



Local Development Plan 2030

Technical Supplement 3

Appendix I - Urban Capacity

Study

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**Mid & East
Antrim**
Borough Council

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1.0 Introduction

- 1.1 Mid and East Antrim Borough Council are currently working towards the publication of the first document of the Borough's new Local Development Plan (LDP); the draft Plan Strategy. The Plan Strategy (PS) will set out a Spatial Growth Strategy for the Borough which will broadly identify the amount of growth and where it should be directed in terms of housing, employment and commercial development over the plan period.
- 1.2 This interim Urban Capacity Study has been carried out by the Local Development Plan Team as evidence to preparation for this new LDP. At this stage the findings of the report will inform the LDP housing growth strategy and will later be crucial in determining the allocation of housing land through the Local Policies Plan (LPP). It is highlighted that this is an interim report and further work will be carried out prior to the next stage of the plan process and the publication of a LPP.
- 1.3 The findings of this study are an initial audit of the potential housing capacity within the Borough only. The identification of sites within this report is not a conclusion on their future allocation for development nor does it serve to provide a determination that planning permission for development would be granted.

2.0 Policy Context

Regional Policy Context

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

The Regional Development Strategy 2035

- 2.2 The Planning Act (NI) 2011 specifically requires the LDP to take account of policies and guidance issued by the Department of Regional Development, this includes the Regional Development Strategy (RDS) 'Building a Better Future', published in 2012. The RDS is the Government's overarching spatial strategy for NI up to 2035. It seeks to influence the future distribution of development throughout the region with a view to achieving sustainable development. The RDS recognizes that housing supply is fundamental to this aim. Strategic guidance in the document generally requires that additional housing should be provided within the identified hubs (SFG 12) whilst also ensuring that rural communities and the open countryside are sustained. In relation to Mid and East Antrim Borough Council the RDS as part of its spatial framework identifies both Ballymena and Larne as main hubs. Larne is also identified as a gateway due to its coastal location with a natural harbour that is the largest port in NI. Carrickfergus is grouped within the Belfast Metropolitan Urban Area.
- 2.3 Regional Guidance (8) seeks to ensure an adequate supply of future housing land in these locations and to manage housing growth to achieve sustainable patterns of residential development through the following means:
- a) Promoting more sustainable housing development within existing urban areas. The Strategy sets a regional target of 60% of housing to be located in appropriate brownfield sites within urban footprints of settlements greater than 5,000 population.
 - b) Ensuring an adequate and available supply of quality housing to meet the needs of everyone.
- 2.4 The RDS identifies regional housing needs as Housing Growth Indicators (HGIs) across NI. The HGIs are an estimate of the new dwelling requirements for each Council Area and are a guide for LDP preparation. The figures are based on current population/household formation trends and make an assumption that these trends will continue in the future. In April 2016 the DfI published HGI figures on the basis of the newly defined Council Areas. The HGI for Mid and East Antrim for the period 2012 to 2025 has been estimated at 5,400 dwellings.

Strategic Planning Policy Statement

- 2.5 The Strategic Planning Policy Statement (SPPS) underpins the regional guidelines in the Regional Development Strategy by promoting an available supply of quality housing to meet the needs of everyone and by promoting more sustainable housing development. It sets out a number of aims including to facilitate an adequate and available supply of quality housing to meet the needs of everyone, promote more sustainable housing development within existing urban areas and the provision of mixed housing development. The SPPS highlights that the LDP process is the main vehicle for assessing future housing requirements to ensure the above objectives are met. It states that Local Development Plans should set out a strategy for housing that supports the principles of the RDS and the SPPS. The SPPS requires that housing allocations in Local Development Plans should be informed by the following:
- The RDS housing evaluation framework – which takes account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth.
 - Allowance for existing housing commitments – i.e. dwellings already constructed from the base date, approvals not yet commenced and residential development proposals likely to be approved.
 - **Urban Capacity Studies – an assessment of the potential of brownfield sites to provide housing land, the availability of infill sites and the potential to reuse existing urban buildings.**

- **Windfall housing – an estimate of the potential housing return from unanticipated sites during the formulation of the development plan but which have become available during the lifetime of the plan.**
- Application of a sequential approach and identification of suitable sites for settlements in excess of 5,000 population.
- Housing Needs Assessment/Housing Market Analysis (HNA/HMA) – carried out by NIHE, these studies provide an evidence base to guide the amount of land required to facilitate the right mix of housing tenures including open market and special housing needs such as affordable housing, social housing, supported housing and travellers' accommodation.
- Transport Assessments – these may be required for certain sites for residential use to achieve integration with public transport and other alternatives to the car.

Planning Policy Statement 12 – Housing in Settlements (PPS 12)

- 2.6 The objectives of this PPS align with those of the RDS and the SPPS in order to manage and direct future housing growth to achieve more sustainable patterns of residential development. It also seeks to promote a drive to provide more housing within existing urban areas. The document sets out key guidance in relation to the role of development plans in achieving these objectives and urban capacity studies are highlighted as an integral part of this process.

3.0 Study Aims

The main aims of the urban capacity study are:

- a) To ascertain the appropriate quantum of potential housing capacity within the urban footprints of the larger settlements, as part of the overall housing supply.
- b) To enable the LDP (at Local Policies Plan) to adopt a sequential approach to the allocation of housing sites, as required by regional planning policies.

4.0 Study Objectives

The objectives of this study are to:

- Identify the quantum and location of existing housing commitments within the urban footprints.
- Identify sites within the urban footprint that are suitable for new residential development and their potential yield.
- Estimate likely yield from unidentified sites within the urban footprint (Windfall Housing).
- Estimate the percentage of brownfield land within the urban footprints of settlements over 5,000 population.

5.0 Study Methodology

- 5.1 PPS 12, Appendix A sets out a methodology for carrying out urban capacity studies as part of the development plan preparation process in NI. Whilst the development plan process has changed significantly since the publication of PPS 12, the overarching approach is still considered appropriate in terms delivering the required outcome. Our study, therefore, broadly follows the guidance set out in PPS 12. Any deviation from this guidance has been highlighted.

Study Area

- 5.2 In order to identify the settlements to be assessed within the Urban Capacity Study consideration was given to the RDS regional target of 60% of new housing to be located in appropriate brownfield sites within the urban footprint of settlements greater than 5,000 population. PPS 12 suggests that this therefore would be a logical threshold above which an urban capacity study would be necessary to enable determination of urban housing potential. PPS 12 guidance also recognises that in NI settlements of lesser sizes can be of greater relative importance within their own locality. Therefore the guidance sets as a reasonable minimum requirement that urban capacity studies should be undertaken for the highest and second tiers within a district. This will allow for a more informed decision of the future distribution of housing land.
- 5.3 The three main towns and five small towns in our proposed new settlement hierarchy were selected as the study area (see Table 5.1). This included Ballymena, Carrickfergus, Larne, Greenisland, Whitehead, Broughshane, Cullybackey and Ahoghill.

Table 5.1 Proposed LDP settlement hierarchy as per 2011 Census Population Figures

	Settlement	Population (2011 Census)
Main Towns	Ballymena	29,551
	Carrickfergus	27,998
	Larne	18,755
Small Towns	Greenisland	5,486
	Whitehead	3,802
	Broughshane	2,879
	Cullybackey	2,593
	Ahoghill	3,417

- 5.4 The RDS promotes urban renaissance through the development of compact urban forms. This should be realised by using land within the existing urban footprint within our larger towns. Both the RDS and PPS12 define the urban footprint as, 'an uninterrupted line, often lying inside the planned settlement limit'. The urban footprint contains land on the edge of a settlement where it forms part of the curtilage of a building. Undeveloped zoned land at the edge of the settlement is excluded. On advice from DfI, and following publication of the 2012 based HGIs a base date of 2012 has been used to define the urban footprint of our proposed main and small towns.

Study Time Frame

- 5.5 Work commenced on the Urban Capacity Study with desktop research in Winter 2017/2018, followed by site visits in spring 2018. As live approvals, completions and available development opportunities fluctuates on a daily basis it was necessary to set a baseline timeframe for the study. Our Housing Land Availability Report 2017 was used as the basis for the study as at the time of commencement it was the most up to date and publicly available information.

6.0 Application of Character Assessment Approach

- 6.1 In undertaking an urban capacity study PPS 12 recommends the application of a Character Assessment Approach. This involves classifying the study area into distinct character areas across four broad character types:

Type 1: Distinct areas of **vacant/underutilised land** – (see section 6.3, Appendix A and Appendix G)

Type 2: Areas already with a **committed** land use

- (a) **Non-residential** – (identified through a process of desktop study and on site survey and are detailed in Appendix B)
- (b) **Yet to be established Residential-** (see section 6.13 below)

Type 3: Established residential areas – Possibly with minor non-residential uses, having a broadly similar character- (identified through current land use, planning history, density, urban form, overall character of an area and onsite observation – see Appendix B, includes average densities for character areas).

Type 4: Areas with a relatively higher propensity for change – including town centres, mixed use areas and transitional areas – (In this study they generally correlate with designated town and commercial centres. In the absence of a defined town centre in either Greenisland or Whitehead, survey work was used to define a Type 4 area in Whitehead, however no such area was identifiable in Greenisland- see Appendix B).

Sources of Capacity

- 6.2 The character area assessment approach allows for the investigation of potential housing supply within the Urban Footprint to be spatially focused within four main source areas. The examination of these four potential sources form the basis of this study and are as follows:
1. Type 1 Character areas – Identification and Assessment.
 2. Existing commitments within the urban footprint.
 3. Windfall potential from Type 3 Character areas.
 4. Windfall potential from Type 4 Character areas.

Type 1 Character Areas (Identification of Type 1 Character Areas)

- 6.3 Type 1 character areas are identified in PPS 12 as:
1. Vacant or occupied sites, or part, thereof that are evidently not used or significantly underused
 2. Site conspicuously inappropriate (not just different to) amongst nearby uses
 3. A combination of separate possibly under-utilised areas which together comprise an area of potential
- 6.4 Type 1 areas were identified through a process of desk top research and site survey. PPS 12 states that sites as a general rule should be 0.1 ha minimum size or with a potential of 10 dwellings minimum or less if local circumstances permit.
- 6.5 Initially all sites of 0.1 ha and above were identified however the results of a density analysis within the candidate urban capacity settlements indicated that the minimum threshold of 0.1 ha was restrictive within the MEA context, as it is unlikely such sites would deliver the minimum density of 10 units. On this basis it was considered appropriate to increase the minimum size of sites to be assessed to 0.2 ha or more.
- 6.6 The identification of Type 1 sites was based on the following principles:
- Include sites over 0.2 ha.
 - Include previously developed NIHE sites over 0.2 ha.
 - Exclude amenity land.
 - Exclude car parks where ancillary to other development.

- 6.7 As a general rule the Urban Capacity Study has not identified urban capacity sites within Type 4 Character Areas as these will be informed by future town centre studies. However, a small number of urban capacity sites which are located on the fringe of the Type 4 areas have been included.
- 6.8 A number of additional potential urban capacity sites were identified through the survey work which are not currently available for development but which may come forward in the future. These include existing identified Type 2a sites such as existing schools, commercial or industrial sites which are likely to be decommissioned in the future. At this stage they have not been included as Type 1 sites to be assessed, however their status will be fully re-assessed prior to the Local Policies Plan stage.

Assessment of Suitability

- 6.9 All identified Type 1 sites were provisionally assessed for their suitability to support housing development. A database of assets and constraints for each Type 1 site was compiled using GIS analysis and site visit observations. Table 6.1 below provides an overview of the categories of information that have been included within the Type 1 database. For the purpose of this study the initial suitability of a site for housing has been judged on these categories. At Local Policies Plan Stage statutory/non statutory bodies will be consulted and asked to provide feedback on individual sites. Subsequently, Type 1 sites have been classified as one of the following:
1. Suitable for Housing
 2. Potentially Suitable for Housing
 3. Not suitable for Housing
 4. Suitable for Mixed Use
 5. Potentially Suitable for Mixed Use
 6. Suitable for Economic Development
- 6.10 For the purposes of this study a site has generally been considered suitable or potentially suitable for housing where there are no insurmountable constraints to development. The location of a site entirely within fluvial floodplain or within an Area of Subsidence have been identified as the two main insurmountable constraints at this stage. Other constraints may have been recorded on all or part of a site however this has not automatically resulted in it being assessed as unsuitable. It is considered that it would be premature to exclude these sites without further consultation as a reduction in site yield or mitigation measures may be means of overcoming these constraints. The nature of the constraint has influenced whether a site is assessed as 'suitable for housing' or alternatively 'potentially suitable for housing'. In considering a site suitable for mixed use the site's location and adjoining land use have been key considerations.
- 6.11 The Council is aware that the Waste Water Treatment Works which serves Larne is currently operating above capacity and no new connections will be approved by NI Water unless they are on a like for like basis. Whilst this is a significant issue that will have a bearing on future housing land it has not led to sites in Larne being omitted from assessment. It would be considered premature to completely rule out all potential land in Larne without further detailed consultation with NI Water given the timescale until the Local Policies Plan.

Table 6.1 Suitability Assessment

Site History, Location & Current Status	Infrastructure Constraints	Access Constraints	Environmental Constraints	Natural Designations	Built Heritage Designations	Flooding and Drainage	Contamination /stability	Proximity to Services	Compatibility
Current Plan land Zoning Planning History	Sewer Gas Water Pylons Sewage Treatment Zone Quarry Zone Other	Access Road Network Land- locked Reserved road line	Woodland Vegetation Existing Open Space Best Agricultural Land Topography	RAMSAR SPA SAC LLPA LNR SLNCI TPO AHSV BMA Coastal Quiet Area Air Quality	Conservation Area Monuments Area of Townscape Character Listed Building Historic Park/Garden	Surface Water flooding Fluvial Flooding Coastal Flooding	Stability Contamination COMAH site IPRI site Subsidence Abandoned Mines	Public Transport Cycle- Greenway Schools Health Community Retail Employment	Adjacent Uses Adjacent designations

Assessment of Yield

- 6.12 PPS 12 highlights that it is possible to go into varying levels of detail in order to assess the potential yield arising from identified urban capacity sites. At this stage of the plan process a density multiplier approach has been adopted, whereby the total area of land identified through survey work has been multiplied by an average housing density. An assessment of density within Mid and East Antrim was carried out using GIS analysis and indicated that 15 dwellings per hectare is the average housing density across the study settlements. In this report an unconstrained yield of 25 dwellings per hectare has been applied to all suitable Type 1 sites. This is based on initial density studies carried out across Distinctive Housing Areas which indicated that the average density of housing built from 2000s onwards across the sample area was 25 dwellings per hectare. Whilst a more design led approach to the assessment of site yield is preferable and more accurate it is not considered to be appropriate at this stage as such an approach requires a detailed individual site assessment informed by consultee and landowner input. It is recognised that there are some constraints which may restrict the net developable area of a site and this will require further investigation at Local Policies Plan stage. The yields provided in this report are an estimation of the gross developable area of a site. Where a site has been identified as potentially suitable for mixed use the specified yield has been assessed on the basis of the whole site being developed for housing.

