National Development Plan
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NRA	National Roads Authority
NSS	National Spatial Strategy

OECD	Organisation of Economic Co-operation and Development
RAPID	Revitalising Areas by Planning, Investment and Development
RMP	Record of Monuments and Places
RPG	Regional Planning Guidelines
RPG*	Retail Planning Guidelines
RPS	Record of Protected Structures
SAC	Special Areas of Conservation
SPA	Special Protection Areas
SPGGDA	Strategic Planning Guidelines for the Greater Dublin Area 1999
TPO	Tree Preservation Order
WFD	Water Framework Directive

* - RPG is an abbreviation for Retail Planning Guidelines in Chapter 4 only.

Appendix Four

Glossary



Action Area Plan

A non-statutory plan, prepared by or on behalf of the Local Authority, for a specific area providing detail on the desirable framework for the future development, design and/or layout of an area.

Age Cohort

Classification of the population of a defined area through the use of nationally recognised age groupings (e.g. 15-24).

Biodiversity

The variety of life (wildlife and plant life) on earth.

Buildings for Everyone

Buildings for Everyone was published by the National Disability Authority in 2002. It incorporates a comprehensive section on all aspects of accessibility in the landscape.

Building Lines

A development line along a street or roadway behind or in front of which development is discouraged.

Community Facilities

Facilities operated for the benefit of and open to the public.

Comparison Goods

Goods that are required on an infrequent basis by individuals and households such as clothing and footwear, furniture, furnishings, household equipment, educational, recreation equipment, newspaper and magazines.

Convenience Goods

Goods that are required on a daily or weekly basis by individuals and households such as food, alcoholic and non alcoholic beverages and non durable household goods.

Consultation Distance (SEVESO)

This is the specified distance from certain establishments within which the Health and Safety Authority must be notified of all planning applications. The requirement comes from the EU Seveso II Directive.

Development Contribution Scheme

Scheme which allows a Planning Authority to levy financial contributions for the provision of public infrastructure, facilities, projects or services as a condition.

Environmental appraisal

The systematic evaluation of the significance and likely impact of the predicted effects of a proposed development or policy and of the scope for modifying or mitigating those effects.

Hard Landscaping

The use of inorganic and inanimate materials, for example rock and stone, in the landscaping of an area, frequently including artificial and manmade objects, such as seating, paving, railings etc.

Headship Rate

The headship rate for a given age cohort is the proportion of that cohort who are heads of household.

Infill Housing

Housing which fills gaps in otherwise continuous built-up frontage and is appropriate to the character of the street and/or village.

Landscape Character Assessment

It provides a thorough assessment of County Kildare with respect to character, value and sensitivity of its landscape.

Local Area Plan

The Planning and Development Act 2000-2004 provides that these may be provided in certain circumstances including areas likely to be subject to large scale development during the lifespan of the plan. They should be consistent with the Development Plan and detailed plans for the proper planning and sustainable development of such areas should be drawn up.

Leakage

Loss of retail activity to areas outside of the county.

Natural Heritage Area

Non-statutory designations of areas of special interest for their fauna, flora, geology and/or topography.

Permeability

The degree to which an area has a variety of pleasant convenient and safe routes through it.

Plot Ratio

This is the gross floor area of the building/s divided by the area of the site and is used to depict the intensity of use of a site. In calculating the area of a site adjoining road widths are excluded.

Policy Theme Boundary

Village boundaries within which policies relating to the settlement will be applied. The policy boundary is designated as an objective under the provisions of Section 10. (2) of the Planning and Development Act, 2000-2004, and should not be construed as 'zoned lands'.

Protected Structure

A building, feature, site or structure identified in the Record of Protected Structures (RPS) as worthy of protection or preservation in accordance with the Local Government (Planning and Development) Act 2000-2004.

Residential Density

This is the measure of housing density used as a basis for development control. It is the number of houses divided by the site area in hectares or acres, including dwellings and gardens, any incidental open space (e.g. children's play space, parking areas) and half the width of the surrounding roads up to a maximum of 6 metres.

Site Coverage

Site coverage is the portion of the site that is built on and is determined by dividing the total site area by the ground floor of the building.

Soft Landscaping

The use of water and natural vegetation including trees, plants, shrubs, in the landscaping of an area.

Social Exclusion

This is a term to describe marginalisation from employment, income, social networks such as family, neighbourhood and community, decision making and from an adequate quality of life.

Special Protection Areas

Areas of special interest for the conservation of wild bird habitats, especially listed, rare or vulnerable species and migratory species. They are being established under the Birds Directive (Council Directive 79/409/EEC).

Special Area of Conservation

Areas of special interest containing habitats or species of European significance. They are being established under the Habitats Directive (Council Directive 92/43/EEC).

Strategy

The word strategy is used in both a general and specific sense. The County Development Plan in its entirety is a unified, comprehensive and integrated strategy designed to ensure that the basic objectives

of the Council are achieved. Within the Development Plan there are more specific strategies designed to achieve specific objectives.

Sustainable Development

Development that meets the needs of present generations without compromising the ability of future generations to meet their own needs.

Vernacular

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Appendix Five

Kildare County Housing Strategy 2005 - 2011

Published in accordance with Part V
of the Planning and Development Act 2000

Introduction

The purpose of this document is to chart a course for the development of housing in County Kildare for the period 2005-2011. It assesses the need for housing and puts forward strategies for meeting it.

This strategy is drawn up for the entire county of Kildare including the urban districts of Naas and Athy. It is intended to serve the needs of all who are concerned in dealing with housing issues, including individual citizens, housing associations and other voluntary organisations working in this area, house builders, landowners, elected representatives, house designers and local authority staff.

The report of the County Manager under Section 15(2) of the Planning and Development Act 2000-2004 shall include a review of the progress achieved in implementing the housing strategy.

PART 1: HOUSING REQUIREMENTS

1.0 Background

1.1 Objectives

The Planning and Development Acts 2000-2004 stipulate that planning authorities, in formulating the County Housing Strategy should have regard to the following points:

- Ensuring a range of housing for residents with different income levels: ref. Section 94(3)b;
- Making provision for social and affordable housing: ref. Section 94(4)c;
- Defining affordability in terms of capacity of eligible persons to service a mortgage based on a defined level of income and loan to value ratio: ref. Section 93(1);

1.2 Assumptions

Throughout the following calculations and subsequent analysis, a number of reasonable assumptions have been made. Where possible, data at county level has been used, for example by surveying local auctioneers and valuers. If this has not been possible data has been accessed at the regional level, i.e. in terms of income information. If necessary, adjustments have been made to the higher-level data in order to make it more appropriate to the County-level situation.

1.3 Approach

This analysis sets out to determine housing affordability by analysing county-level estimates of population, household size, household income, and house prices.

1.4 Method & Sources

Data has been collated from a number of sources including the Census of Population, the Central Statistics Office (CSO), the Department of the Environment, Heritage and Local Government, ESRI, and auctioneers and valuers within the county.

1.5 National and Regional Context

Recent years have seen unprecedented growth in housing construction in the State, with the 2004 forecast for housing completions at 80,000 plus - well in excess of anything previously witnessed. This number of completions for a population of 4 million, compares with 400,000 starts in Germany for a population of 80 million. Prices however continue to rise.

After Ireland's period of unprecedented economic growth, some commentators are now reporting a slow down in the residential housing market and are warning of the 'danger' of price falls.

As far as future house completions are concerned, however, Kildare is constrained, in planning terms, by the recently issued Regional Planning Guidelines, which set a housing construction target of 16,950 for Kildare in the period 2003 to 2010.