A schedule of all suitable Type 1 sites along with estimated yields can be found in 7.0 Results.

Type 2B - Existing Commitments within the Urban Footprint

- 6.13 These areas have been identified and mapped using the Mid and East Antrim Housing Land Availability Report 2017 and site history checks for all main and small towns as of the 31 March 2017. Outline applications within 5 years of approval and full and Reserved Matters applications that were live or ongoing were included. A summary of the existing commitments within the urban footprint of each of the study settlements is provided in Appendix E, Table E1.

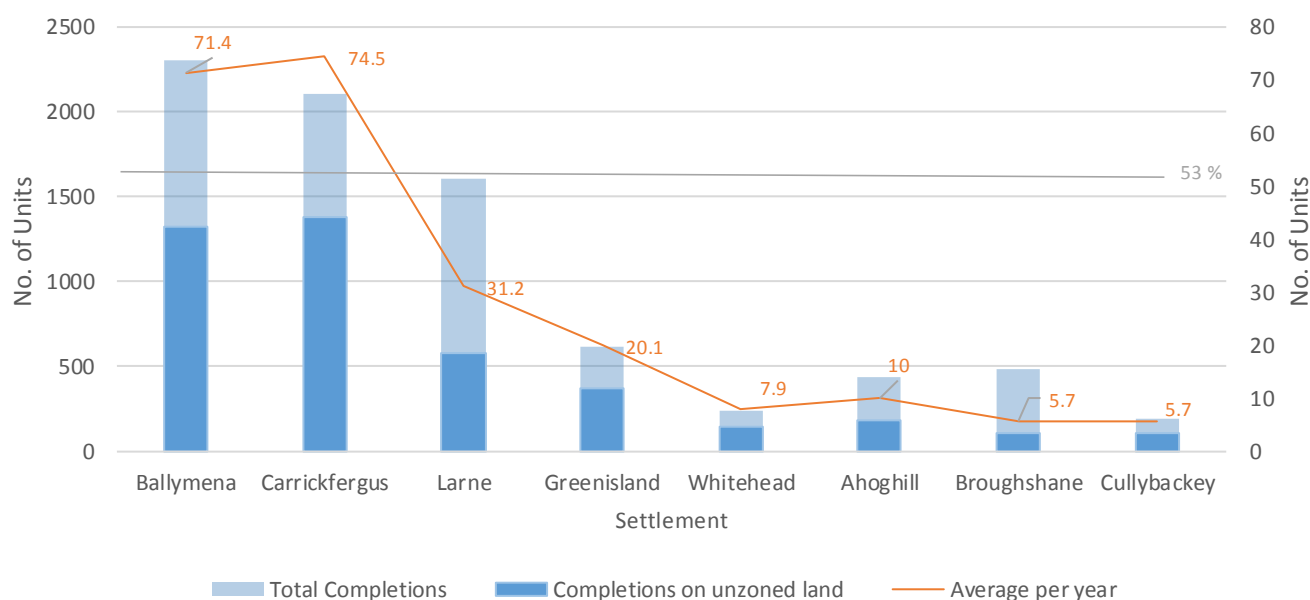
Windfall potential from Type 3 and Type 4 Character Areas

- 6.14 In addition to Type 1 sites another potential source of housing is through windfall. The SPPS considers this as central to the assessment of future land requirement. Windfall housing arises from development which has not been specifically planned for through land use zoning or commitments at any given time. PPS 12 advises that windfall should be assessed as by taking into account additional provision that could potentially come forward within Type 3 and Type 4 character areas.
- 6.15 PPS 12 highlights that the allowance for windfall will be confined to within the urban footprint and greenfield sites will not be included. Allowance can be made on the basis of examining past trends in windfall coming forward for development and using this as a guide to estimate likely future windfall potential. By its very nature windfall development is difficult to predict and will vary from area to area.

Historic Windfall

- 6.16 As a first step an analysis was carried out of past housing delivery outside of housing zonings and within the urban footprint of the main and small towns between August 1999 and March 2018. As the Ballymena Area Plan 1986-2001 and the Larne Area Plan 2010 were both extant throughout this timeframe the zonings set out in these plans have been used as the basis for this assessment in Larne, Ballymena, Ahoghill, Broughshane and Cullybackey. In relation to the Carrickfergus, Greenisland and Whitehead the assessment took account of the three area plans which have guided development during this timeframe: the Carrickfergus Area Plan 2001, draft Belfast Metropolitan Area Plan 2015 and Belfast Metropolitan Area Plan 2015. Appendix 4 (Table D1) and Figure 6.1 below provide a breakdown of these figures for each settlement.

Figure 6.1 Historical Windfall: Completions outside of housing zonings within the urban footprint between August 1999 and March 2018.



- 6.17 Within the timeframe just under 8,000 dwellings were built within these settlements and approximately 53% of this development took place on unzoned land. Across the settlements approximately 227 dwelling units were delivered a year outside of housing zonings, if this is multiplied by the 15 years of the plan a windfall figure of 3,405 is indicated.
- 6.18 The above extrapolation, whilst providing a useful benchmark, is considered too broad an indicator on which to base a projection of future windfall potential due to the variation between both past and extant area plans in relation to the quantum of zoned housing land. Historically larger areas of whiteland will have

produced higher levels of windfall than would be expected following the implementation of the new Local Development Plan.

- 6.19 A more detailed assessment was then carried out on the basis that the urban capacity study classifies sites less than 10 units and less than 0.2ha as windfall development. Figure 6.2 below shows the historic completions per year over the past 15 years from sites under 10 units and under 0.2ha. An indication of the percentage of windfall in relation to overall completions for that year is also illustrated. Figure 6.3 further provides this information in relation to each settlement. In total approx. 763 windfall units were delivered over 15 years averaging 51 units per year (see also Appendix D, Table D2).

Figure 6.2 Historic Windfall delivery in the main and small towns of sites <10units and <0.2ha 2003-2018 (outside housing zonings), average per year and % of windfall versus overall completions in the main and small towns for that year

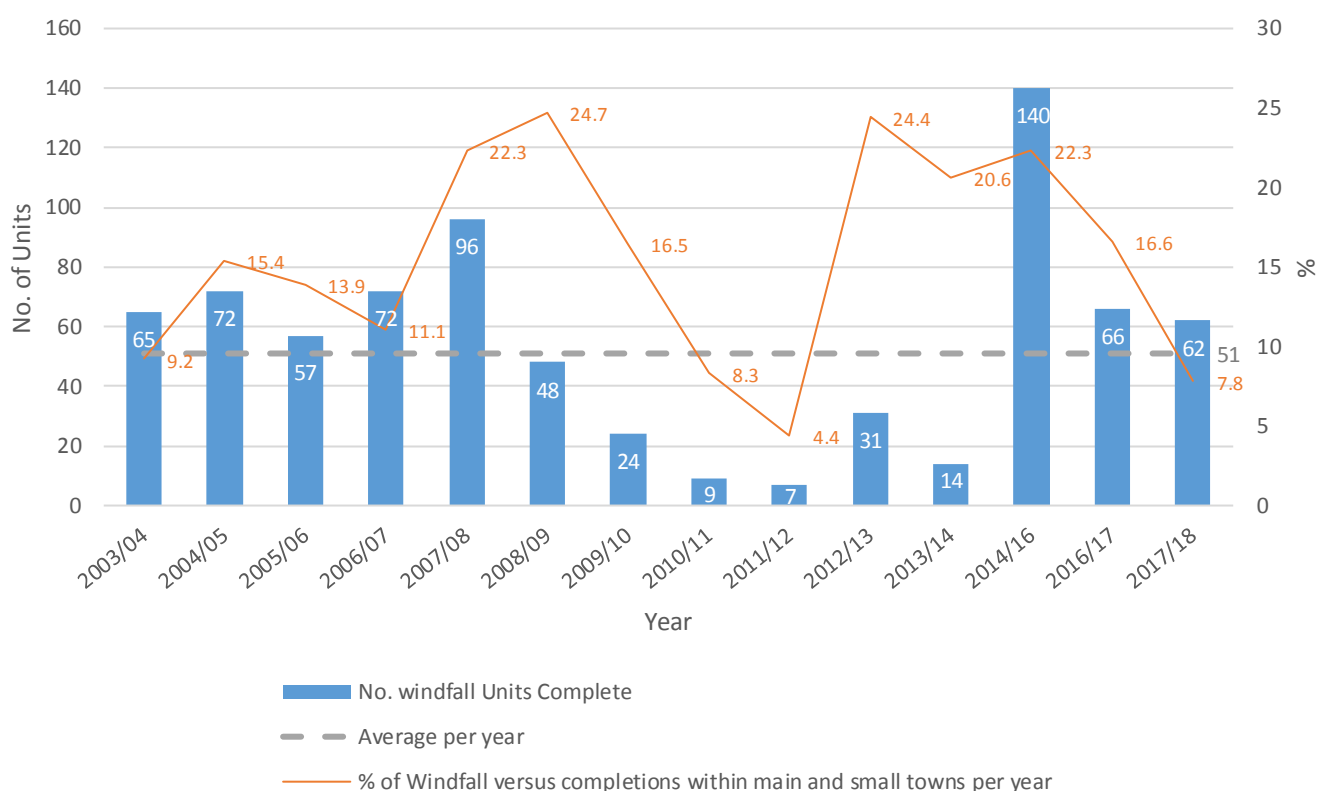
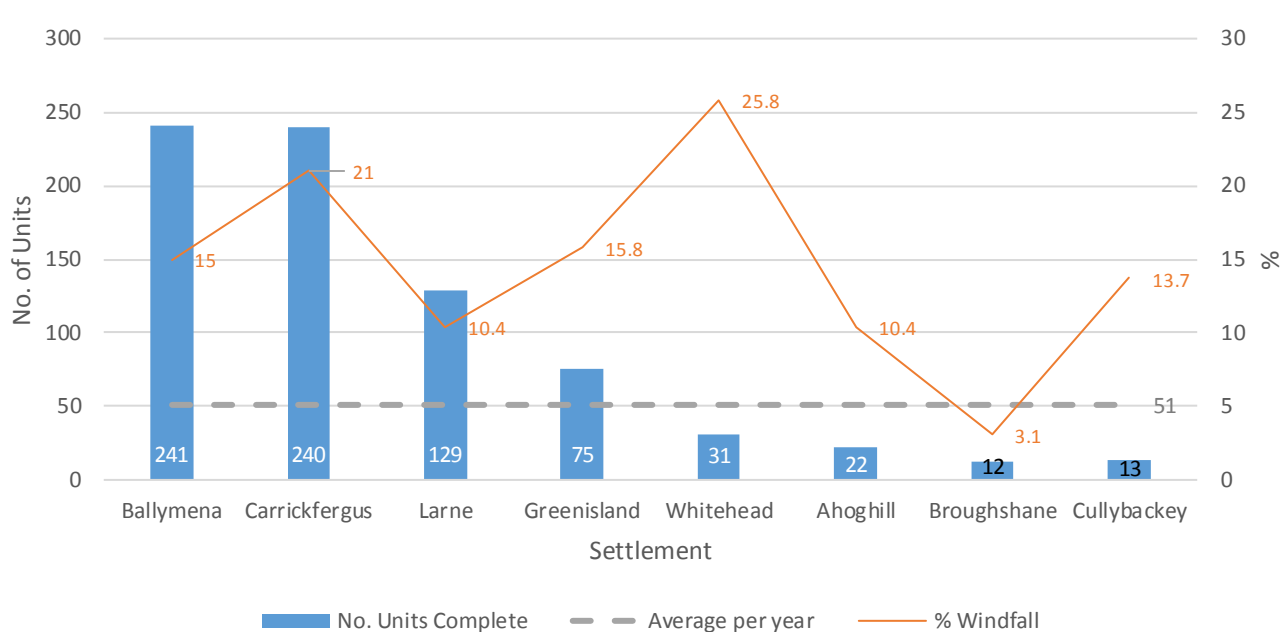


Figure 6.3 Historic Windfall delivery in the main and small towns of sites <10units and <0.2ha 2003-2018 (outside housing zonings), average per year and % of windfall versus overall completions for that settlement 2003-2018.



- 6.20 It is considered that future windfall rates are unlikely to continue to reflect these higher past trends due to a stronger plan led approach. In addition the historical figures do not take account of the current context within settlements nor the future policy approach to housing zoning and development. On this basis therefore a more detailed assessment approach as set out in PPS 12 was undertaken and is detailed below.

Assessment of Windfall Type 3 Character Areas

- 6.21 In order to quantify future windfall a scoring matrix was used to assess the windfall potential of each of the Type 3 character areas. The framework of the matrix was based on the following potential yield categories as suggested in PPS12:
- Sub division of existing housing
 - Empty homes (where in excess of average vacancy)
 - Redevelopment potential
 - Infill
 - Intensification of existing residential (use of private open space)
 - Conversion from non-residential
 - Smaller areas of vacant/ underutilised land
 - Other unspecified
- 6.22 The outcome of the scoring matrix is based on professional judgement, informed by a comprehensive analysis of the Type 3 areas, after consideration of the following factors:
1. Trends in planning history (approvals and refusals) of sites of less than 10 units and less than 0.2 ha between 2003 and 2018 (15 years was chosen as it is reflective of the plan period) outside of zoned housing land.
 2. Trends and delivery of windfall sites less than 10 units and less than 0.2 ha between 2003 and 2018 outside of zoned housing land.
 3. Planning policy context.
 4. The context of the area including its size, nature and character, built form and density.
 5. Identification of future opportunities.

6. Existing housing commitments to ensure there would be no double counting of future potential housing delivery.
7. Identified Type 1 sites to ensure there would be no be no double counting of future potential housing delivery.
8. Vacancy Rates.

Assessment of Windfall Type 4 Character Areas

6.23 In order to quantify future windfall a scoring matrix was used to assess the windfall potential of each of the Type 4 character areas. Within Ballymena, Carrickfergus and Larne the Type 4 areas were further subdivided into smaller zones in order to allow for a more detailed assessment (see Appendix C).

The framework of the matrix was based on the following potential yield categories as suggested in PPS 12:

- Sub division of existing housing
- Redevelopment potential (existing housing)
- Intensification of existing residential (use of private open space)
- Infill
- Conversion from non-residential
- Vacant non residential
- Car park redevelopment
- Flats over shops
- Opportunity sites (with residential option)
- Smaller areas of vacant underutilised land
- Ancillary space associated with established/committed uses
- Other unspecified

- 6.24 The outcome of the scoring matrix is based on professional judgement, informed by a comprehensive analysis of the Type 4 areas, after the consideration of the following factors:
1. Trends in planning history (approvals and refusals) of sites of less than 10 units and less than 0.2 ha between 2003 and 2018 (15 years was chosen as it is reflective of the plan period) outside of zoned housing land.
 2. Trends and delivery of windfall sites of less than 10 units or less than 0.2 ha between 2003 and 2018 outside of zoned housing land.
 3. Planning policy context.
 4. The context of the area including its size, nature and character, built form and density.
 5. Identification of future opportunities.
 6. Existing housing commitments to ensure there would be no double counting of future potential housing delivery.
 7. Identified Type 1 sites to ensure there would be no be no double counting of future potential housing delivery.
 8. Vacancy Rates.

Full details of the windfall assessment and scoring matrix for Type 3 and Type 4 areas can be found in Appendix C. Further assessment of windfall potential will be carried out at Local Policies Plan stage.

7.0 Results

7.1 The following results tables bring together results from each of the assessments. They detail estimated housing yield from identified urban capacity sites and from potential windfall. Please note estimated yield figures for Type 1 sites have been rounded up.

Ballymena

Table 7.1 Ballymena Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
1BA	0.52	Overgrown grassland north east of 21 Tuppenny Road	13
6BA	1.74	Overgrown grassland and agricultural field to the north, north east and south east of 28 Cameron Park	44
8BA	0.74	Agricultural land to the north of 170 Galgorm Road	19
9BA	4.92	Agricultural land to the north east, east and south east of 170 Galgorm Road	123
11BA	4.48	Agricultural land to the north west, west and south west of Cambridge House Grammar School	112
15BA	0.22	Adjacent to 14 Old Galgorm Road, Ballymena	6
19BA	1.69	Agricultural land west of 127 Toome Road	42
20BA	0.43	Agricultural land east of Camphill Nursing Home	11
26BA	1.33	Vacant site (previously John Crane UK Ltd) Queen Street	33
27BA	5.6	Former Concrete works	140
31BA	0.46	Vacant site with hardstanding 13 Broughshane Road	11
32BA	14.2	St. Patrick's Barracks	355
36BA	0.92	Doury Road and housing demolished north of 55 Doury Road	23
37BA	0.3	Vacant site at junction of Circular Road and Doury Road	8
38BA	1.64	Vacant land south of 5 Kensington Park	41
39BA	0.28	Overgrown grassland south west of 126 Cushendall Road	7
42BA	0.86	Housing Executive open space pending redevelopment Richmond Park	22
43BA	0.38	Agricultural land west of 20 Woodtown Road	10
44BA	2.04	Vacant house at No. 50 Woodtown Road and agricultural land to south	51
45BA	0.6	Agricultural land west of 4 Crankill Road	15
46BA	1.64	Agricultural land north of 88 Carniny Road	41
47BA	0.61	Overgrown grassland south of 11 Ballyloughan Park	15
51BA	3.24	Land kept clear for proposed roadway north of St Louis Grammar School	81
52BA	0.43	2 to 4 Princes Street	11
59BA	0.99	Land east of 128 Larne Road	25
60BA	1.1	Lands to west Ballee Drive	28
61BA	1.8	Lands to east Ballee Drive	45
63BA	1.03	Land south of 114 Galgorm Road	26
64BA	1.96	Land south of 106 Rosses Farm, Tullagharley	49
66BA	1.8	Housing Executive land with an application for open space pending redevelopment in Ballykeel 2	45
67BA	0.21	Housing Executive land open space pending redevelopment Dunclug	5

68BA	0.52	Housing Executive open space pending redevelopment Ballee	13
Overall Potential from Type 1 sites			1,470
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			129
Windfall in Type 4 Character Areas			83
Overall Potential from windfall development			212
Total dwelling units			1,682

Carrickfergus

Table 7.2 Carrickfergus Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
5CS	0.89	Vacant site north of 28 Joymount (LA02/2016/0624/F application approved)	22
11CS	13.48	Large area of overgrown grassland between Woodburn Road and North Road (Spine Road)	337
15CS	1.43	Amenity space Oakfield Drive	36
16CS	17.26	Agricultural land north west of Ulidia College (excluding Bashfordlands)	432
19CS	0.19	Agricultural land south west of 240 Larne Road	5
20CS	0.3	Agricultural land north east of 240 Larne Road	8
24CS	0.22	Amenity land Oakfield Square	6
36CS	0.24	1-5 Belfast Road	6
37CS	5.08	Land south of 14 Bashford Drive	127
38CS	0.2	Land south of 2 Victoria Road	5
39CS	0.45	Land north of 3 Lockhart's Lane	11
40CS	13.12	Land south of 22-36 Red Fort Drive	328
41CS	1.03	Land 72m west of 71 Craigs Road and 61m north of 2 Tudor Gardens.	26
Overall Potential from Type 1 sites			1,349
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			56
Windfall in Type 4 Character Areas			51
Overall Potential from windfall development			107
Total dwelling units			1,456

Larne

Table 7.3 Larne Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
1LE	1	Overgrown grassland with mature trees south of 2 Ballyhampton Court	25
2LE	0.82	Overgrown grassed field north east of 10 Shanks Park	21
4LE	1.36	Site of former Highway Hotel	34
5LE	0.51	Overgrown grassland south of 1 Hampton Close	13
7LE	1.33	Site of Ballyoran House and grounds (Listed building)	33
8LE	2.04	Grassland to the south of 29 Fairway	51
9LE	2.27	Grassland with hard surfacing south of 13 Bardic Drive	57
11LE	0.7	Land south of 20 Cranfield Park	18
13LE	1.72	Grassland with hard surfacing east of 58 Cairngorm Drive	43
20LE	0.73	Grassland north of Gardenmore Manse, 12 Lower Cairncastle Road	18
21LE	2.75	Agricultural land west of 121a The Roddens	69
24LE	3.15	HE open space pending redevelopment at Seacliff Road	79
26LE	0.72	Vacant site 39a Glynn Road (former filling station)	18
27LE	1.49	Overgrown grassland and vegetation north of 10 Casements View	37
28LE	1.88	Former bleach and dye works west of Inver Park Football Grounds	47
30LE	0.3	Site south of 1 Allenbrook Mews	8
35LE	0.5	Car Park adjacent to Curran Caravan Park	13
36LE	0.28	Derelict site south west of 13 Curran Road (Former Regal cinema site)	7
37LE	4.73	Derelict site (former coal yard) Bank Road	118
38LE	0.54	Disused building to rear of Bay Road Manor	14
42LE	0.22	Disused House and gardens 4 Victoria Road	6
43LE	0.84	Overgrown land East of Churchill Road Playing Fields	21
45LE	0.2	HE open space pending redevelopment at Fanad Walk	5
46LE	2.48	Agricultural land north of 16 Hawthorn Hill	62
48LE	0.89	Land east of Skylux Industrial Estate	22
49LE	0.43	51 Coastguard Road	11
Overall Potential from Type 1 sites			850
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			80
Windfall in Type 4 Character Areas			69
Overall Potential from windfall development			149
Total dwelling units			999

Greenisland

Table 7.4 Greenisland Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
2GD	1.15	Overgrown grassed site east of 73 Upper Road	29
7GD	0.66	Potential vacant site engineering works north east of 146 Shore Road Greenisland	17
10GD	0.47	Vacant site 103a Shore Road Greenisland	12
11GD	0.42	Vacant land north west of St Colman's Church	11
Overall Potential from Type 1 sites			69
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			37
Windfall in Type 4 Character Areas			n/a
Overall Potential from windfall development			37
Total dwelling units			106

Whitehead

Table 7.5 Whitehead Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
2WD	0.63	Land to the west of 20 Balfour Avenue	16
3WD	0.22	Land to the south of 35 Donegall Avenue	6
7WD	0.91	Site to the north of Donegall Way	23
Overall Potential from Type 1 sites			45
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			23
Windfall in Type 4 Character Areas			6
Overall Potential from windfall development			29
Total dwelling units			74

Ahoghill**Table 7.6** Ahoghill Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
Overall Potential from Type 1 sites			0
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			8
Windfall in Type 4 Character Areas			14
Overall Potential from windfall development			22
Total dwelling units			22

Broughshane**Table 7.7** Broughshane Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
5BE	0.75	Agricultural land north of 50 Shane Manor	19
12BE	0.5	Vacant land to the rear of 98-138 Main Street	13
Overall Potential from Type 1 sites			32
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			2
Windfall in Type 4 Character Areas			6
Overall Potential from windfall development			8
Total dwelling units			40

Cullybackey

Table 7.8 Cullybackey Urban Capacity Results

Type 1 Sites			
Site Ref	Size (ha)	Location	Estimated yield @ 25 dph
6CY	0.52	Derelict house with large garden at 15 Main Street	13
7CY	4.78	Agricultural fields between Main Street and Kilmakevit	120
8CY	0.22	Derelict house with large garden, 177 Old Cullybackey Road	6
11CY	1.73	Agricultural land to the east and north of the RC Church of Immaculate Conception	43
12CY	0.87	Agricultural land to the north of 163 Fenaghy Road	22
13CY	0.27	Agricultural land west of 152 Old Cullybackey Road	7
14CY	2.45	Overgrown grassland south of 4 Main Street	61
Overall Potential from Type 1 sites			272
Windfall			Estimated Yield
Windfall in Type 3 Character Areas			12
Windfall in Type 4 Character Areas			4
Overall Potential from windfall development			16
Total dwelling units			288

Brownfield Land

- 7.2 The RDS sets a regional target of 60% of new housing to be located within appropriate brownfield sites within urban footprints of settlements greater than 5,000 population. The table below provides a summary of identified Type 1 land in the surveyed settlements broken down into either brownfield or greenfield. The table also provides an indication of the quantum of Type 1 land which is zoned under the current area plans in each of the settlements.
- 7.3 The table illustrates that 38% of Type 1 land (including zoned and unzoned) within the three main towns is brownfield land. This figure reduces to 36% when the small towns are also taken into account. As would be expected given the infancy of BMAP the amount of brownfield land in Carrickfergus is low as majority of the existing zoned land is comprised of large green areas embedded within the urban fabric. In comparison a higher proportion of brownfield land has been identified within Ballymena and Larne. Brownfield land is also limited within the urban footprints of the small towns.

Table 7.9 Analysis of Type 1 brownfield/greenfield and zoned/unzoned

	Unzoned						Zoned					
	Unzoned Urban Capacity Sites (brownfield and greenfield)			Unzoned Brownfield Urban Capacity Sites			Zoned Urban Capacity Sites (brownfield and greenfield)			Zoned Brownfield Urban Capacity Sites		
	No. Sites	No. Units	Area (ha)	No. Sites	No. Units	Area (ha)	No. Sites	No. Units	Area (ha)	No. Sites	No. Units	Area (ha)
Ballymena	23.5	1193	47.64	13	713	28.49	8.5	277	11.04	1	51	2.04
Carrickfergus	6	86	3.43	5	75	2.98	7	1263	50.46	0	0	0
Larne	21	712	28.49	15.5	530	21.14	5	138	5.39	1.5	36	1.42
Total Main Towns	50.5	1991	79.56	33.5	1318	52.61	20.5	1678	66.89	2.5	87	3.46
Greenisland	2	29	1.13	2	29	1.13	2	40	1.57	1	11	0.42
Whitehead	1	6	0.22	0	0	0	2	39	1.54	0	0	0
Ahoghill	0	0	0	0	0	0	0	0	0	0	0	0
Broughshane	1	13	0.5	0	0	0	1	19	0.75	0	0	0
Cullybackey	4.5	137	5.49	2	19	0.74	2.5	135	5.35	0	0	0
Total small Towns	8.5	185	7.34	4	48	1.87	7.5	233	9.21	1	11	0.42
Overall Total	59	2,176	86.9	37.5	1,366	54.48	28	1911	76.1	3.5	98	3.88

8.0 Conclusion

- 8.1 The results outlined in this report will form a key part of the evidence base to the LDP housing growth strategy and will provide the foundations for the allocation of housing land in the Local Policies Plan. As acknowledged throughout this document this is an interim report and further investigation and refinement of the findings will be carried prior to the next stage of the plan process. It is reiterated that the identification of any site in this report is not a conclusion on its allocation for development and secondly it is not a determination that planning permission for development would be granted. The Urban Capacity Study only provides an insight into potential housing capacity within the urban footprint of identified settlements and the main findings of this report are set out below in Table 8.1.

Table 8.1 Summary of Urban Capacity Results

Type 1 Sites						
Settlement	Total Type 1 site in Ha	Type 1 Estimated Yield	Windfall Type 3	Windfall Type 4	Total Windfall	Total Estimated Yield (Type 1 +Windfall)
Ballymena	58.68	1,470	129	8383	212	1,682
Carrickfergus	53.89	1,349	56	51	107	1,456
Larne	33.88	850	80	69	149	999
Greenisland	2.7	69	37	N/A	37	106
Whitehead	1.76	45	23	6	29	74
Ahoghill	N/A	0	8	14	22	22
Broughshane	1.25	32	2	6	8	40
Cullybackey	10.84	272	12	4	16	288
Total	163	4,087	350	233	580	4,667

APPENDICES

APPENDIX A Schedule of Type 1 Urban Capacity Sites listed by settlement detailing their suitability for residential development

Reference	Location	Zoned Housing Land	Previously Developed Land	Size in Ha	Suitability Assessment	Suitability Justification
1BA	Ballymena	Yes	No	0.52	Suitable for housing	Potential for residential development.
6BA	Ballymena	Yes partly 0.38 ZHL	No	1.74	Potentially suitable for housing	Potential for residential development but yield may be limited due to proposed roadway.
7BA	Ballymena	No	No	2.07	Not suitable for housing	Proposed road as per Ballymena Area Plan and flooding constraints on site.
8BA	Ballymena	No	No	0.74	Suitable for housing	Potential for residential development.
9BA	Ballymena	Yes partly 1.86 ZHL	No	4.92	Suitable for housing	Potential for residential development but yield may be limited due to proposed roadway and flooding.
11BA	Ballymena	No	No	4.48	Potentially suitable for housing	Potential for residential development but yield may be limited due to proposed roadway and flooding.
15BA	Ballymena	No	Yes	0.22	Suitable for housing	Potential for residential development but yield may be limited due to ATC and surrounding character.
16BA	Ballymena	No	No	1.15	Not suitable for housing	Flood risk.
17BA	Ballymena	No	No	1.15	Not suitable for housing	Landlocked.
19BA	Ballymena	No	No	1.69	Suitable for housing	Potential for residential development.
20BA	Ballymena	No	No	0.43	Suitable for housing	Potential for residential development.
26BA	Ballymena	No	Yes	1.33	Suitable for housing	Potential for residential development.