The Guidelines indicate that to achieve and facilitate the projected population and household levels, Planning Authorities should:

- Ensure that sufficient amounts of lands are zoned and serviced in the centres as selected for increased future development in the settlement strategy. This is designed to contribute to establishing a strong urban structure throughout the area and in turn reinforce strong performing and robust economic conditions necessary to the achievement of regional balanced development.
- Support the provision of infrastructure, including public transport infrastructure.
- Encourage and attract employment sources.
- Ensure the delivery of social, community and cultural infrastructure to contribute to the population's quality of life.

PART 2: HOUSING REQUIREMENTS ANALYSIS

2.1 Population Projections & Household Data

Population projections have been made using a cohort survival population model, using a 2002 Census of Population base, with household and population changes adjusted to conform to the Regional Planning Guidelines to 2010.¹

Table 2.1 Adjusted Household Numbers and Population Projections - County Kildare

Year	Household Numbers	Additional Households	Average Household Size	Population
2002	50,914	-	3.22	163,944
2003	53,204	2,290	3.15	167,539
2004	55,323	2,118	3.08	170,283
2005	57,659	2,337	3.01	173,378
2006	59,793	2,134	2.94	175,549
2007	61,951	2,158	2.86	177,485
2008	64,068	2,117	2.79	178,999
2009	66,199	2,131	2.72	180,252
2010	68,274	2,075	2.65	181,053
2011	70,352	2,079	2.65	186,433

Table 2.1 shows that on this basis, the number of households is projected to increase from 50,914 in 2002 to 70,352 in 2011 and that the average household size will fall from 3.22 to 2.65 over the same period.

2.2 Household Income Data Projections

Having established the population and household base, it is necessary to forecast the county-specific household disposable income. This will be done for the period 2000 to 2011.

An essential element of the housing demand analysis is ensuring that the recommendations are based on an accurate assessment of household incomes. Material has been sourced from the Household Budget Survey and the Household Incomes - Regions and Counties publications, both produced by the CSO.

The following calculations are necessary to produce a picture of household disposable income in the chosen base year of 2000.

¹The Regional Planning Guidelines envisage 16,950 housing units being constructed in Kildare between 2003 and 2010 (2,421 per annum on average). This Strategy (and the County Plan) envisages 22,564 houses constructed in the period 2002 to 2011, or 2,507 per annum. The net household increase, set out in Table 2.1 of this strategy, is 2,160 per annum, or 86% of annual construction. This is also in conformity with the regional planning guidelines. The fall in average household size adopted here is also broadly in line with the RPG's. A slower fall would result in a higher population estimate than that set out in Table 2.1. For example, a household size of 3.0 would indicate a population of 201,000 in the year 2011. A fall in the necessary 'excess' construction to deal with obsolescence and second homes, would also result in a population increase. The RPG assumption is 13% in the period.

Table 2.2 Estimated Distribution of Household Disposable Income - Kildare, Year 2000

Income Ranges	Weekly Disposable Income (€)	Households in each Category (%)	Average Annual Disposable Household Income (€)	County Kildare Inflatior (see Table 2.2a)	Average Annual Disposable Household Income (Kildare €)
		1	2	3	4 (2*3)
1st Decile	< 126.49	9.0 %	5,561	105.2	5,850
2nd Decile	205.70	10.1 %	8,581	105.2	9,027
3rd Decile	293.26	9.8%	12,136	105.2	12,767
4th Decile	386.50	9.4 %	16,649	105.2	17,515
5th Decile	530.64	9.4 %	21,097	105.2	22,194
6th Decile	658.72	10.5 %	26,976	105.2	28,379
7th Decile	782.20	10.5 %	31,023	105.2	32,636
8th Decile	973.14	9.8 %	36,085	105.2	37,961
9th Decile	1302.56	10.3 %	46,871	105.2	49,308
10th Decile	> 1302.56	11.2 %	71,997	105.2	75,741
TOTAL		100 %			

* Totals may not sum due to rounding errors

Table 2.2 provides an indication of the level of income available to households in particular deciles. The calculation process was as follows:

1. Figures for weekly disposable income; percentage of households in each category and average annual disposable income, were supplied on a regional basis (i.e. Mid East Region) by the CSO.
2. In order to establish the average annual disposable income for County Kildare it was necessary to investigate the differential between income for the county and the region. This process is illustrated below in Table 2.2a, which produces an inflator figure of 105.2%, on average, for the period 1995 to 2000.

Table 2.2a National, Regional and County - Estimate of Disposable Income (€)

Area	1995	1996	1997	1998	1999	2000
State	9,014	9,641	10,515	11,702	13,084	14,592
Region (Mid-East)	8,660	9,373	10,343	11,307	13,069	14,376
Kildare	8,921	9,710	10,907	11,897	14,053	15,351
Kildare (% of Region)	103.0%	103.6%	105.4%	105.2%	107.5%	106.7%
			Kildare 1995-2000 Average (%)			105.2%

Source: CSO, County Incomes and Regional GDP, 2000.

It is now necessary to project forward the likely increase in disposable income for households within County Kildare. Updated figures for income inflators have been sourced from the ESRI. Figures for 2001-2002 have been taken from the Quarterly Economic Commentary (Summer 2002), and figures for 2003 to 2010 are from the ESRI Medium Term Review 2003-2007.

Table 2.3 Household Income Distribution - County Kildare, 2000-2011

Income Ranges	Average Annual Disposable Income (€)	Disposable Income 2000 - 2011 (€ at current prices)											
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
	% Growth		12.5	9.4	9	4	5.6	6.1	7	7.3	7.1	7.1	7.1
1st Dec	5,850	6,581	7,200	7,848	8,162	8,619	9,145	9,785	10,499	11,244	12,043	12,886	
2nd Dec	9,027	10,155	11,110	12,110	12,594	13,300	14,111	15,099	16,201	17,351	18,583	19,884	
3rd Dec	12,767	14,363	15,713	17,127	17,812	18,810	19,957	21,354	22,913	24,540	26,282	28,122	
4th Dec	17,515	19,704	21,557	23,497	24,437	25,805	27,379	29,296	31,434	33,666	36,056	38,580	
5th Dec	22,194	24,968	27,315	29,774	30,965	32,699	34,693	37,122	39,832	42,660	45,689	48,887	
6th Dec	28,379	31,926	34,927	38,071	39,594	41,811	44,361	47,467	50,932	54,548	58,421	62,510	
7th Dec	32,636	36,716	40,167	43,782	45,533	48,083	51,016	54,587	58,572	62,731	67,184	71,887	
8th Dec	37,961	42,706	46,721	50,925	52,962	55,928	59,340	63,494	68,129	72,966	78,146	83,616	
9th Dec	49,308	55,472	60,686	66,148	68,793	72,646	77,077	82,473	88,493	94,776	101,505	108,610	
10th Dec	75,741	85,209	93,218	101,608	105,672	111,590	118,397	126,685	135,933	145,584	155,920	166,834	

2.3 House Price Data Projections

The DoEHLG circular (HS 4/00) of the 13th of December 2000, recommended that “planning authorities should construct their own forecasts of house price trends in the light of experience and local circumstances as potentially there will be significant variations in house price levels and trends between different areas of the country (and possibly within individual counties) and between different segments of the market..”

In formulating the Housing Strategy for County Kildare a series of consultations were held with a representative selection of auctioneers and valuers throughout the County.