27BA	Ballymena	No	Yes	5.6	Suitable for mixed use	Close to town centre. Adjacent to light industry and storage and distribution.
31BA	Ballymena	No	Yes	0.46	Suitable for housing	Potential for residential development.
32BA	Ballymena	No	Yes	14.2	Suitable for mixed use	Large site suitable for proposed mixed use regeneration scheme.
36BA	Ballymena	No	Yes	0.92	Suitable for housing	Potential for residential development.
37BA	Ballymena	No	Yes	0.3	Suitable for housing	Potential for residential development.
38BA	Ballymena	No	Yes	1.64	Suitable for housing	Potential for residential development.
39BA	Ballymena	No	No	0.28	Suitable for housing	Potential for residential development.
42BA	Ballymena	No	Yes	0.86	Suitable for housing	Potential for residential development.
43BA	Ballymena	Yes	No	0.38	Suitable for housing	Potential for residential development.
44BA	Ballymena	Yes	No	2.04	Suitable for housing	Potential for residential development.
45BA	Ballymena	Yes	No	0.6	Suitable for housing	Potential for residential development.
46BA	Ballymena	Yes	No	1.64	Suitable for housing	Potential for residential development.
47BA	Ballymena	Yes	No	0.61	Suitable for housing	Potential for residential development.
51BA	Ballymena	No	No	3.24	Potentially suitable for housing	Potential for residential development but yield may be limited due to proposed roadway.
52BA	Ballymena	No	Yes	0.43	Suitable for housing	Potential for residential development.
55BA	Ballymena	No	Yes	1.03	Suitable for economic development	Located within industrial zoning.

56BA	Ballymena	No	Yes	1.01	Suitable for economic development	Located within industrial zoning.
57BA	Ballymena	No	Yes	7.65	Suitable for economic development	Located within industrial zoning.
58BA	Ballymena	No	No	0.3	Not suitable for housing	Access difficulties and limited yield.
59BA	Ballymena	No	No	0.99	Potentially suitable for housing	Yield may be limited due to topography.
60BA	Ballymena	Yes	No	1.1	Suitable for housing	Potential for residential development.
61BA	Ballymena	Yes	No	1.8	Suitable for housing	Potential for residential development.
62BA	Ballymena	Yes	No	1.2	Not suitable for housing	Flood risk.
63BA	Ballymena	Yes	No	1.03	Suitable for housing	Potential for residential development.
64BA	Ballymena	No	No	1.96	Suitable for housing	Potential for residential development
66BA	Ballymena	No	Yes	1.8	Suitable for housing	Potential for residential development.
67BA	Ballymena	No	Yes	0.21	Suitable for housing	Potential for residential development.
68BA	Ballymena	No	Yes	0.52	Suitable for housing	Potential for residential development.
1CS	Carrickfergus	No	No	0.26	Not suitable for development	Small site with access difficulties and limited yield.
2CS	Carrickfergus	No	No	0.89	Not suitable for housing	Adjacent to industrial zoning and may be suitable for non-residential use.
5CS	Carrickfergus	No	Yes	0.89	Suitable for mixed use	Within town centre.
11CS	Carrickfergus	Yes	No	13.48	Suitable for housing	Potential for residential development but yield may be limited due to proposed roadway.
15CS	Carrickfergus	No	Yes	1.43	Suitable for housing	Potential for residential development.

16CS	Carrickfergus	Yes	No	17.26	Suitable for housing	Potential for residential development.
19CS	Carrickfergus	Yes	No	0.19	Suitable for housing	Potential for residential development.
20CS	Carrickfergus	Yes	No	0.3	Suitable for housing	Potential for residential development.
24CS	Carrickfergus	No	Yes	0.22	Suitable for housing	Potential for residential development.
27CS	Carrickfergus	No	Yes	9.72	Suitable for economic development	Partly located within industrial zoning.
28CS	Carrickfergus	No	Yes	6.78	Suitable for economic development	Located within industrial zoning.
29CS	Carrickfergus	No	Yes	3.96	Suitable for economic development	Located within industrial zoning.
30CS	Carrickfergus	No	Yes	2.17	Suitable for economic development	Located within industrial zoning.
31CS	Carrickfergus	No	Yes	0.59	Suitable for economic development	Located within industrial zoning.
32CS	Carrickfergus	No	Yes	1.32	Suitable for economic development	Located within industrial zoning.
33CS	Carrickfergus	No	Yes	3.29	Suitable for economic development	Located within industrial zoning.
36CS	Carrickfergus	No	Yes	0.24	Suitable for housing	Potential for residential development.
37CS	Carrickfergus	Yes	No	5.08	Suitable for housing	Potential for residential development.
38CS	Carrickfergus	No	Yes	0.2	Suitable for housing	Potential for residential development but yield may be restricted due to small size.
39CS	Carrickfergus	No	No	0.45	Suitable for housing	Potential for residential development.
40CS	Carrickfergus	Yes	No	13.12	Suitable for housing	Potential for residential development.
41CS	Carrickfergus	Yes	No	1.03	Suitable for housing	Potential for residential development.

1LE	Larne	No	No	1	Potentially suitable for housing	Potential for residential development but yield may be limited by access constraints.
2LE	Larne	Yes	No	0.82	Suitable for housing	Potential for residential development.
3LE	Larne	No	No	2.22	Suitable for economic development	Located within industrial zoning.
4LE	Larne	No	Yes	1.36	Suitable for housing	Potential for residential development.
5LE	Larne	Yes	No	0.51	Suitable for housing	Potential for residential development.
7LE	Larne	Yes	Yes	1.33	Potentially suitable for housing	Potential for residential development but listed building on site.
8LE	Larne	No	Yes	2.04	Suitable for housing	Potential for residential development.
9LE	Larne	No	Yes	2.27	Suitable for housing	Potential for residential development.
11LE	Larne	Yes 0.16 ha ZHL	No	0.7	Potentially suitable for housing	Potential for residential development but yield may be limited due to watercourse.
13LE	Larne	No	Yes	1.72	Suitable for housing	Potential for residential development.
20LE	Larne	No	No	0.73	Potentially suitable for housing	Potential for residential development.
21LE	Larne	No	No	2.75	Potentially suitable for housing	Potential for residential development but yield may be restricted due to steep topography.
22LE	Larne	No	No	38.03	Not suitable for housing	Passive Open Space.
24LE	Larne	No	Yes	3.15	Suitable for Housing	Potential for residential development.
25LE	Larne	No	No	9.89	Suitable for economic development	Located within industrial zoning.

26LE	Larne	No	Yes	0.72	Suitable for housing	Potential for residential development.
27LE	Larne	No	No	1.49	Suitable for housing	Potential for residential development.
28LE	Larne	No	Yes	1.88	Suitable for housing	Potential for residential development.
30LE	Larne	Yes partly 0.08 Ha ZHL	No	0.3	Suitable for housing	Potential for residential development.
34LE	Larne	No	No	2.88	Suitable for economic development	Located within industrial zoning.
35LE	Larne	No	Yes	0.5	Suitable for housing	Potential for residential development.
36LE	Larne	No	Yes	0.28	Suitable for mixed use	Within town centre.
37LE	Larne	No	Yes	4.73	Suitable for mixed use	Large site with potential for mixed use given its former use and location.
38LE	Larne	No	Yes	0.54	Suitable for housing	Potential for residential development.
42LE	Larne	No	Yes	0.22	Suitable for mixed use	Located partly within the town centre.
43LE	Larne	No	No	0.84	Suitable for housing	Potential for residential development topography may limit yield.
45LE	Larne	No	Yes	0.2	Suitable for housing	Potential for residential development.
46LE	Larne	Yes	No	2.48	Suitable for housing	Potential for residential development.
48LE	Larne	No	Yes	0.89	Suitable for housing	Potential for residential development.
49LE	Larne	No	Yes	0.43	Potentially suitable for mixed use	Former use and location adjacent to Larne Port and Industrial zoning suggest mixed use is suitable for this site.
2GD	Greenisland	Yes	No	1.15	Suitable for housing	Potential for residential development.
7GD	Greenisland	No	Yes	0.66	Suitable for housing	Potential for residential development.

10GD	Greenisland	No	Yes	0.47	Suitable for housing	Potential for residential development.
11GD	Greenisland	Yes	No	0.42	Suitable for housing	Potential for residential development.
2WD	Whitehead	Yes	No	0.63	Suitable for housing	Potential for residential development.
3WD	Whitehead	No	No	0.22	Suitable for housing	Potential for residential development but limited yield.
7WD	Whitehead	Yes	No	0.91	Suitable for housing	Potential for residential development.
3BE	Broughshane	No	No	0.43	Not suitable for housing	Flood risk.
4BE	Broughshane	No	No	0.96	Not suitable for housing	Flood risk.
5BE	Broughshane	Yes	No	0.75	Suitable for housing	Potential for residential development.
12BE	Broughshane	No	No	0.5	Suitable for mixed use	Partly located within town centre and may be suitable for mixed use scheme.
6CY	Cullybackey	No	Yes	0.52	Suitable for housing	Potential for housing but yield may be limited due to TPO.
7CY	Cullybackey	Yes partly 2.83 Ha ZHL	No	4.78	Suitable for housing	Potential for residential development but yield may be limited due to proposed roadway.
8CY	Cullybackey	No	Yes	0.22	Suitable for housing	Potential for residential development.
11CY	Cullybackey	Yes	No	1.73	Suitable for housing	Potential for residential development
12CY	Cullybackey	Yes	No	0.87	Suitable for housing	Potential for residential development.
13CY	Cullybackey	No	No	0.27	Suitable for housing	Potential for residential development.
14CY	Cullybackey	No	No	2.45	Potentially suitable for housing	Potential for residential development.

APPENDIX B Schedule of Type 2A, Type 3 and Type 4 Character Areas per settlement

The average density for each Type 3 Character Area has been assessed using GIS data. A description of the density for each Type 3 Character Area Assessment has been provided based on the following ranges:

- 1-10 dwelling units per hectare (low)
- 11-25 dwelling units per hectare (low medium)
- 26-35 dwelling units per hectare (high medium)
- 36-50 dwelling units per hectare (low high)
- 51-150 units per hectare (high)

Ballymena

Type	Reference	Description
2A	2A1BA	Gracehill Moravian Church, graveyard & Gracehill Primary School
2A	2A2BA	Former JTI site
2A	2A3BA	Wrightbus site
2A	2A4BA	Green Pastures Church
2A	2A5BA	Ballymena Business Development Centre
2A	2A6BA	Galgorm Community Centre and Playing Fields
2A	2A7BA	Tullyglass Hotel and County Hall
2A	2A8BA	Wellington Church
2A	2A9BA	Cambridge House Grammar School
2A	2A10BA	Ballymena Gospel Hall
2A	2A11BA	Ballymena Academy
2A	2A12BA	Leighinmohr House Hotel
2A	2A13BA	Ballymena Railway station, Bus depot & Ardeevin Council buildings
2A	2A14BA	Michelin Factory Site
2A	2A15BA	Ballee Baptist Church and graveyards
2A	2A16BA	Electric substation, Toome Road
2A	2A17BA	Waste Water Treatment Works, Toome Road
2A	2A18BA	Former Ballee Secondary School and Playing fields
2A	2A19BA	Ambulance Station
2A	2A20BA	Ballee Presbyterian Church and Camp Hill Primary School
2A	2A21BA	Lantarra Baptist Church and Ballee shops
2A	2A22BA	J Kyle Paisley Memorial Free Presbyterian Church
2A	2A23BA	Wakehurst Playing Fields, community centre, MUGA, Phoenix Filling station and Harryville Business units
2A	2A24BA	Mixed industrial and economic development Railway Street
2A	2A25BA	Harryville Primary School & Harryville Presbyterian Church and Hall
2A	2A26BA	Slemish College
2A	2A27BA	Pennybridge Industrial Estate
2A	2A28BA	Roads Maintenance Depot and Kitchen Concepts
2A	2A29BA	Moy Park
2A	2A30BA	Retail Park (Dunelm, Jolley's, Tesco)
2A	2A31BA	Ballykeel Presbyterian Church, Ballykeel Business Centre, Ballykeel Youth Centre. Playground and playing fields and Ballykeel P.S
2A	2A32BA	Ballykeel Pentecostal Church and Hall
2A	2A33BA	Ballymena Technical College
2A	2A34BA	Ballymena Showgrounds

2A	2A35BA	All Saints RC Church, parochial house and hall
2A	2A36BA	Saint Patricks College & Saint Brigid's Primary School
2A	2A37BA	Ballymena Church of God
2A	2A38BA	Braidside Integrated Primary and Nursery School, Beechgrove School & Dunfane School
2A	2A39BA	Ballymena North Business and Community Centre and playing fields, Dunclug Nursery, Primary and Secondary School
2A	2A40BA	Cemetery Cushendall Road
2A	2A41BA	Braid Valley Hospital
2A	2A42BA	Cottage Hospital
2A	2A43BA	Peoples Park
2A	2A44BA	High Kirk Presbyterian Church and Hall
2A	2A45BA	Regents Park Youth Centre and playing fields
2A	2A46BA	Ballymena Primary School
2A	2A47BA	Independent Methodist Church, Business units and Filling Station Doury Road
2A	2A48BA	Doury Road Health Centre
2A	2A49BA	Ballyloughan Presbyterian Church
2A	2A50BA	St Joseph's Primary School
2A	2A51BA	Dunclug Community Centre & St Columbas COI and Hall
2A	2A52BA	Sentry Hill Sports Hall
2A	2A53BA	Loughan School (Special Care)
2A	2A54BA	Carniny Primary School
2A	2A55BA	St Colmcilles Primary School & St Louis Grammar School
2A	2A56BA	Covenant Protestant Reformed Church
2A	2A57BA	Lamont Playing Fields
2A	2A58BA	Congregational Church, Kinhilt Street
2A	2A59BA	Ballymena Nursery School and new Castle Tower School
2A	2A60BA	Playing Fields Herbison Park
2A	2A61BA	Woodside Zoned Industrial Land
2A	2A62BA	North Antrim Turkeys
2A	2A63BA	Kingdom Hall of Jehovah's Witnesses
2A	2A64BA	Moore Concrete
2A	2A65BA	OMCO industrial Estate Woodside North
3	31BA	Average low medium density housing incorporating Gracehill Conservation Area, Tuppenny meadows, Gracefield, Orchard Hill, Fairfield, Royal Court
3	32BA	Average high medium density housing including Fenaghy Heights, Fenaghy Close, Fenaghy Park, Maine Park, Sandmount Park, Sandmount Drive, Sandmount Manor, Sandmount Road and dwellings fronting onto Sand Road
3	33BA	Average low medium density housing including social and large suburban style dwellings including Fairyhill, Raphael Park, Woodcroft Heights to Woodcroft Brae, Galgorm Court to Galgorm Drive, dwellings fronting onto Old Park Road, Cameron Park, Old Park Manor, Old Park Avenue, Old Park Drive, Old Galgorm Manor, Sheepshill and dwellings fronting onto the Old Galgorm and Galgorm Road.
3	34BA	Average low density detached and semi detached housing on large plots within Galgorm Road/Old Galgorm Road ATC Zone 1 and Zone 2
3	35BA	Average low medium density housing incorporating Grangegorm Drive, Old Grange Avenue, Shandon Park, Grange Road, Grangeleigh Avenue, Grange Avenue, Leighmour Avenue, Leighinmour Park and Leighinmour Crescent

3	36BA	Average low medium density housing Wellington Crescent, Sourhill, Dunluce Park, Brocklamont Crescent, Longcommon, Kenbane Crescent, Gortin Way, Rathcavan Drive , Morningside and dwellings fronting onto Dans Road and Sourhill Road
3	37BA	Average low medium density housing Tullygarley including the Rosses, Riverdale, Tullagh Brow, Tullagh Dale. Tullagh Heights and dwellings fronting onto Sourhill Road, Tullygarley Road and Cromkill Road
3	38BA	Average low high density terraced housing Galgorm Street, Kinhilt Street, Waveney Mews, Princes Street, Waveney Road, Smithfield Road, Balmoral Avenue, Dicksons Hill, Parkmore Drive and dwellings fronting onto the Cullybackey Road
3	39BA	Average low medium density housing comprising Inishowen Park, Thornlea Ave, Hillside Park, Sunningdale, Carnvale, Carniny Court, Foxhill, Loughanhill and dwellings fronting onto Cullybackey Road and Old Cullybackey Road
3	310BA	Average low medium density suburban housing comprising Carndale, Kintullagh, Parkmount, Brookleigh Heights, Ballyloughan Park, Rockgrove, Bamber Avenue, Carnburn Park, Woodgrove, Carnhill Esatate, Hillview and dwellings fronting onto Carniny Road, Carnburn Road, Woodtown Road and Ballymoney Road
3	311BA	Average low medium density suburban housing comprising Grove Heights, Grove Manor, Beaumont Hill, Carngrove, Collinwood, Rathlin Drive, Rathmore Heights, Harberton Park, Parkside Rise and dwellings fronting onto the Ballymoney Road, Circular Road, Old Ballymoney Road, Grove Road, Woodtown Road and Ballymoney Road
3	312BA	Average low medium density housing comprising Pineridge Road, Pinegrove Cres, Pinegrove Park, Sentry Hill, Circular Park, Rowallen Drive, Murob Park, Ballyloughan Hgts, Ballyloughan Brow and dwellings fronting onto Grove Road, Old Ballymoney Road and Doury Road
3	313BA	Average low medium density housing Greenmount Terrace, Greenmount Place, Mount Street, Meadow Street and dwellings fronting onto Thomas Street.
3	314BA	Average low high density housing comprising Market Road, Devenagh Way, Craig Court, Glendun Drive, Glenariff Crescent, Greenview, Deerfin Way, Richmond Park, Doury Park, Regents Park, Sandown Park, Kewlink, Hydepark, Camberwell Way, Alexandra Park, Waveney Brow and dwellings fronting onto the Doury Road and Cushendall Road
3	315BA	Average low medium density housing Dunvale, Millfield, Dunclug Gardens, Dunclug Park
3	316BA	Average low medium density housing Doury Grove, Mooreland Cl, Parklands, The Crescent, Garveywood and Woodland Grove
3	317BA	Average low high density housing Beechgrove, Beechgrove Manor, Beech Drive, Rowan Gardens, Spruce Park, Herbison Park, Hawthorn Park, Hugomont Drive, Deramore Crescent, Dunfane Park, Dunfane Ave, Brigadie Gardens, Frys Hollow, Eaton Park and dwellings fronting onto the Frys Road and Cusehdall Road
3	318BA	Average low density detached and semi-detached housing on substantial plots fronting onto part of the Cushendall Road and Broughshane Road
3	319BA	Low Medium density housing Fisherwick Gardens and Fisherwick Crescent
3	320BA	Average high medium density terraced housing Warden Street, Summerfield Street, Suffolk Street
3	321BA	Average high medium density housing Farmlodge, Farmlodge Avenue
3	322BA	Average high medium density housing Granville Drive, Glenravel Park, Carnduff Drive, Corlea Gardens, Demesne Ave, Casino Ave, Tardree Grove
3	323BA	Average low medium density housing Knockeen Road, Knockeen Crescent, Meadowvale and social housing Ballykeel

3	324BA	Average high medium density housing Chichester Park, Wilson Avenue, Brookepark, Wakehurst Park, Moat Road, Casement Street, Frances Street, Waring Street and dwellings fronting onto Larne Street, Paradise Avenue and Queen Street
3	325BA	Average low high density terrace dwellings fronting onto Queen Street and 21-43 Toome Road incorporating Riverside Terrace and Paradise Mews
3	326BA	Average low medium density housing Montague Ave, Montague Manor, Montague Park, Concorde Park, Camphill, Carolhill, Hollybank, Forthill Park, Kirkwood Manor and dwellings fronting onto the Toome Road, Old Antrim Road and part of the Antrim Road
3	327BA	Average low medium density housing Lettercreeve, Shanlieve, Belleville, Lantarra, Shanchoole, Drumtara, Sunnyside Park and Old Antrim Mews
3	328BA	Average low density housing Clarehill
3	329BA	Average low medium density housing at Phoenix Fields
3	330BA	Average low density housing fronting onto Woodside Road and Raceview Road
3	331BA	Average low density Housing Caherty Drive
4	41BA	Ballymena Town Centre
4	42BA	Galgorm

Carrickfergus

Type	Reference	Description
2A	2A1CS	Trooperslane Industrial Estate
2A	2A2CS	Courtaulds Industrial Estate, Lidl, Loughshore Hotel
2A	2A3CS	Carrickfergus Model Primary School and associated playing field
2A	2A4CS	Legg Park
2A	2A5CS	St Nicholas' Primary School & St Nicolas' Catholic Church
2A	2A6CS	Carrickfergus Adult Centre, Hawthorns Day Centre and Carrickfergus Family Centre
2A	2A7CS	Keeburn Industrial Estate
2A	2A8CS	Woodburn playing Fields and Pavilion
2A	2A9CS	Woodlands Presbyterian Church
2A	2A10CS	Pollocks Engineering works 22 Woodburn Road
2A	2A11CS	Woodburn Community Centre
2A	2A12CS	Engineering Works 75 Woodburn Road
2A	2A13CS	Woodburn primary School
2A	2A14CS	Holy Trinity COI Prospect Road
2A	2A15CS	Carrickfergus Free Presbyterian Meeting House
2A	2A16CS	Carrickfergus Grammar School and associated playing fields Carrickfergus College and Associated Playing Fields
2A	2A18CS	Church of the Nazarene Oakfield Drive
2A	2A19CS	Oakfield Primary School Oakfield Community Development Centre, Bashfordlands
2A	2A20CS	Christchurch Pentecostal
2A	2A21CS	Ulidia Integrated College and Associated Playing Fields & Acorn Integrated Primary School
2A	2A22CS	Industrial site comprising Woodburn Engineering, NK Fencing etc. Trailcock Road
2A	2A23CS	Eden Primary School
2A	2A24CS	Kilroot Business Park
2A	2A25CS	Carrickfergus WWTW
2A	2A26CS	St Colman's COI
2A	2A27CS	Downshire Secondary School and associated playing fields
2A	2A28CS	Downshire Presbyterian Church
2A	2A29CS	Victoria Cemetery
2A	2A30CS	Victoria Primary School
2A	2A31CS	Victoria Evangelical Hall
2A	2A32CS	Carrickfergus Health Centre
2A	2A33CS	Carrickfergus Leisure Centre and Football Grounds
2A	2A34CS	Mortuary Chapel (COI) and Graveyard Shaftesbury Drive
2A	2A35CS	Carrickfergus Golf Club and Course
2A	2A36CS	Carrickfergus Community Church
2A	2A37CS	Sunnylands Primary School
2A	2A38CS	Sunnylands Youth Centre and Salthill Park
2A	2A39CS	Woodlawn Primary School
2A	2A40CS	Clipperstown Local Shopping
3	31CS	Average low density housing comprising Knockmore Park, Dunmore Park and dwellings fronting onto Upper Road
3	32CS	Average low medium density housing comprising Old Shore Court, Meadowbank and dwellings fronting onto the Old Shore Road and Trooperslane Road

3	33CS	Average low medium density dwellings comprising Brackenridge, Brackenridge Green, Brackenridge Close, Brackenridge Gardens, Priory Close, Priory Drive, Dryburgh Gardens and Langford Close
3	34CS	Average high medium density housing comprising Seapoint, Rhanbouy Park, Rhanbouy Close, Westmount Avenue, Windmill Park, Minorca Drive, Killaloe, Woodlawn Court, Albany Drive and dwellings fronting onto Belfast Road
3	35CS	Average low medium density housing Belfast Road ATC
3	36CS	Average high medium density housing comprising dwellings between the Woodtown Road and North Road including Beechdrive, Burleigh Drive, Sunnylands Avenue, Drumhoy Drive and Rosebrook Avenue
3	37CS	Average high medium density housing comprising Woodlawn, Woodlawn Avenue, Prospect Park, Pheasant Drive, Woodburn Villas, Rathview and dwellings fronting onto Prospect Road, Woodburn Road and Upper Road
3	38CS	Average low medium density housing comprising dwellings between Prospect Road and North Road incorporating Prospect Downs, Prospect Heights, Hillview Road, Windslow Heights and Milebush Crescent
3	39CS	Average low medium density housing comprising Marlborough Drive, Marlborough Crescent, Marlborough Park, Oakland Drive, Beechfield Avenue, Rockfergus Crescent, Rockfergus Avenue, Cragfergus Avenue, Cormorant Park, Gannet Way, Tern Crescent, Fulmar Avenue and dwellings fronting onto the North Road and Marshallstown Road
3	310CS	Average high medium density social housing comprising Castlemara Drive, Dean Park, Carnhill Place, Dunlusklin Gardens, Dunlusklin Crescent and North Lodge Court
3	311CS	Average low medium density housing comprising Macroom Gardens and dwellings fronting onto North Road and Love Lane
3	312CS	Average low medium density housing comprising McKeens Green, Greenedge Court, Quay Court
3	313CS	Average low medium density housing comprising Fairymount Terrace, Brookavenue, Elizabeth Avenue, Granville Drive, Charles Legg Drive, Patterson Drive, Barn Road, Coronation Road, Baird Avenue, Glenburn Manor, Old Grange Drive, Victoria Gardens and King George Place
3	314CS	Average low medium density housing comprising dwellings between Victoria Road and Trailcock Road including Harwood Park, Madigan Park, Knights Avenue, Craigavon Drive, Carrickburn Road, Castleburn Drive and Lennox Avnue
3	315CS	Average low medium density housing comprising Edenvale Avenue, Garden of Eden, Emerald Drive, Rosganna Drive, Copeland Road, Beltoy Court and dwellings fronting onto Beltoy Road, Larne Road and Trailcock Road
3	316CS	Average low medium density suburban housing comprising Victoria Rise, Victoria Crescent and Greenwood Park
3	317CS	Average low medium density suburban housing located between Prince Andrew Way and Marshallstown Road including Portsmouth Gardens, Broadlands, Craigs Road, Tudor Gardens, Copperwood Walk, Kingsland Park, Thralcot Link and dwellings fronting onto Marshallstown Road
3	318CS	Average low medium density suburban housing comprising Bradfor Gardens, Bradford Heights, Redfor Park, Redfort Drive, Basfordlands and Bashford Drive
3	19CS	Average low medium density housing Larne Road ATC
3	20CS	Average low high density housing fronting onto Davy's Street and Ellis Street
3	21CS	Average low high density housing Maritime Drive
3	22CS	Average low medium density housing Downshire Avenue, Magills Avenue, Boneybefore, The Horse Park, Loughview Village, Loughview Drive and dwellings fronting onto Larne Road and Donaldsons Avenue
4	1CS	Town centre which incorporates a mix of uses