A brief questionnaire was completed over the telephone, or via fax in a small number of cases. The questionnaire set out to establish the following information:

- House price trends over the previous five years;
- Profile of current demand and particular hotspots;
- Level of demand for both social housing and rented accommodation;
- Standard house price bands and distribution;

- Forecast house price trends over the next 5 years;
- Relevancy of the house price projections in the Bacon report;
- Nature of predicted increase in demand; and
- Other issues of relevance to the Housing Strategy.

Average house prices were supplied by the DoEHLG and compared with responses provided by the auctioneers and valuers. The DoEHLG figures are reproduced in the table below.

Table 2.4a Average House Prices in County Kildare (in €)

Year	County Kildare (€)	% Change
1995	76,838	-
1996	83,147	8.2 %
1997	103,175	24.1 %
1998	131,449	27.4 %
1999	165,075	25.6 %
2000	190,272	15.3 %
2001	207,996	9.3 %
2002	235,269	13.1 %

Source: Department of Environment, Heritage and Local Government

Average house prices were supplied by the DoEHLG based on data compiled from returns made by house purchasers to the Department. These returns relate to all transactions on house purchase during the specified year, whether new or second-hand, where loan or mortgage finance is involved.

The market has been largely catering for the first-time buyers with new schemes containing a predominance of two and three bedroom semi-detached and terraced properties and apartments. Local reports from the building industry suggests that the market for apartments may not be as buoyant as heretofore. The demand for large detached houses also appears strong with such schemes selling quickly.

There appears to be some softening of the rental market with lettings taking longer than recently experienced but apparently without any evidence of significant rent reductions as yet.

House price projections, using the Bacon report, and returns from local auctioneers, are presented in Table 2.4b below.

Table 2.4b House Price Increase Projections

Year	Bacon Report	County Kildare (Auctioneers' projections)
2003	10.0 %	7.0 %
2004	8.5 %	7.0 %
2005	7.5 %	7.0 %
2006	-	5.0 %
2007	-	*4.0 %
2008	-	*4.0 %
2009	-	*4.0 %
2010	-	*4.0 %
2011	-	*4.0 %

Note: *Assumption based upon 4% growth 2007-2011.

A distribution of housing units across a number of price bands is now undertaken. This is based upon transaction details provided by the Department of the Environment, Heritage and Local Government and the price bands are also based on information from auctioneers.

Table 2.4c Estimated Housing Stock Value Distribution (2002)

Range (€)	% of Kildare Houses
0 - 147,500	7.2 %
147,501 - 163,350	7.4 %
163,351 - 178,200	12.5 %
178,201 - 193,050	15.5 %
193,051 - 207,900	9.8 %
207,001 - 222,750	10.2 %
222,751 - 237,600	7.4 %
237,601 - 267,300	8.6 %
267,301 - 297,000	4.2 %
Over 297,000	17.2 %
Total	100 %

Note: above values are based on actual transactions

The house price bands are now inflated by the forecasts provided by the auctioneers (Table 2.4b above), to provide likely house price bands up to and including 2011.

Results are set out in Table 2.4d overleaf.

Table 2.4d County Kildare House Price Band Inflation

Year & Average Increase (%)		House Price Band (in €)Δ									
		1	2	3	4	5	6	7	8	9	10
2002	8.0%	Up to 147,500	147,501 To 163,350	163,351 To 178,200	178,201 To 193,050	193,051 To 207,900	207,900 To 222,750	222,751 To 237,600	237,601 To 267,300	267,301 To 297,000	Over 297,000
2003	7.0%	Up to 159,300	159,301 To 176,418	176,419 To 192,456	192,457 To 208,494	208,495 To 224,532	224,532 To 240,570	240,571 To 256,608	256,609 To 288,684	288,685 To 320,760	Over 320,760
2004	7.0%	Up to 170,451	170,452 To 188,767	188,768 To 205,927	205,928 To 223,088	223,089 To 240,118	240,119 To 257,410	257,411 To 274,570	274,571 To 308,891	308,892 To 343,213	Over 343,213
2005	7.0%	Up to 182,382	182,382 To 201,980	201,981 To 220,341	220,342 To 238,704	238,705 To 256,926	256,927 To 275,428	275,429 To 293,789	293,790 To 330,513	330,514 To 367,238	Over 367,238
2006	5.0%	Up to 195,148	195,149 To 216,119	216,120 To 235,766	235,767 To 255,413	255,414 To 274,911	274,912 To 294,708	294,709 To 314,355	314,356 To 353,649	353,650 To 392,944	Over 392,944
2007	4.0%	Up to 204,906	204,907 To 226,925	226,926 To 247,554	247,555 To 268,184	268,185 To 288,656	288,657 To 309,444	309,445 To 330,071	330,072 To 371,331	371,332 To 412,592	Over 412,592
2008	4.0%	Up to 213,102	213,102 To 236,002	236,003 To 257,456	257,457 To 278,911	278,912 To 300,202	300,203 To 321,822	321,823 To 343,274	343,275 To 386,185	386,186 To 429,096	Over 429,096
2009	4.0%	Up to 221,626	221,627 To 245,442	245,443 To 267,754	267,755 To 290,067	290,068 To 312,211	312,212 To 334,694	334,695 To 357,005	357,006 To 401,632	401,633 To 446,259	Over 446,259
2010	4.0%	Up to 230,491	230,492 To 255,260	255,261 To 278,464	278,465 To 301,670	301,671 To 324,699	324,700 To 348,082	348,083 To 371,286	371,287 To 417,697	417,698 To 464,110	Over 464,110
2011	4.0%	Up to 238,899	238,900 To 265,470	265,471 To 289,603	289,604 To 313,737	313,738 To 337,687	337,688 To 362,005	362,006 To 386,137	386,138 To 434,405	434,406 To 482,674	Over 482,674
% Units per Price Band		7.2 %	7.4 %	12.5 %	15.5 %	9.8 %	10.2 %	7.4 %	8.6 %	4.2 %	17.2 %

2.4 Identification of Affordability Thresholds

In order to determine housing affordability it has been necessary in sections 2.1 through 2.3 to analyse county-level estimates of population, household size, household income and house prices.

The purpose of the analysis is to identify the most expensive house that various households, of varying income, can afford to purchase, and the number of houses that are likely to be supplied in each price range or price band.

The Planning and Development Act (Section 93(1)) sets out the parameters that need to be applied. These are as follows:

- * yearly loan repayment is less than or equal to 35% of annual income, net of income tax and pay related insurance and
- * the loan to value ratio should not exceed 90%.

A number of assumptions are also made, including a 25-year term, and an APR of 6%. This APR is recommended in the DoEHLG circular of 26th February (HS 3/01, Appendix 3).

These assumptions form the basis of the calculation to establish the size of mortgage that a given income can attract. Table 2.5 below illustrates how, for a fixed house price of €100,000, changes in two of the three variables (interest rate and loan to value ratio) can affect the income threshold at which affordability becomes an issue. Annual disposable income is calculated so that the annual repayment represents 35% of income.

Table 2.5 Mortgage Servicing Costs under Different Scenarios

House Price (€)	Loan to Value Ratio	Loan Size (€)	APR	Term (years)	Monthly Repayment (€)	Annual Repayment (€)	Annual Disposable Income
(a) Significance of different loan to value ratios							
126,974	0.90	114,276	0.05	25	668.05	8,017	22,905
126,974	0.85	107,928	0.05	25	630.93	7,571	21,631
126,974	0.80	101,580	0.05	25	593.82	7,125	20,359
(b) Significance of different interest rates							
126,974	0.90	114,276	0.06	25	736.28	8,835	25,244
126,974	0.90	114,276	0.07	25	807.68	9,692	27,692
126,974	0.90	114,276	0.08	25	881.96	10,583	30,239

Table 2.6 a, b and c below, show the estimated yearly total household numbers for the period of the Strategy, derived from Table 2.1, and distributed in accordance with the income bands derived from Household Budget Survey and Regional Income data (Table 2.2).