Larne

Type	Map Ref	Description
2A	2A1LE	Club House and Playing Field Willowbank Road
2A	2A2LE	Willowbank Business Park & Drumahoe Industrial Estate
2A	2A3LE	Millbrook Industrial Estate
2A	2A4LE	Larne Adult Training Centre
2A	2A5LE	Waste water works
2A	2A6LE	Ballyoran Industrial Estate
2A	2A7LE	Larne Free Presbyterian Church and Hall
2A	2A8LE	St Anthony's Primary School
2A	2A9LE	Craig Hill Presbyterian Church
2A	2A10LE	All Saints COI
2A	2A11LE	Larne Nursery School
2A	2A12LE	Linn Primary School
2A	2A13LE	Lynn Community Centre
2A	2A14LE	Craig Hill Methodist
2A	2A15LE	Craig Hill Gospel Hall
2A	2A16LE	St. Anthony's RC Church
2A	2A17LE	Larne Cemetery
2A	2A18LE	Larne Grammar School and Playing pitches
2A	2A19LE	The Old Presbyterian Church
2A	2A20LE	Dixon Park
2A	2A21LE	Telephone Exchange
2A	2A22LE	Seventh Day Adventist Church
2A	2A23LE	Northern Regional College & Larne Library
2A	2A24LE	Larne Health Centre, Gloucester Park Day Centre and Council Yard
2A	2A25LE	Moyle Hospital
2A	2A26LE	Roddensvale
2A	2A27LE	Larne High School, Moyle Primary School and playing pitches, Greenland Community Centre
2A	2A28LE	McGarel Cemetery
2A	2A29LE	Larne Mission Hall
2A	2A30LE	Caterpillar Factory
2A	2A31LE	Seacourt Community Centre and all weather playing field
2A	2A32LE	Shekinah Christian centre
2A	2A33LE	Kingdom Hall of Jehovah's Witness
2A	2A34LE	Corran Integrated Primary
2A	2A35LE	Reformed Presbyterian Church
2A	2A36LE	Larne Congregational Church
2A	2A37LE	Curran Business Park
2A	2A38LE	Larne Leisure Centre and Playing Fields
2A	2A39LE	Curran Park, Caravan Park and Bowling green
2A	2A40LE	Larne Harbour, Coast Guard and East Antrim Boat Club
2A	2A41LE	Larne Care Centre
2A	2A42LE	Redlands
2A	2A43LE	Ledcom Industrial Estate and Larne Bus Depot, Howdens Coal Cash and Carry
2A	2A44LE	Inver Park (Football Ground)
2A	2A45LE	Zoned industrial land adjacent

2A	2A46LE	Skylux Industrial Estate
3	31LE	Average low medium density housing comprising Allenbrook, Allenbrook Mews, Drumahoe Gardens, Glebe Court and dwellings fronting on Drumahoe Road
3	32LE	Average low medium density housing comprising Old Mill Heights, Drumahoe Manor, Ballyhampton Court and dwellings fronting onto the Ballyhampton Road
3	33LE	Average low medium density dwellings Old Forge Manor
3	34LE	Average low medium density housing comprising Porter Green Ave, Porter Crescent, Sandford Ave, Molyneaux Ave, Shanks, Park, Gordonvale Road, Gordonvale Drive, Alexandra Ave, Mansefield Park, Gordonstown Ave, McGeagh Close, Hampton Ave, The Oaks, The Beeches, Linden Crescent, Rowan Ave, Loranville and dwellings fronting onto Ballyboley Road
3	35LE	Average low medium density housing comprising Inverview Road, Hampton Crescent, Doric Drive, Loran Ave, Loran Crescent, Greenland Parade, Fairway, Linn Road and dwellings fronting onto Upper Cairncastel Road and Churchill Road
3	36LE	Average high medium density housing comprising Garron Crescent, South Link, Knockdhu Park, Greenway, Craighill, Greendrive, Ballycraig Ring, Beallair Park, Carnlea Close, Westlink and dwellings fronting onto the Killyglen Road, Upper Cairncastle Road and Churchill Road
3	37LE	Average low medium density housing comprising Lindarra Park, Lindarra Close, Lindarra Drive, Lindarra Crescent, Blackthorn Rise, Blackthorn Green, Walnut Park, Walnut Ave, Walnut Close, Walnut Green, Walnut Gardens, Walnut Road,
3	38LE	Average low medium density housing Cranbourne View, Cranbourne Glen, Sanda Drive, Ballantrae Walk, Arran Gardens, Argyll Ave, Argyll View , Kylemore Gardens and dwellings fronting onto Killyglen Road
3	39LE	Average low density housing comprising Wyncairn Gardens, Wyncairn Ave, Wyncairn Park, Wyncairn Road, Wyncairn Road East, Hawthorn Hill, Dunboyne Avenue and dwellings fronting onto Upper Cairncastle Road and the Roddens
3	310LE	Average low medium density housing comprising Kilngrove, Greenland Court, Roddens Court, Forest Lodge, Parkmount Gds, Dunboyne Grove, Dunboyne Gardens, Parkmount Gardens, Parkmount Ave, Edward Ave, McGarel Gds, Wilmuir Crescent, Knocklayde Crescent and dwellings fronting onto Lower Cairncastle Road
3	311LE	Average low density housing Duneira Park, Carmond Drive, Tureagh Park, Glebeville Gardens, Cullin, Raloo Ave, Loranville, Millbrae, dwellings fronting onto Antiville Road
3	312LE	Average low high density housing comprising Kitcheners Avenue, Kernox Gardens, Carson Street, Pound Street, Albert Street, Rugby Terrace, Gardenmore Place, Bryan Street, Ronald Street, Elizabeth Avenue, St Johns Place East, St Johns Place and dwellings fronting onto part of The Roddens.
3	313LE	Average low high mixed density housing comprising Kent Avenue, Newington Avenue, Upper and Lower Waterloo Road, Laharna Avenue, Smiley Court, dwellings fronting onto The Roddens, Gloucester Avenue and Old Glenarm Road
3	314LE	Average low density suburban housing comprising Drains Bay, Blackcave Crescent, Branch Road, Cedar Grove, The Woods, Carnbeg Crescent, Blackcave North, , Carnebg Park, Blackcave Manor, Windsor Heights, Carndale heights, Huntersbuoy, Hesther Way, Whinfield, Heatherton Rise, Magee Park, Parklands and dwellings fronting on the Old Glenarm Road and the Ballycraig Road
3	315LE	Average low medium density housing comprising Seacourt Road, Seacliff Road, Seahill Road, Britannia Crescent and Blackcave Park
3	316LE	Average low medium density housing comprising Greenland Crescent, Greenland Grove, Greenland Gardens, Regents Park and part of Recreation Avenue and Wellington Avenue.

3	317LE	Average low density housing comprising Agnes Avenue, Andrew Avenue, Dover Avenue, George Avenue, part of Newington Avenue, Alexandra Crescent and dwellings fronting onto Victoria Road, Glenarm Road and Old Glenarm Road
3	318LE	Low to High Mixed density housing fronting onto Victoria Road, Princes Gardens, Glenarm Road, Landsdowne Crescent, Corran Manor, Corran Mews, Curran Road, Tower Road, Baypark, Chain Memorial Road, Portland Road and Portland Street
3	319LE	Average high medium density housing comprising Fleet Street, Coast Guard Road, Olderfleet Road and Ship Street
3	320LE	Average low medium density housing comprising Priory Gardens, Priory Place, Invercourt, Crescent Gardens, Hillview Crescent, Inver Garden Mews, Whitlas Brae, Shannon Gds, Casements Brae, Casements View, Inverbeg Court, Inverary Road, Summerhill Court dwellings fronting onto Mill Road, Carrickfergus Road and part of Bank Road
3	321LE	Average high medium density housing Bank Road
3	22LE	Average high medium density housing Wellington Green, Wellington Avenue, Wellington Parade, Slemish Drive, Moyle Parade, Waterloo Gardens and Ferris Avenue
3	23LE	Average high medium density housing Sallagh Park North, Sallagh Park Central and Sallagh Park South
4	4LE	Town Centre incorporating a mix of uses

Greenisland

Type	Ref	Description
2A	2A1GD	Greenisland War Memorial Sports Club House and Playing Field Upper Road Greenisland
2A	2A2GD	Greenisland Presbyterian Church Upper Road Greenisland
2A	2A3GD	Greenisland Primary School Upper Station Road
2A	2A4GD	Greenisland train station
2A	2A5GD	Greenisland Methodist Church Station Road
2A	2A6GD	Greenisland Knockagh Youth Centre, Library, Baptist Church and Church of Ireland
2A	2A7GD	Greenisland Working Mens Social Club
2A	2A8GD	Greenisland Nursery School
2A	2A9GD	Silverstream Primary & Nursery School with associated playing field, Convent, Surgery and St Colman's RC Church
2A	2A10GD	Church of the Nazarene
3	31GD	Average low density housing comprising Whitethorn, Knockagh Drive, Knockagh Terrace and dwellings fronting onto Upper Road Greenisland
3	32GD	Average low medium density housing comprising Farm Lodge Road, Farm Lodge Green, Farm Lodge Grove, Farm Lodge Gardens, Farm Lodge Drive, Farm Lodge Way and Farm Lodge Park
3	33GD	Average low medium density housing comprising Mullaghmore Park and Loughview Terrace
3	34GD	Average low density housing comprising Downview Park, Downview Gardens, Downview Road, Gorman Close and dwellings fronting onto Upper Road Greenisland
3	35GD	Average high medium density housing comprising Knockfergus Park, Knocksallagh Park, Kinbayne Avenue, Glenkeen Avenue, Rossmore Green, Glasgillan Grove, Gortlane Drive, Glenkeen Drive, Carnroe Drive, Carrickfern Gardens, Knockleigh Drive, Shannagh Avenue, Faunoran Park and Moyard Gardens
3	36GD	Average low medium density housing comprising Greenisland Area of Townscape Character
3	37GD	Average high medium density housing comprising Longfield Gardens, The Glade, Faunoran Park and dwellings fronting onto Station Road
3	38GD	Average low medium density suburban housing comprising Shorelands, Shorelands Gardens and Bates Park
3	39GD	Average low density housing comprising Shore Road ATC

Whitehead

Type	Map Ref	Description
2A	2A1WD	Whitehead Primary School
2A	2A2WD	Whitehead Leisure Centre, Bowling green, playing fields, tennis courts
2A	2A3WD	Whitehead Baptist Church
2A	2A4WD	Whitehead Train Station and Railway Yard
2A	2A5WD	Lourdes Primary School & Our Lady of Lourdes Church
2A	2A6WD	Telephone exchange
2A	2A7WD	Whitehead Presbyterian Church
2A	2A8WD	Whitehead Community Centre
2A	2A9WD	Whitehead Methodist Church
2A	2A10WD	Church of Ireland
2A	2A11WD	Health Centre and Library
2A	2A12WD	Whitehead Congregational Church
3	31WD	Average low density housing comprising large detached and semi detached villas Beach Road, York Avenue, Prince of Wales Avenue, Balfour Avenue and dwellings fronting onto Cable Road
3	32WD	Average low medium density housing Raphael Road, Princess Park, Brooklands Crescent, Brooklands Park, Brooklands Garden, Riverford
3	33WD	Average high medium density terraced and semi detached dwellings Windsor Park, Windsor Avenue, Windsor Parade, Adelaide Avenue, Edward Road, Alexander Avenue and dwellings fronting onto Cable Road
3	34WD	Average low medium density victorian townhouses, detached and terraced dwellings Marine Parade, Marine Avenue, Chester Avenue and dwellings fronting onto to part of Kings Road
3	35WD	Average low medium density detached and semi detached housing Donegall Avenue, Donegall Rise, Donegall Close, Donegall Gardens and Donegall Park
3	36WD	Average low medium density housing Ransevyn Park, Ransevyn Gardens, Ransevyn Court, Chichester Park, Chichester Gardens and dwellings fronting onto part of Islandmagee Road
3	37WD	Average low medium density Detached housing Old Forde Gardens, Old Ford, dwellings fronting onto part of Islandmagee Road, Lumfiord Avenue, Lestannon Avenue and dwellings fronting onto part of Ransevyn Drive
4	4WD	Area with high propensity for change

Ahoghill

Type	Reference	Description
2A	2A1AL	First Ahoghill Presbyterian Church
2A	2A2AL	Petrol station
2A	2A3AL	Petrol station and Hayburn & Co Works
2A	2A4AL	Telephone exchange
2A	2A5AL	Ahoghill Health Centre, cemetery & playpark
2A	2A6AL	St Colmanns Church of Ireland, Manse and Hall
2A	2A7AL	Trinity Presbyterian Church
2A	2A8AL	Brookside Presbyterian Church
2A	2A9AL	Gospel Hall
2A	2A10AL	Fourtowns Primary School
2A	2A11AL	Community Centre, playing fields, playpark and bowling green
2A	2A12AL	Business Units
3	31AL	Average low medium density housing at Beechwood Drive, Beechwood Avenue, Tudorvale, Gloonan Hill and dwellings fronting onto Galgorm Road
3	32AL	Average high medium density housing Trinity Mews
3	33AL	Average low medium density housing at Wilmohr Park and Millwater Lodge
3	34AL	Average high medium density housing Killane Park, Gloonan House and dwellings fronting onto the Ballymena Road
3	35AL	Average low medium density housing Brooklands and Carnmmoyne
3	36AL	Avergae low medium density housing comprising Belgrano, Glebe Cottages, Glebe Manor and dwellings fronting onto Church Street and Portglenone Road
3	37AL	Average low medium density housing comprising the Croft with dwellings fronting onto Brook Street and Church Street
3	38AL	Average high medium density housing at Brookfield Gardens, Laurel Park and Quarry Heights
3	39AL	Average low medium density suburban housing at Lismurn Park, Thornbrooke, Thorncroft, Glenhugh Park
3	310AL	Average low medium density suburban housing at Glenwood
3	311AL	Average low medium density housing at Fourtowns Manor and dwellings fronting onto Cullybackey Road and Cullybackey Road Link
4	4AL	Town Centre incorporating a mix of uses

Broughshane

Type	Reference	Description
2A	2A1BE	Raceview Mill mixed use
2A	2A2BE	Wilson House Resource Centre
2A	2A3BE	Broughshane Primary School
2A	2A4BE	Car sales and Petrol station
2A	2A5BE	Second Presbyterian Church, Manse and Hall
2A	2A6BE	Cemetery
2A	2A7BE	Community Centre, Hall, bowling green, football pitches and playpark
2A	2A8BE	Telephone exchange
2A	2A9BE	First Presbyterian Church and Hall
2A	2A10BE	St Patricks COI, associated hall and Houston's Mill
2A	2A11BE	Gospel Hall
3	31BE	Average low medium density housing comprising Braid Carry, Mill Race, Fairways and dwellings fronting onto the Raceview Road
3	32BE	Average low medium density housing at Whinsmoore Ave, Lodge and Park, Rectory Fields, Rectory Green and Ashfield
3	33BE	Average low density housing at Beechfield
3	34BE	Average low medium density housing Houston Park
3	35BE	Average high medium density housing Braidwater Gardens, Shane Court and Riverside
3	36BE	Average high medium density housing Fir Park
3	37BE	Average high medium density housing Knockan Terrace
3	38BE	Average low density suburban housing Woodlands, The Knockans, Shane Manor
3	39BE	Average low medium density suburban housing The Meadows, Knowehead Grove, Rossland Park, Knowehead Hill and Knowehead Dale
3	310BE	Average low medium density housing The Commons and Brookvale
3	311BE	Average low medium density housing Tullymore Dale, Tullymore Gardens, Brookvale, Motte Farm
3	312BE	Average low medium density housing Caherty Hill and Caherty Lodge
3	313BE	Average low medium density housing fronting on Rathkeel Road
3	314BE	Average High density housing comprising dwellings fronting onto Main Street, Guide Street and Mill Brae Fold
4	4	Town centre incorporating a mix of uses