From this, the number of total additional households in each band is calculated by comparing the household numbers for each income band in consecutive years. This provides the total figure shown at the bottom of the table.

Table 2.6a Income Distribution of Annual Additional Households

Income Deciles (%)*	Total Households									
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
9.0 [1]	4,582	4,789	4,979	5,190	5,382	5,576	5,767	5,957	6,144	6,331
10.1 [2]	5,143	5,374	5,587	5,824	6,039	6,257	6,471	6,687	6,895	7,105
9.8 [3]	4,989	5,214	5,421	5,651	5,859	6,071	6,279	6,487	6,691	6,894
9.4 [4]	4,786	5,002	5,201	5,420	5,620	5,823	6,023	6,222	6,417	6,613
9.4 [5]	4,786	5,002	5,201	5,420	5,620	5,823	6,023	6,222	6,417	6,613
10.5 [6]	5,346	5,586	5,809	6,054	6,278	6,505	6,727	6,950	7,169	7,387
10.5 [7]	5,346	5,586	5,809	6,054	6,278	6,505	6,727	6,950	7,169	7,387
9.8 [8]	4,989	5,214	5,421	5,651	5,859	6,071	6,279	6,487	6,691	6,894
10.3 [9]	5,245	5,481	5,698	5,938	6,159	6,381	6,599	6,818	7,032	7,247
11.2 [10]	5,703	5,959	6,196	6,458	6,697	6,938	7,176	7,415	7,646	7,879
Total	50,914	53,204	55,323	57,659	59,793	61,951	64,068	66,199	68,274	70,352

* Income Decile numbers are in brackets – see Table 2.2. Table totals may not sum due to rounding errors.

Table 2.6c Total Additional Households (Per Annum)

9.0 [1]	7,200	7,848	8,162	8,619	9,145	9,785	10,499	11,244	12,043	12,886
10.1 [2]	11,110	12,110	12,594	13,300	14,111	15,099	16,201	17,351	18,583	19,884
9.8 [3]	15,713	17,127	17,812	18,810	19,957	21,354	22,913	24,540	26,282	28,122
9.4 [4]	21,557	23,497	24,437	25,805	27,379	29,296	31,434	33,666	36,056	38,580
9.4 [5]	27,315	29,774	30,965	32,699	34,693	37,122	39,832	42,660	45,689	48,887
10.5 [6]	34,927	38,071	39,594	41,811	44,361	47,467	50,932	54,548	58,421	62,510
10.5 [7]	40,167	43,782	45,533	48,083	51,016	54,587	58,572	62,731	67,184	71,887
9.8 [8]	46,721	50,925	52,962	55,928	59,340	63,494	68,129	72,966	78,146	83,616
10.3 [9]	60,686	66,148	68,793	72,646	77,077	82,473	88,493	94,776	101,505	108,610
11.2 [10]	93,218	101,608	105,672	111,590	118,397	126,685	135,933	145,584	155,920	166,834

Table 2.6c Total Additional Households (Per Annum)

9.0 [1]	206	191	210	192	194	191	192	187	187
10.1 [2]	231	214	236	215	218	214	215	210	210
9.8 [3]	224	208	229	209	211	207	208	204	204
9.4 [4]	215	199	219	200	203	198	201	195	196
9.4 [5]	215	199	219	200	203	198	201	195	19
10.5 [6]	240	223	246	224	226	223	224	218	219
10.5 [7]	240	223	246	224	226	223	224	218	219
9.8 [8]	224	208	229	209	211	207	208	204	204
10.3 [9]	236	218	241	220	222	218	219	214	215
11.2 [10]	257	238	262	239	241	236	239	233	234
Total	2290	2118	2337	2134	2158	2117	2131	2075	2,079

To assess the price of housing units that each household could afford, the annuity formula was applied to the household incomes shown in Table 2.6 above. A worked example of the annuity formula is shown below.

Assumptions:

Loan to Value Ratio = 90%

APR = 6%

Annual Income = 4,770

$$90\% \text{ of House Price} = 35\% * \text{Monthly Income} * \frac{[1 - (1 + \text{APR}/12)^{-25 \text{ years} * 12}]}{[\text{APR}/12]}$$

$$90\%HP = 0.35 * 4,770/12 * \frac{[1 - (1 + 0.06/12)^{-300}]}{[0.06/12]}$$

$$90\%HP = 0.35 * 397.50 * \frac{[1 - 0.224]}{0.005}$$

$$90\%HP = 21,592.20$$

$$21,592.20/0.9 = HP = 23,991.33$$

This calculation process has been repeated for all the average household incomes depicted in Table 2.6 and is reproduced in Table 2.7 (part 2).

Table 2.7 Additional Households and House Price Affordability

Income band of Decile	Additional Households per year based on Income Distribution								
	2003	2004	2005	2006	2007	2008	2009	2010	2011
<126.49	165	153	168	154	156	153	154	150	150
126.49-205.7	170	157	173	158	160	157	158	154	154
205.7-293.26	286	265	292	267	270	265	266	259	260
293.26-386.5	355	329	362	331	335	328	331	322	322
386.5-530.64	224	207	229	209	211	207	209	203	204
530.64-658.72	233	216	238	217	220	216	217	211	212
658.72-782.2	170	157	173	158	160	157	158	154	154
782.2-973.14	197	183	201	184	186	182	184	179	179
973.14-1302.56	96	89	98	89	90	89	89	87	87
>1302.56	364	402	367	371	364	366	357	357	
Total	2,290	2,118	2,337	2,134	2,158	2,117	2,131	2,075	2,079

	Approximate Affordable House Price (€)								
	2003	2004	2005	2006	2007	2008	2009	2010	2011
<126.49	39,472	41,051	43,350	45,994	49,214	52,806	56,555	60,571	64,811
126.49-205.7	60,908	63,345	66,892	70,972	75,940	81,484	87,269	93,465	100,008
205.7-293.26	86,143	89,589	94,606	100,377	107,403	115,244	123,426	132,189	141,442
293.26-386.5	118,180	122,907	129,790	137,707	147,346	158,102	169,328	181,350	194,045
386.5-530.64	149,750	155,740	164,462	174,494	186,709	200,338	214,562	229,796	245,882
530.64-658.72	191,483	199,142	210,294	223,122	238,740	256,168	274,356	293,836	314,405
658.72-782.2	220,206	229,014	241,839	256,591	274,553	294,595	315,511	337,913	361,567
782.2-973.14	256,136	266,381	281,298	298,458	319,350	342,662	366,991	393,048	420,561
973.14-1302.56	332,698	346,006	365,382	387,670	414,807	445,088	476,689	510,534	546,271
>1302.56	511,050	531,492	561,256	595,492	637,177	683,690	732,232	784,221	839,116

From this analysis for example, we can conclude that in the year 2008, 153 households will be formed whose capacity to afford a house is limited to €52,806. (see bold-faced cells).

We now need to establish the house price bands at which new housing will be introduced to the county, over the life of the plan. This is presented in Table 2.8 and shows that the cheapest new house in Kildare, in 2006, based on data supplied by the local auctioneers, is likely to be €194,000 and that 154 houses will be brought to market at this price or lower.

To estimate the total number of housing units that will be provided each year in each house price band (154 in the above example), the total number of housing units that will be required each year is distributed in accordance with the percentage distribution, as illustrated earlier in Table 2.4d. In the above example, it is 7.2% of the total.

Table 2.8 Numbers of Additional/New Housing Units in County Kildare within each Price Band

2003	Number of Additional Units	2004	Number of Additional Units
Up to 159,300	165	Up to 169,873	153
159,301 - 176,418	170	169,874 - 188,767	157
176,419 - 192,456	286	188,768 - 205,927	265
192,457 - 208,494	355	205,928 - 223,088	329
208,495 - 224,410	224	223,089 - 240,188	207
224,411 - 240,570	233	240,189 - 257,410	216
240,571 - 256,608	170	257,411 - 274,570	157
256,609 - 288,684	197	274,571 - 308,891	183
288,685 - 320,760	96	308,892 - 343,213	89
Over 320,760	394	Over 343,213	364
Total	2290	Total	2118

2005	Number of Additional Units	2006	Number of Additional Units
Up to 181,764	168	Up to 194,487	154
181,765 - 201,980	173	194,488 - 216,119	158
201,981 - 220,341	292	216,120 - 235,766	267
220,342 - 238,704	362	235,767 - 255,413	331
238,705 - 256,926	229	255,414 - 274,911	209
256,927 - 275,428	238	274,912 - 294,708	217
275,429 - 293,789	173	294,709 - 314,355	158
293,789 - 330,513	201	314,356 - 353,649	184
330,514 - 367,238	98	353,650 - 392,944	89
Over 367,238	402	Over 392,944	367
Total	2337	Total	2134

2007	Number of Additional Units	2008	Number of Additional Units
Up to 204,212	156	Up to 212,380	153
204,213 - 226,925	160	212,381 - 236,002	157
226,926 - 247,554	270	236,003 - 257,456	265
247,555 - 268,184	335	257,457 - 278,911	328
268,185 - 288,656	211	278,912 - 300,202	207
288,657 - 309,444	220	300,203 - 321,822	216
309,445 - 330,071	160	321,823 - 343,274	157
330,072 - 371,331	186	343,275 - 386,185	182
371,332 - 412,592	90	386,185 - 429,096	89
Over 412,592	371	Over 429,096	364
Total	2158	Total	2117

2009	Number of Additional Units	2010	Number of Additional Units
Up to 220,876	154	Up to 229,711	150
220,877 - 245,442	158	229,712 - 255,260	154
245,443 - 267,754	266	255,261 - 278,464	259
267,755 - 290,067	331	278,465 - 301,670	322
290,068 - 312,211	209	301,671 - 324,699	203
312,212 - 334,694	217	324,700 - 348,082	211
334,694 - 357,005	158	348,083 - 371,286	154
357,006 - 401,632	184	371,287 - 417,697	179
401,633 - 446,259	89	417,698 - 464,110	87
Over 446,259	366	Over 464,110	357
Total	2131	Total	2075

2011	Number of Additional Households
Up to 239,712	150
239,713 - 265,471	154
265,472 - 289,605	260
289,606 - 313,738	322
313,739 - 337,872	204
337,873 - 362,006	212
362,007 - 386,139	154
386,140 - 434,407	179
434,408 - 482,674	87
Over 482,674	358
Total	2079

2.5 Conclusions Reached

From the analysis presented above and on the basis of the 35% measure of affordability, it is suggested that demand for social and affordable housing will exceed the anticipated supply. This can be represented on a year by year basis as follows:

Year 2003:

From Table 2.7, 1200 (165+170+286+355+224) households are likely to be able to afford properties up to €149,750. Assuming a constant distribution across the price and income ranges, it can be calculated that a further 53 households out of the sixth decile will be able to afford up to the lowest price range of €159,300. However, from Table 2.8, only 165 housing units are expected to be formed at this price level. Therefore there is an anticipated shortfall of 1,088, representing 47.5% (1088/2290) of all new households formed in the year 2003.

Year 2004:

1,111 households will have an upper affordability threshold price of €155,740. With an even distribution this equates to 1184 units that could afford up to €169,873. From Table 2.8, 152 housing units will be provided up to this price, representing a shortfall of 1,032. This represents 48.7% of all new households formed in the year 2004.

Year 2005:

1,224 households will have an upper affordability threshold price of €164,462. With an even distribution this equates to 1,317 units that could afford up to €181,764. From Table 2.8, 168 housing units will be provided up to this price, representing a shortfall of 1,149. This represents 49.2% of all households formed in the year 2005.

Year 2006:

1,119 households will have an upper affordability threshold price of €174,494. With an even distribution this equates to 1,211 units that could afford up to €194,487. From Table 2.8, 154 housing units will be provided up to this price, representing a shortfall of 1,058. This represents 49.6% of all households formed in the year 2006.

Year 2007:

1,132 households will have an upper affordability threshold price of €186,709. With an even distribution this equates to 1,209 units that could afford up to €204,212. From Table 2.8, 155 housing units will be provided up to this price, representing a shortfall of 1,054. This represents 48.8% of all households formed in the year 2007.

Year 2008:

1,110 households will have an upper affordability threshold price of €200,338. With an even distribution this equates to 1,159 units that could afford up to €212,380. From Table 2.8, 152 housing units will be provided up to this price, representing a shortfall of 1,007. This represents 47.6% of all households formed in the year 2008.

Year 2009:

1,118 households will have an upper affordability threshold price of €214,562. With an even distribution this equates to 1,159 units that could afford up to €220,876. From Table 2.8, 153 housing units will be provided up to this price, representing a shortfall of 990. This represents 46.5% of all households formed in the year 2009.

Year 2010:

1,088 households will have an upper affordability threshold price of €229,796, just above the price of the cheapest house (€229,711). From Table 2.8, 149 housing units will be provided up to this price, representing a shortfall of 939. This is equivalent to 45.3% of all households formed in the year 2010.

Year 2011:

886 households will have an upper affordability threshold price of €194,045. With an even distribution this equates to 1066 housing units that could afford up to €238,899. From Table 2.8, 150 housing units will be provided up to this price, representing a shortfall of 916. This is equivalent to 44.1% of all households formed in the year 2011.

Summary of Anticipated Social & Affordable Housing Need

Table 2.9 Summary of Anticipated Social & Affordable Housing Need

	2003	2004	2005	2006	2007	2008	2009	2010	2011
New Households Formations	2,290	2,118	2,337	2,134	2,158	2,117	2,131	2,075	2,079
Number of Units Shortfall	1088	1032	1149	1058	1054	1007	990	939	916
% Shortfall	47.5%	48.7%	49.2%	49.6%	48.8%	47.6%	46.5%	45.3%	44.1%

The average percentage shortfall for the period 2005 to 2011 is 47.3%

2.6 Backlog of Social and Affordable Need

The projections and calculations above take account of current and future need for housing. They do not include the backlog of social housing need which is set out in the waiting lists for the three local authorities whose areas are covered by this strategy. This need, in June 2004, was expressed in the housing waiting lists of the local authorities as follows:

Kildare Co. Council	3,358
Athy U.D.C.	324
Naas U.D.C.	525
Total	4,207

The housing requirement set out in Table 2.9 has to be increased by the backlog of social and affordable housing need.