Cullybackey

Type	Reference	Description
2A	2A1CY	Elim Church, Shellinghill Road
2A	2A2CY	Community Centre and Playing Fields, Kilmakevit Drive
2A	2A3CY	Methodist Church, Shellinghill Road
2A	2A4CY	Graveyard between Kilrea Road and River Maine
2A	2A5CY	Petrol station and Industrial units, 4 Dreen Road
2A	2A6CY	Maine Health Centre and Maine Dental Centre, Old Mill Park
2A	2A7CY	Industrial Units, Old Mill Park
2A	2A8CY	Buick Memorial PS
2A	2A9CY	Cullybackey College & Playing Fields
2A	2A10CY	Sewage Works, Fenaghy Road
2A	2A11CY	Industrial Units, Fenaghy Road
2A	2A12CY	Telephone Exchange, Fenaghy Road
2A	2A13CY	RC Church of Immaculate Conception
2A	2A14CY	Park and Ride, Station Road
2A	2A15CY	Train Station and Platform
2A	2A16CY	Reformed Presbyterian Church, Graveyard and car park 4 Main Street
2A	2A17CY	Cullybackey Health Centre, Tobar Park
2A	2A18CY	Cunningham Memorial Church, car park and hall
3	31CY	Average low density suburban housing fronting onto Shellinghill Road, Shellinghill Lane, Brackley Heights, Brackley Manor, Ambleside
3	32CY	Average high medium density housing at Tobar Court
3	33CY	Average low medium to Low high density housing at Kilmakevit Drive, Kilmakevit Road, Kilmakevit Drive, Kilmakevit Crescent, Tobar Park, Tobar Grove
3	34CY	Average low high density housing Low Town
3	35CY	Average low density housing fronting onto Dreen Road
3	36CY	Average low medium density housing comprising Hillhead Grange, Hillhead Court
3	37CY	Average high medium density housing, Pottinger Street
3	38CY	Average low density housing fronting onto Fenaghy Road, Ballymena Road, Oaklands and Maine Grove
3	39CY	Average low medium density housing, Charcoal Way
3	310CY	Average low density dwellings fronting onto Old Cullybackey Road
3	311CY	Average low medium density housing Fendale Park, Elmwood, The Old Close
3	312CY	Average low medium to high medium density housing fronting onto Station Road, Old Cullybackey Road and Spence Crescent
3	313CY	Average low medium density housing Ard na Maine and Markstown Grove
3	314CY	Average low medium density housing Markstown Cresecent and Markstown Close
3	315CY	Average low density detached dwellings fronting onto Main Street
4	4CY	Town Centre incorporating a mix of uses

Appendix C Windfall Assessment Matrices per settlement per Type 3 and Type 4 Areas

Methodology for Windfall Assessment

A detailed analysis of the individual Type 3 and Type 4 character areas has been carried out taking into account all the factors listed in sections 5.9 and 5.10. This analysis has been used to inform an assessment of the future windfall potential from each of the specified yield categories. Each yield category has been assessed as having no, low, medium or high future windfall potential and the sum of the individual yield categories provides an overall assessment of windfall potential. The following values, which are based on an analysis of past average site yield and character area yields, have been attributed:

0 = 0

Low = 2

Medium = 5

High = 8

Ballymena

Table C1: Ballymena – Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31BA	0	0	L	0	L	0	0	0	4
32BA	0	0	L	0	0	0	0	0	2
33BA	L	0	L	0	L	0	0	0	6
34BA	L	0	M	L	M	0	0	0	14
35BA	0	0	L	0	0	0	L	0	4
36BA	0	0	0	0	0	0	0	0	0
37BA	0	0	0	0	0	0	0	0	0
38BA	M	0	L	0	0	0	L	0	9
39BA	0	0	M	0	L	0	0	0	7
310BA	0	0	H	0	M	0	0	0	13
311BA	0	0	L	0	L	0	0	0	4
312BA	0	0	M	L	0	0	0	0	7
313BA	0	0	0	0	L	0	0	0	2
314BA	0	L	0	0	0	0	L	0	4
315BA	L	L	L	0	0	0	0	0	6
316BA	0	0	L	0	0	0	L	0	4

317BA	L	0	0	0	L	0	0	0	4
318BA	L	0	0	0	M	0	0	0	7
319BA	0	0	0	L	0	0	0	0	2
320BA	M	0	M	0	L	0	0	0	10
321BA	0	0	0	0	0	0	0	0	0
322BA	0	0	0	0	0	0	0	0	0
323BA	0	0	0	0	0	0	0	L	2
324BA	L	0	M	0	0	0	0	0	7
325BA	0	0	L	0	0	0	0	0	2
326BA	0	0	M	0	L	0	0	0	7
327BA	0	0	0	0	0	0	0	L	2
328BA	0	0	0	0	0	0	0	0	0
329BA	0	0	0	0	0	0	0	0	0
330BA	0	0	0	0	0	0	0	0	0
331BA	0	0	0	0	0	0	0	0	0
Assessment of Type 3 Potential Windfall Total									129

Table C2 Ballymena– Type 4 Areas with a high propensity for change Character Assessment														
	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Carpark Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant land	Ancillary space to committed uses	Other	Assessment of windfall potential
T4BA Zone 1	0	L	0	0	L	0	L	0	L	L	0	0	L	12
T4BA Zone 2	0	0	0	0	0	0	L	M	0	0	0	0	0	7
T4BA Zone 3	0	0	0	0	0	M	0	0	0	0	0	0	0	5
T4BA Zone 4	L	0	0	0	0	H	L	0	0	0	0	0	0	12
T4BA Zone 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4BA Zone 6	0	0	0	0	L	L	L	0	0	0	0	0	0	6
T4BA Zone 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4BA Zone 8	0	0	L	0	L	0	L	0	0	0	0	0	0	6
T4BA Zone 9	0	0	0	0	0	L	L	0	0	0	0	0	0	4
TB4A Zone 10	0	0	L	0	L	0	L	0	0	0	0	0	0	6
TB4A Zone 11	0	0	M	0	0	0	L	0	L	0	0	0	0	9
TB4A Zone 12	0	M	0	0	0	0	0	0	0	0	0	0	0	5
TB4A Zone 13	L	M	0	0	0	L	L	0	0	0	0	0	0	11
T4BA Galgorm	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4BA Galgorm	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assessment of Type 4 Potential Windfall Total														83
Summary		<p>Ballymena has an average density of 14dph. Pockets of higher density can be found adjacent to the town centre boundary where there is a higher concentration of terraced dwellings. Lower density areas are situated within the Galgorm Road and Old Galgorm Road ATC, Broughshane Road and along parts of the Grove Road. 31 Type 3 Character Areas have been identified and all but 8 of these have the potential for future windfall development.</p> <p>Historical windfall within Type 3 areas totalled 181 averaging approximately 12 units per year over the past 15 years. There have been a variety of sources such as intensification of existing residential, redevelopment, smaller area of vacant underutilised land, conversion from non-residential and sub division. Intensification of existing</p>												

residential and redevelopment have historically been the highest yielding source of windfall housing. Going forward it is considered that the majority of Type 3 Character Areas have the potential to yield windfall from the same categories, in particular from redevelopment and intensification. The settlement does not have an above average vacancy rate (1.7%) and therefore this has little to no bearing on future windfall. There are a large number of unimplemented approvals in Ballymena and subject to a renewed planning approval it is considered that some of these sites will contribute towards future windfall numbers. Character Areas estimated as most likely to produce substantial levels of windfall are 4BA, 10BA and 20BA.

Historically there has been no windfall delivery within the Galgorm Type 4 character area. Within the main Ballymena Type 4 area historical windfall delivery totalled 60 units averaging 4 units per year. Past sources of windfall included sub division of existing housing, redevelopment of existing residential and non-residential, conversion from non-residential and LOTS. There has been a recent trend of approvals within Ballymena town centre for higher density housing development. Going forward identified future sources for windfall include vacant non-residential and redevelopment.

Based on a character area assessment the total average potential windfall from Type 3 and Type 4 areas within Ballymena is estimated to be 212 units.

Carrickfergus

Table C3 Carrickfergus – Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub- division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31CS	0	0	L	0	0	0	0	0	2
32CS	0	0	L	L	0	0	0	0	4
33CS	0	0	0	0	0	0	0	0	0
34CS	0	0	M	0	0	0	0	0	5
35CS	L	0	L	0	L	0	0	0	6
36CS	0	0	L	0	0	0	L	0	4
37CS	0	0	L	0	0	0	L	0	4
38CS	0	0	0	0	L	0	0	0	2
39CS	0	0	L	0	0	0	0	0	2
310CS	0	0	0	0	0	0	0	0	0
311CS	0	0	M	0	0	0	0	0	5
312CS	0	0	L	0	L	L	0	0	6
313CS	0	0	L	0	0	0	L	0	4
314CS	L	0	0	0	L	0	0	0	4
315CS	0	0	L	0	0	0	0	0	2
316CS	0	0	0	0	0	0	0	0	0
317CS	0	0	0	0	0	0	L	0	2
318CS	0	0	0	0	0	0	0	0	0
319CS	0	0	0	0	0	0	0	0	0
320CS	0	0	L	0	0	0	0	0	2
321CS	0	0	0	0	0	0	0	0	0
322CS	0	0	L	0	0	0	0	0	2
Assessment of Type 3 Potential Windfall Total									56

Table C4 Carrickfergus– Type 4 Areas with a high propensity for change Character Assessment

	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Car park Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant land	Ancillary space to committed uses	Other	Assessment of windfall potential
T4CS Zone 1	0	0	0	0	0	0	0	L	0	0	H	0	0	10
T4CS Zone 2	0	0	M	0	L	0	L	0	L	M	0	0	0	16
T4CS Zone 3	0	0	L	0	0	0	0	0	0	0	L	0	0	4
T4CS Zone 4	L	L	M	0	0	0	L	0	0	0	0	0	0	11
T4CS Zone 5	0	0	L	0	0	L	L	0	L	0	0	0	0	8
T4CS Zone 6	L	0	0	0	0	0	0	0	0	0	0	0	0	2
Assessment of Type 4 Potential Windfall Total														51
Summary		<p>Carrickfergus has an average density of 16dph. The highest density housing is located within the older housing areas such as Sunnylands to the West of North Road as well to the West of Downshire Road. 22 Type 2 areas have been identified in Carrickfergus and this includes the two ATC's along the Belfast Road and the Larne Road. The character area assessment has identified that it is unlikely that six of these identified areas will yield any windfall development. These areas are predominately older well established housing areas along with the Larne Road ATC where no opportunities have been identified and where policy would likely restrict any further housing yield.</p> <p>Historical windfall within Type 3 areas totalled 200 units averaging approximately 13 dwellings a year over the last 15 years and which were delivered across all the categories of development. Redevelopment, intensification of existing residential and the development of smaller areas of vacant land were the three main sources. All character areas produced some sort of windfall development however some of the highest yields came from within mixed housing areas, those adjacent to the town centre and from within what has been identified as original NIHE areas. Within Carrickfergus it is considered that the future will not present the same level of windfall opportunity. Vacancy rates within the settlement are not above average (1.4%). It is estimated that redevelopment, intensification of existing residential and the development of smaller areas of vacant land will remain the three main sources going forward. Delivery is most likely to be within mixed housing areas where the overriding character is not as strong. Our assessment indicates that windfall levels will be much reduced from past levels due to the depleted opportunities overall within the settlement.</p> <p>Historical windfall delivery within the Type 4 area totalled 40 units averaging three dwellings per year. The identified Type 4 area of Carrickfergus includes the town centre and the existing conservation area and it has been subdivided into six main areas. Historically five out of the six identified areas have yielded windfall housing predominately through intensification of existing residential, redevelopment of non-residential, vacant land/backland and through conversion. As Type 4 areas do have a high propensity for change it is difficult to predict housing yield particularly as it is not the main use in these areas. Potential future opportunities have been identified across the majority of the category types and across the Type 4 area. As a result of character assessment the majority is expected to come from the area of Irish Quarter South and West, Nelson Street and Albert Road. Historically Carrickfergus is the settlement which is most likely to produce higher density developments on smaller sites. The central area of the town centre and the area to the East including Shaftesbury Square forms the majority of the Conservation Area which will restrict certain types of development, therefore the expected yield in this area is reduced. Based on a character area assessment it is estimated that the potential for windfall from Type 3 and Type 4 areas within Carrickfergus is 107 units.</p>												

Larne

Table C5 Larne – Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31LE	0	0	0	0	L	0	0	0	2
32LE	0	0	L	0	0	0	0	0	2
33LE	0	0	0	0	0	0	0	0	0
34LE	0	0	L	0	0	0	0	0	2
35LE	0	0	0	0	0	0	0	0	0
36LE	0	0	0	0	0	0	0	0	0
37LE	0	0	0	0	0	0	0	0	0
38LE	0	0	L	0	0	0	0	0	2
39LE	L	0	H	0	L	0	0	0	12
310LE	0	0	L	0	L	0	0	0	4
311LE	0	0	0	0	0	0	0	0	0
312LE	L	0	0	0	0	0	0	0	2
313LE	0	0	L	0	0	L	0	0	4
314LE	0	0	H	0	L	0	M	0	15
315LE	0	0	0	0	0	0	0	0	0
316LE	0	0	0	0	0	0	0	0	0
317LE	L	0	M	0	L	0	0	0	9
318LE	L	0	H	0	L	0	0	0	12
319LE	0	0	L	0	0	0	L	0	4
320LE	0	0	L	L	0	0	0	0	4
321LE	0	0	L	0	0	0	0	0	2
322LE	0	0	L	0	0	0	0	0	2
323LE	0	0	0	0	0	0	L	0	2
Assessment of Type 3 Potential Windfall Total									80

Table C6 Larne– Type 4 Areas with a high propensity for change Character Assessment