2.6A Building Requirement

The total gross number of dwellings to be provided during the period of the strategy (2005 to 2011) is calculated as follows:

Numbers of households to be formed	12,822
Allow for replacement of obsolete dwellings (0.75%)	2,880
Backlog of social and affordable housing	4,207
TOTAL	19,909

However, it should be noted that:

- The net number will be less than this as a result of the re-use of some (but not all) dwellings where households have been rehoused due to overcrowding or involuntary sharing.
- The figure assumes a complete clearance of accumulated need over the period.

It should also be noted that for the purposes of land allocation, replacement of existing unfit houses and future obsolescent houses, is likely to take place on brownfield sites and no further land allocation will be required.

2.7 The Private Rented Sector

The private rented sector clearly has a role to play in meeting the housing needs of a county. It is assumed that some of the dwellings which will be provided in response to household formation as summarised in Table 2.9 will be of this type.

Verifiable statistical data on the proportion of "householders" who rent private accommodation is not available. Private sector landlords are however required to register with local authorities and further legislative changes in this regard have just been announced.

Issues arising in connection with the capacity of private rented accommodation include not only rental levels, security of tenure and standards of accommodation but extend to policy options on the role of this kind of accommodation as a factor in meeting housing need.

In light of the foregoing, it is not possible to be precise about the number of households which are or could be accommodated in private rented accommodation.

PART THREE: HOUSING SUPPLY

3.1 Background

This part of the strategy deals with those factors that influence housing supply and addresses the planning and management of the physical environment of the county.

3.2 Development Plans

The location, density and extent of housing in the county is regulated by statutory development plans. There are also plans for various towns which were adopted at various dates from 1985 onwards with most having been reviewed and updated in 2001 and 2002. Housing supply is governed, inter alia, by the availability of zoned land: and a survey of the towns and villages with development plans showed that on 30th June 2003 the following was the position:

A	Total zoned undeveloped land which could be developed for residential use	1,196 Hectares
B	Total zoned undeveloped land that is presently serviced and ready for residential development: (Includes sites under construction)	542 Hectares
C	Total zoned undeveloped land that is required to be serviced for development	654 Hectares
D	Permission granted and construction commenced on site	3140 units

3.3 Availability of Zoned Building Land

The lands described in the foregoing section are available in a wide number of locations throughout the County including Athgarvan, Athy, Ballymore Eustace, Castledermot, Celbridge, Clane, Johnstown, Kilcock, Kilcullen, Kildare Town, Kill, Leixlip, Maynooth, Monasterevin, Naas, Newbridge, Prosperous, Rathangan, Sallins and Straffan.

3.4 Capacity of Building Land

As indicated above, while a total of 1,196 Hectares are zoned for residential development, 654 hectares of this requires servicing before being available for development. In addition to this we must also consider the capacity of the land for development and given the diverse locations of the zonings a wider range of densities will pertain. Some lands are restricted to a densities of four or six units per acre while other lands are deemed capable of accommodatiing densities of up to 20 units per acre subject to satisfactory design. However overall it is anticipated that

the average density which will pertain will be in the region of eight to 10 units per acre. The capacity of the zoned land arising from the survey indicated a figure of 24,726 units or 8.36 units per acre.

From Table 2.1, it is noted that the number of additional households likely to be formed in the county during the period of the plan is 12,822, and from paragraph 2.6 it is seen that this should be supplemented to meet the backlog of social and affordable need and to allow for the replacement of obsolete dwellings giving a total requirement of 19,909 units. Therefore the over zoning factor is less than 20%.

It is prudent that the authorities should ensure that there is sufficient zoned land, in excess of minimum requirements:

- to ensure competition in the housing market;
- to help moderate land and house prices; and
- to ensure flexibility and choice in the housing market.

3.5 Infrastructural Issues

Infrastructure is a major factor in housing supply. It may be considered under various headings, viz., roads, public transport, sanitary services, energy and telecommunications, education, amenity and social infrastructure.

There are 2,240 kilometres of public roads in County Kildare, and the county is also favoured with more motorway than any other county in Ireland. The motorways lead to the south and west, and in particular they service the identified Primary Dynamic Clusters of Naas-Newbridge-Kilcullen, and Kilcock-Maynooth-Leixlip-Celbridge.

The Secondary Dynamic Cluster of Kildare-Monasterevin was by-passed in full in 2004. The Moderate Growth Town of Athy will be linked to the M9 Motorway scheme when completed and is currently served by the N78 national route. In addition to existing roads, it is common practice to require developers to participate in the construction of local roads to serve housing estates. In the case of some towns, notably Naas, Newbridge, Celbridge, Maynooth and Athy, there is an increasingly pressing need to deal with congestion through traffic management schemes, relief roads and other improvements. These kind of infrastructural improvements are essential to accommodate the anticipated housing growth in the county. Subject to the foregoing, there appears to be no significant roads-related obstacle to housing construction.

The Primary Dynamic Clusters are well served by public transport, having a commuter and mainline rail service to complement frequently used bus routes. The services to the southern and western parts of the county are also improving.

Sanitary services are being expanded with capacity increases in the major sewage treatment plants at Osberstown and Leixlip, the replacement or improvement of a number of minor treatment plants, and the development of indigenous water supplies based on groundwater sources in West Kildare and the River Barrow. Development of the Osberstown plant is essential in the context of the significance of the River Liffey and the Primary Dynamic Cluster of Naas-Newbridge-Kilcullen. The early completion of the foregoing schemes is essential in allowing flexibility and efficiency. The assimilative capacity of watercourses, especially that of the River Liffey, is a factor of particular significance and it is necessary to ensure that during the period of this plan and beyond such a requirement does not constitute a constraint on housing development.

Energy and telecommunications systems are not part of the infrastructures developed by the local authority. The capacity however of these systems is taken into account in development planning. It is understood that additional generating capacity is required for electricity and that expanded networks will be required to accommodate the huge increases in telecommunications traffic which have been a feature of recent years. Both these issues are being addressed by their respective controlling agencies. There is no indication that there will be a lack of capacity in either system to the extent that house building will have to be limited to a level below that required for the needs of the county. The natural gas infrastructure is being expanded, albeit for the delivery of fuel from new sources, but again there appears to be no cause for concern as to capacity for the county's needs within the lifetime of this county development plan.

3.5 Other Support Services

The following support services are also considered necessary for housing development systems: education facilities, community facilities, amenity and recreational facilities, childcare, libraries, shops, churches, police stations, and waste disposal.

The County Development Plan 2005-2011 sets out the policies of the planning authority in relation to these matters and recognises that the availability and provision of these facilities is a significant consideration when adjudicating on development proposals.

The County Council is pursuing a policy of limiting waste by reduction and recycling and a number of initiatives are under way in that regard. For waste that cannot be disposed of by these means, a new residual landfill facility is being selected and will be brought into service during the lifetime of this county development plan.

The county has 16 public libraries. These serve their respective population centres, while the mobile library operates in smaller settlements. A new arts centre and library headquarters is in operation in Newbridge and will continue to provide social, educational and recreational support services for the entire county.

The development of amenity and recreational facilities will be encouraged and or required in association with the growth of housing and this can be supplemented by the County Council's programme for financial aid to sport and leisure groups.

The Council recognises the growing importance of childcare facilities, and is developing strategy options in this area with a view to their inclusion in the county development plan and their incorporation into planning permissions for housing.

The provision of education and policing facilities are matters for the Departments of Education and Justice respectively but the planning authority sees the unavailability of school places as a significant constraint on new development and will continue to work closely with the Department of Education to secure the provision of the necessary education facilities.

Similarly, shops and churches are usually provided when the need arises. There has been some tendency towards out-of-town shopping, based around the established reputation of certain centres and increasing mobility of customers. Regulations to control the size of retail outlets may combine with the growth of some centres to encourage the development of more locally-based shopping, even if only for convenience goods. The local authority policies of promoting sustainable development and matching housing to employment and facilities will also be helpful in encouraging local shopping. The provision of shopping outlets will also be influenced by the retail strategy when prepared together with the policies contained in the County Development Plan 2005-2011.

While several of the infrastructures and support services which are necessary for good housing development are outside the remit of local authorities the Councils will work in partnership with the agencies concerned to facilitate their provision in a timely and appropriate manner. However the pace of development of infrastructure including the provision of associated capital funding, needs to be maintained in order to assure capacity in house building not just during the period up to 2011 and beyond.

3.6 Land Market Issues

Land must be brought to market or be already in the ownership of developers if housing is to be provided. While this issue is not entirely within the control of the local authority, a number of strategies can be assessed and implemented at Development Plan stage to ensure a reasonable prospect of development during the currency of the Plan. Furthermore the local authority can itself acquire land for housing either by agreement or compulsorily, provided sufficient funding is available. In addition, Part V of the Planning and Development Act 2000-2004 provides for transfer of some lands to local authorities for social and affordable housing, a matter which is also dealt with in this strategy.

Land prices are, at present, regulated by market forces. The new procedures under the Planning and Development Act 2000-2004, can influence this, and it may be noted from Part 1, that there is a need for greater affordability.

3.7 Construction Capacity

The capacity of the construction industry to produce houses is critical to the success of any housing strategy. The annual rate of house completions in County Kildare for the period from 1998 to 2002 ranged from 2,366 to 3,126 which averages at 2,569 per annum. The Regional Planning Guidelines suggest an allocation of house completions of 16,950 in the 7 years to 2010 which is an average of 2,421 per annum. Apart from the ability of the construction industry to carry out building works, the overall capacity will also be influenced by other factors including labour supply, availability of funding, market performance, the general economic climate and the other issues mentioned under points 3.1 to 3.6 above.

3.8 Planning Permissions

The Council recognises that development of land for housing is of such importance that planning permissions for significant housing proposals should not be unduly delayed. The Council has therefore adopted a policy of ensuring that such proposals receive appropriate and timely attention in order to ensure a steady supply of housing for the needs of the community.

3.9 Development Pressure

There is considerable pressure for development in some parts of County Kildare, arising from local economic success, access to Dublin and relatively lower housing costs than in the capital. There is no indication that this will change significantly during the currency of this strategy. The County Development Plan includes the following policy aims:

- To ensure that sufficient and suitably located land is zoned allocated to satisfy development needs within the period of the plan and in accordance with a strategy to ensure the balanced development of the county (H1).
- To acquire additional lands during the period of the plan to meet the housing requirements of the County as outlined in the Housing Strategy (H2).
- To pursue all necessary housing initiatives in response to the needs identified in the Housing Strategy (H4).
- To require diversity in the density of development and in the form, size and type of dwelling within residential areas (H16).

3.10 Spatial Distribution of Housing

The spatial distribution of all development, including housing, is a matter proper to the review of the county development plan. The distribution of housing throughout the County will of necessity accord with the availability of zoned and serviced land. There is zoned land available in all of the major towns in the county with differing timescales for the resolution of local servicing constraints.

It is appropriate that the role of housing in rejuvenating small local settlements be recognised by the distribution of some housing to those areas in accordance with the strategy outlined in the County Development Plan 2005-2011.

3.11 Design and Construction Standards

Good standards of design and construction are critical to the success of a housing strategy. The Council will continue to foster good standards through the planning process and through the design of its own houses. These standards will include not only the design and construction of individual dwellings, but will also address issues of layout and integration of housing into existing communities.

The density of housing should be appropriate to its location with higher densities in town centres and lower densities in other locations. Due regard should be had to the need to assure quality of life in the accommodation thus provided.

PART 4: SOCIAL AND AFFORDABLE HOUSING

4.1 Local Authority and Voluntary Housing Programmes

The local authorities in County Kildare have drawn up a Housing Action Plan to 2008. This provides for the construction of dwellings as follows (estimates for 2009 to 2011 added):

Table 4.1 - Local Authority Housing Programme, 2005-2008 (starts)

	2005	2006	2007	2008	2009	2010	2011
Co. Council	468	363	219	193	200	200	200
Athy U.D.C.	35	28	28	8	n.a.	n.a.	n.a.
Naas U.D.C.	3	103	3	3	n.a.	n.a.	n.a.
Totals	506	494	250	204			

In addition to the above the following units are proposed to be provided by the local authorities in the period 2005 to 2008:

Voluntary housing 773 units
 Traveller accommodation 16 units (excluding traveller accommodation on main waiting list)

It is not possible to predict the provision of dwellings for the years 2009, 2010 and 2011 under these categories, as the start allocation for those years has not yet been determined. However, it is reasonable to project continuation of the average outturn for the period 2005 to 2008, which amounts to approximately 200 units per annum.

The total projected provision under these headings for the period 2005 to 2011 would, therefore, be of the order of 700 units per annum, equivalent to about a third of the annual average of 2,137 household formations anticipated in the county over the same period. It must be noted that this figure is based on assumptions of growth in the voluntary sector and on continuation of start allocations at current levels. There is however nothing to indicate that such assumptions are invalid.

4.2 Balance between Social and Affordable Housing

The statutory maximum amount of land ordinarily envisaged for transfer to local authorities, for the provision of social and affordable housing under Part V of the Planning and Development Act is 20%. As can be seen from Table 2.9 the shortfall in meeting anticipated social and affordable housing need varies between 44.1% and 49.6% per annum with an average of 47.47%.

An analysis of the housing waiting list indicates an average annual inflow of applicants in the order of 800. Of this, an average of 363 per annum is expected to be accommodated under the multi-annual housing programme, leaving a net requirement of 437 per annum, or 3,059 over the period of this strategy. The total number of new household formations in the same period is projected at 12,822, of which 7,113 have been identified as having affordability problems: (ref. Table 2.9 - row 2). Accordingly, 43% of the households with affordability problems are likely to enter the local authority waiting lists and this is the percentage of the lands transferable under Part V of the Act which should be assigned to social housing, leaving a balance of 57% for affordable housing.

From Table 2.7, it is seen that the statutory maximum of 20% is exceeded for each year of the strategy, and accordingly the portions of total lands to be assigned pursuant to Part V should be:

Social housing	43% of 20% =	8.6%, say 8%
Affordable housing	57% of 20% =	11.4%, say 12%

4.3 Compliance with the Housing Strategy

The Planning & Development Acts 2000-2004 provide that when submitting a planning application the applicant shall specify how they propose to comply with a condition imposed under Section 96(2) of the Act. In default of agreement the local authority may purchase 20% of the site but the local authority and the applicant may enter into an agreement to otherwise comply with the requirements including the payment of a financial contribution.

However having regard to the fact that the primary purpose of the legislative provisions is to secure completed housing, more quickly and more efficiently, for those who cannot otherwise

achieve this the Council has developed a number of preferred options in the following order of merit.

1. The transfer of completed housing units on the application site
2. The transfer of fully or partially serviced sites on the application site
3. The transfer of a portion of land on the application site
4. The transfer of completed housing units at another location
5. The transfer of serviced sites at another location
6. The transfer of land at another location
7. The payment of a financial contribution

The method of compliance agreed with the applicant may also provide for a combination of any of the above.

Notwithstanding paragraph 4.2 where an applicant wishes to allocate the full 20% to social housing the Council may agree to same. The breakdown between social and affordable housing may be agreed, otherwise than the above, having regard to the exceptional circumstances of any particular case.

In seeking as a preferred option, that completed housing units be transferred to the local authority the Council seeks to :

- Ensure that undue social segregation is minimised
- Ensure complete and efficient development of building sites
- Facilitate the implementation of policy in regard to social and affordable housing

The local authorities recognise that local circumstances, such as house types, housing requirements in the area, existing and planned distribution of housing, density issues, etc. may require to be taken into account in assessing the arrangements for compliance with Part V of the Act. The local authorities will consider these as the need arises, but the requirement set out in the immediately preceding paragraphs will be the fundamental principle governing this area.

In any case where, as a condition of planning permission, the local authorities agree to accept or stipulate the payment of contributions towards meeting social and affordable housing need in lieu of the transfer of land, the funds so acquired shall be treated in accordance with Section 96 of the Act which provides that they shall be kept in a separate account and shall be applied as capital for the authorities' functions under Part V of the Act or for their functions as housing authorities.

In particular it might be noted that some housing, including dwellings for elderly persons or other classes of people who have special needs may be deserving of special consideration and the local authorities will consider the development of policies to take account of this.

4.4 Spatial Distribution of Social and Affordable Housing

The housing waiting lists for the local authorities show a wide range of preferences as to choice of dwelling place. In the case of the County Council the most popular choices are Newbridge, Celbridge, Leixlip, Maynooth, Clane, Sallins, Monasterevan, Kill, Kilcock and Prosperous. The general position, therefore, is that the choices being exercised by applicants are not widely at variance with the provisions of the County Development Plan, although there are anomalies in the case of one or two relatively small settlements. In Naas and Athy, the choice is confined to the towns concerned.

While it is the policy of the County Council to accommodate people as far as possible in the areas of their choice, the following constraints apply:

- Development must generally take place in accordance with the provisions of the county development plan
- Selection of housing sites will, to some extent, be determined by where land is available
- As with all housing, site selection should take account of sustainable development requirements.

4.5 Existing Local Authority Housing

Local authorities are required to evaluate their housing stock from time to time. This process leads to replacement of dwellings as required. Ordinarily this is done as part of on-going maintenance operations, and the local authorities will continue to monitor the condition of public sector housing in their area to ensure continued viability and preservation of living standards. Remedial works projects have already been implemented in the county and these initiatives will continue as necessary and as resources permit.

The number of the current stock of local authority housing built prior to 1983 is approximately 637 units. The majority of these dwellings require substantial remedial works, namely; rewiring, replacement of defective windows and doors, attic insulation, ventilation, replacement fascia & soffit and the replacement of kitchen units and internal doors. It has been estimated that the cost of this programme of planned maintenance will be €4.7 million euro and will take 5 years to complete. The local authorities would have serious difficulty in financing expenditure of this magnitude and it will be necessary in association with the Department of the Environment and Local Government to make some special arrangements in relation to carrying out the works over an agreed period of time.

4.6 Ensuring Supply of Social Housing

It is the intention of the local authorities to ensure that insofar as resources allow, the need for social housing in the county is met as fully as possible. To this end the local authorities will continually monitor the arrangements for the provision of such housing and will seek to expedite them where possible. This may include provision of housing on a "turnkey" basis or the making of other similar arrangements with developers.

The local authorities will also ensure as far as possible that adequate serviced land is available for the construction of local authority and voluntary housing.

4.7 Meeting Special Needs

The circumstances and requirements of local authority housing applicants vary widely. In particular there are special needs for the homeless, the physically and mentally disabled and elderly people. The local authorities' housing programmes are structured to take account of that need, and this is reflected in house location, design and allocation.

The local authorities also facilitate and support voluntary housing initiatives as a way of responding to the needs of people who are to some extent in a position to meet their own requirements.

Household composition is a consideration in designing and selecting local authority housing. The local authorities have analysed the household composition of applicants and will endeavour to meet their requirements insofar as possible. The household compositions are summarised as follows:

Table 4.2 Household Composition of Housing Applicants

Household Type	County Council (%)	Naas U.D.C. (%)	Athy U.D.C. (%)
Single persons without children	20	19	20
Couples without children	5	4	10
Couples with 1 child	9	10	6
Couples with 2 children	7	3	3
Couples with 3 or more children	9	13	8
Lone parents with 1 child	31	25	38
Lone parents with 2 children	12	13	10
Lone parents with 3 or more children	7	13	5

It is also proposed to address special needs through the following actions:

- Working with organisations serving people with disabilities to ascertain how the local authorities' programmes can best meet their needs and putting an appropriate response in place.
- Disseminating comprehensive public information about housing entitlements and initiatives following the final adoption of this strategy.
- Continuing to provide accommodation for the elderly.
- Continuing to provide accommodation for people who are living in unfit and/or overcrowded accommodation, and or who are sharing accommodation with people who have a reasonable requirement for separate accommodation.
- Providing, insofar as resources permit, accommodation for young persons leaving institutional care or who are without family accommodation

- Continuing to provide accommodation for persons who are handicapped
- Continuing to provide accommodation for those who are in need of it for medical or compassionate reasons
- Continuing to provide accommodation for people who are in the opinion of the authorities not reasonably able to meet the cost of the accommodation which they are occupying or to obtain suitable alternative accommodation
- Continuing to participate in the Forum on Homelessness and to develop policies to cater for homeless people and to provide accommodation for them
- Continuing to implement the Traveller Accommodation Programme, adopted in 2000, and to consult with interest groups in this area
- Continuing to foster the development of voluntary housing organisations and initiatives and supporting the work of those organisations in the county
- Assigning lands for the development of affordable housing and promoting initiatives in this area.

The actions and initiatives described in the immediately preceding paragraph will be undertaken by the authorities insofar as resources permit; and in any case where there is no specific programme for the accommodation of any class of person, need will be met on the basis of response to local circumstances.

Without prejudice to the foregoing the authorities note the requirement for social and affordable housing as indicated in Row 2 of Table 2.9 above.

4.8 Local Authority Land Banks

Housing lands in the ownership of the three authorities covered by this strategy were surveyed at 31 May 2004, and found to contain a total of 225 acres. This figure includes lands on which housing was being developed at the time of the survey.

It may be noted by reference to para 2.6 that the capacity of the land banks is less than that necessary to deal with the backlog of social and affordable housing in the county. Consequently the entirety of each land bank will be required to meet need in this area. Additional land will also need to be acquired.

4.9 Continuation of Existing Housing Policies

The local authorities already have policies in place to provide for good management of their housing stock, to combat social segregation and to ensure fairness in letting houses. Subject to the overall control of the elected members of the authorities, these policies will be continued in existence and will inform the actions of the authorities for the period of this strategy.

The authorities believe that quality design should be a fundamental part of housing policy. To this end they will continue to develop design standards to cater for:

- Inclusiveness to ensure that disadvantaged people are not marginalised
- Implementation of existing policies aimed at counteracting social segregation and estate management: this will apply to both public and private sector housing
- Amenity

The development and implementation of these standards will be subject to:

- Availability of resources (land and finance)
- Approval of design standards by the Department of the Environment, Heritage and Local Government
- The overall control of the elected members of the authorities.

notes