	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Car park Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant land	Ancillary space to committed uses	Other	Assessment of windfall potential
T4LE Zone 1	0	H	M	0	0	M	0	M	0	0	0	0	0	23
T4LE Zone 2	0	0	0	L	0	0	0	L	0	0	0	0	0	4
T4LE Zone 3	0	0	M	0	L	0	0	0	M	L	0	0	0	14
T4LE Zone 4	0	0	H	0	L	L	M	0	L	0	0	0	0	19
T4LE - Zone 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4LE - Zone 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T4LE Zone 7	0	0	0	0	L	0	0	0	0	0	0	0	0	2
T4LE Zone 8	L	0	M	0	0	0	0	0	0	0	0	0	0	7
Assessment of Type 4 Potential Windfall Total														69
Summary	<p>Larne has an average density of 15dph. Pockets of higher density can be found within the Town centre, Town centre periphery and parts of Old Glenarm Road and Bay Road. This is largely due to a higher concentration of terraced dwellings. Lower density areas are located along the Roddens, Tower Road, upper section of the Old Glenarm Road and Drains Bay. 23 Type 3 Character Areas have been identified and all but three of these have the potential for future windfall development. Historical windfall delivery within Type 3 Character areas totalled 122 units, approximately eight dwellings per year over the past 15 years. There have been a variety of sources such as intensification of existing residential, infill, small areas of vacant underutilised land, sub division and redevelopment. Subdivision and smaller areas of vacant underutilised land have been the highest yielding source of windfall housing in Larne.</p> <p>Going forward it is considered that the majority of Type 3 Character areas have the ability to yield windfall housing from most of the same categories. Within the redevelopment category in particular there are a significant number of unimplemented approvals. Provided planning permission is obtained in future this may bring forward a large amount of future windfall particularly in 17LE and 18LE.</p> <p>Historical windfall delivery within the Type 4 area totalled seven units. Within the Type 4 area past sources of windfall include sub division of existing housing and conversion from non-residential. Moving forward it is considered that there are still opportunities predominately from redevelopment and infill opportunities especially to the Western end of the town centre. Based on a character area assessment it is estimated that the potential for windfall from Type 3 and Type 4 areas within Larne is 149 units.</p>													

Greenisland

Table C7 Greenisland – Type 3 established Residential Areas Character Assessment

Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31GD	0	0	L	0	L	0	0	0	4
32GD	0	0	0	0	0	0	0	0	0
33GD	0	0	L	0	L	0	0	0	4
34GD	0	0	0	0	L	0	0	0	2
35GD	0	0	0	L	L	0	0	0	4
36GD	0	0	M	L	M	0	0	0	12
37GD	0	0	L	0	0	0	0	0	2
38GD	0	0	0	0	0	0	0	0	0
39GD	L	0	M	0	L	0	0	0	9
Assessment of Type 3 Potential Windfall Total									37
Summary	<p>Greenisland has an average density of 13dph. The central section of Greenisland is of a higher density as it is characterised predominately by NIHE social housing. Lower density areas are located along the Shore Road and Upper Road which corresponds with the two ATCs that are located within the town. Nine type 3 character areas have been identified and based on our assessment of past trends and character area analysis, it is considered that all but two of these areas have the potential for future windfall development.</p> <p>Historical windfall delivery within Type 3 character areas totalled 75 units averaging approx. five dwellings per year over the past 15 years. There have been a variety of sources such as redevelopment, infill, and subdivision of existing residential and development of smaller areas of vacant land. Intensification of existing residential however has historically been the highest yielding source of windfall housing. Going forward it is considered that the majority of the character areas have the ability to yield windfall housing from most of the same categories. The settlement does not have an above average vacancy rate (1.9%) and therefore this has little to no bearing on future windfall. It is considered however that the capacity for housing yield will not be as significant as past levels as many of the opportunities have gone and due to policy restrictions. It is estimated that the more recent housing areas such as Bates Park and Farmlodge have no capacity for windfall development. Historically the two ATC's yielded the highest levels of windfall and it is estimated that this will likely remain the case due to the character of the existing housing and plot sizes.</p> <p>A Type 4 area has not been identified within Greenisland.</p> <p>Based on a character area assessment the total average potential windfall from Type 3 areas within Greenisland is estimated to be 37 units.</p>								

Whitehead

Table C8 Whitehead – Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31WD	0	0	0	L	M	0	0	0	7
32WD	0	0	0	0	L	0	0	0	2
33WD	L	0	L	0	L	L	L	0	10
34WD	L	0	0	0	0	0	0	0	2
35WD	0	0	L	0	0	0	0	0	2
36WD	0	0	0	0	0	0	0	0	0
37WD	0	0	0	0	0	0	0	0	0
Assessment of Type 3 Potential Windfall Total									23

Table C9 Whitehead– Type 4 Area with a high propensity for change Character Assessment														
	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Car park Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant land	Ancillary space to committed uses	Other	Assessment of windfall potential
4WD	0	0	0	L	L	L	0	0	0	0	0	0	0	6
Assessment of Type 4 Potential Windfall Total														6
Summary		<p>Whitehead has an average density of 14dph. Pockets of higher density located at Windsor Avenue, Adelaide Avenue and Alexander Avenue. There are seven Type 3 Character Areas identified within Whitehead and two of these are considered unlikely to produce future windfall based on our assessment of past trends and character area analysis.</p> <p>Historical windfall delivery has been higher in Whitehead in comparison to settlements of a similar size in the Ballymena area with 23 units, an average of 1.5 dwellings built annually over the past 15 years. Windfall has been delivered via infill, intensification of existing residential, conversion from non-residential and sub division of existing housing. The majority of this housing was delivered within 1WD, 2WD and 3WD. It is considered that there are still opportunities for windfall development within Whitehead and that these might be realised through redevelopment, intensification of existing residential, smaller areas of vacant land and conversion/sub-division. The settlement does not have an above average vacancy rate and therefore this has little to no bearing on future windfall potential. It is important to note that Conservation Area Policy restrictions will apply on a number of Type 3 Character Areas within Whitehead.</p> <p>Historical windfall delivery within the Type 4 area totalled 8 units averaging approx. 0.5 dwellings per year over 15 years. It is considered that there are some opportunities for windfall in the Type 4 area going forward via three of the categories.</p> <p>Based on a character area assessment the total potential windfall from Type 3 and Type 4 areas within Whitehead is estimated to be 29 units.</p>												

Ahoghill

Table C10 Ahoghill – Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31AL	0	0	L	0	0	0	0	0	2
32AL	0	0	0	0	0	0	0	0	0
33AL	0	0	0	0	0	0	0	0	0
34AL	0	0	0	0	0	0	0	0	0
35AL	0	0	0	0	L	0	0	0	2
36AL	0	0	L	0	0	0	0	0	2
37AL	0	0	0	0	L	0	0	0	2
38AL	0	0	0	0	0	0	0	0	0
39AL	0	0	0	0	0	0	0	0	0
310AL	0	0	0	0	0	0	0	0	0
311AL	0	0	0	0	0	0	0	0	0
Assessment of Type 3 Potential Windfall Total									8

Table C11 Ahoghill – Type 4 Area with a high propensity for change Character Assessment

	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Carpark Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant land	Ancillary space to committed uses	Other	Assessment of windfall potential
4AL	0	M	L	0	0	0	0	M	L	0	0	0	0	Medium
Assessment of Type 4 Potential Windfall Total														14
Summary		<p>Ahoghill has an average density of 14dph with pockets of higher density located in Brookfield Gardens, Belgrano and Killane Park. There are 11 Type 3 character areas identified within Ahoghill and seven of these are considered unlikely to produce future windfall based on our assessment of past trends and character area analysis.</p> <p>Historically windfall delivery within the Type 3 character areas has been minimal at 22 over 15 years therefore averaging 1.5 a year. The main sources for delivery were infill, intensification of existing residential, smaller areas of vacant underutilised land and redevelopment. The majority of this housing was delivered in 1AL, 6AL and 7AL. Vacancy rates are below average (1.3%) and whilst past windfall in these character areas have been moderately high in relation to their relative size, going forward such opportunities are unlikely to be of a similar scale. Future sources of windfall are likely to be realised through intensification of existing residential and redevelopment.</p> <p>Historically there has been no windfall delivery within the Type 4 character area. The assessment indicates that there are limited future opportunities for windfall. If any windfall does come forward it is likely to be from redevelopment, car park redevelopment and Living Over The Shop. Based on a character area assessment the total windfall dwellings from Type 3 and Type 4 within Ahoghill is estimated to be 22 units.</p>												

Broughshane

Table C12 Broughshane– Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31BE	0	0	L	0	0	0	0	0	2
32BE	0	0	0	0	0	0	0	0	0
33BE	0	0	0	0	0	0	0	0	0
34BE	0	0	0	0	0	0	0	0	0
35BE	0	0	0	0	0	0	0	0	0
36BE	0	0	0	0	0	0	0	0	0
37BE	0	0	0	0	0	0	0	0	0
38BE	0	0	0	0	0	0	0	0	0
39BE	0	0	0	0	0	0	0	0	0
310BE	0	0	0	0	0	0	0	0	0
311BE	0	0	0	0	0	0	0	0	0
312BE	0	0	0	0	0	0	0	0	0
313BE	0	0	0	0	0	0	0	0	0
314BE	0	0	0	0	0	0	0	0	0
Assessment of Type 3 Potential Windfall Total									2

Table C13 Broughshane – Type 4 Areas with a high propensity for change Character Assessment

	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Car park Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant land	Ancillary space to committed uses	Other	Assessment of windfall potential
4BE	0	0	L	L	0	0	L	0	0	0	0	0	0	6
Assessment of Type 4 Potential Windfall Total														6
Summary	<p>Broughshane has an average density of 10dph with pockets of higher density development located adjacent to the town centre, to the North East at Brookvale and to the South West at Whinsmoor. Lower density development is located on the Knockan Road and the Rathkeel Road. There are 14 Type 3 character areas identified within the settlement of Broughshane out with the town centre and 13 of these are considered unlikely to produce future windfall based on our assessment of past trends and character area analysis.</p> <p>Historically windfall delivery within the Type 3 character areas has been relatively low at 10 units over the last 15 years. The main sources for delivery were via redevelopment, conversion from non-residential and through smaller pieces of vacant land. The majority of this housing was delivered in only two of the identified character areas; 1BE and 2BE. Whilst past windfall in these areas may have been fairly high in relation to their relative size, going forward such opportunities are unlikely to be of a similar scale.</p> <p>Future windfall delivery as with past trends is expected to remain low. Redevelopment potential is considered to be the likely future source of windfall development towards the western end of the settlement. Past trends indicate that residential intensification or conversion are unlikely sources. Physical constraints such as flooding also limit development opportunities within the settlement. Vacancy rates in the settlement are below average (1.2%), no smaller areas of vacant land have been identified and on the basis of historical trends and no other future sources have been highlighted as significant.</p> <p>Historical windfall delivery within the Type 4 area totalled two units. The main source of delivery was redevelopment. Vacancy rates within the Type 4 area are low and the type of existing housing makes subdivision unlikely. Future sources have been identified as intensification of existing residential and delivery from vacant non-residential.</p> <p>Based on a character area assessment the total average potential windfall from Type 3 and Type 4 areas within Broughshane is estimated to be eight units.</p>													

Cullybackey

Table C14 Cullybackey – Type 3 established Residential Areas Character Assessment									
Character Area Reference	Sub-division of existing housing	Empty Homes	Redevelopment Potential	Infill	Intensification of existing residential	Conversion from non-residential	Smaller Areas of vacant underutilised land	Other unspecified	Assessment of windfall potential
31CY	0	0	L	0	L	0	0	0	4
32CY	0	0	0	0	0	0	0	0	0
33CY	0	0	0	0	0	0	0	0	0
34CY	0	0	0	0	0	0	0	0	0
35CY	0	0	0	0	0	0	0	0	0
36CY	L	0	0	0	L	0	0	0	4
37CY	0	0	0	0	0	0	0	0	0
38CY	0	0	0	0	0	0	0	0	0
39CY	0	0	0	0	0	0	0	0	0
310CY	0	0	0	0	0	0	0	0	0
311CY	0	0	0	L	0	0	0	0	2
312CY	0	0	0	0	0	0	0	0	0
313CY	0	0	L	0	0	0	0	0	2
314CY	0	0	0	0	0	0	0	0	0
315CY	0	0	0	0	0	0	0	0	0
Assessment of Type 3 Potential Windfall Total									12

Table C15 Cullybackey– Type 4 Area with a high propensity for change Character Assessment														
	Sub-division of existing housing	Redevelopment potential (existing housing)	Redevelopment Potential (non-residential)	Intensification of existing residential	Infill	Conversion from non-residential	Vacant non residential	Car park Redevelopment	Flats over shops	Opportunity Sites with residential option	Smaller Areas of vacant underutilised land	Ancillary space to committed uses	Other	Assessment of windfall potential
4CY	0	0	0	0	0	0	L	0	0	L	0	0	0	4
Assessment of Type 3 Potential Windfall Total														4
Summary		<p>Cullybackey has an average density of 13dph with pockets of lower density situated to the north west and south west of the proposed small town. Higher density areas are located within the centre of the settlement namely Kilmakevit and Tobar Park. There are 15 Type 3 character areas identified within Cullybackey and 11 of these are considered unlikely to produce future windfall based on our assessment of past trends and character area analysis. The remaining four character areas have in the past produced low levels of windfall from infill, redevelopment, subdivision, small areas of vacant underutilised land and intensification.</p> <p>Historical windfall delivery within Type 3 character areas totalled nine units averaging 0.5 dwellings per year over the past 15 years. The main source of delivery was via redevelopment. Future windfall is assessed as likely within four of the character areas through redevelopment and intensification. Vacancy rates in the settlement are not above average at (2.2%) and one small piece of vacant land (0.14 Ha) has been identified.</p> <p>Historically windfall delivery within the Type 4 character area totalled four units. Within the Type 4 character area there are limited opportunities for windfall. If any windfall does come forward in this area it is likely to be from vacant non-residential and opportunity sites with a residential option.</p> <p>Based on a character area assessment the total windfall from Type 3 and Type 4 within Cullybackey is estimated to 16 units.</p>												

APPENDIX D Historical Windfall

Table D1 Historical Windfall - Completions outside of housing zonings within the urban footprint between August 1999 and March 2018.

	Settlement	Total Completions	Total No. completions outside of Housing Zoning	% of housing completed outside of housing zonings	Average per year
Main Towns	Ballymena	2,307	1,328	58	71.4
	Carrickfergus	2,107	1,385	65.7	74.5
	Larne	1,607	581	36.2	31.2
Small Towns	Greenisland	614	374	60.9	20.1
	Whitehead	237	147	62	7.9
	Ahoghill	437	186	42.6	10
	Broughshane	490	106	21.6	5.7
	Cullybackey	196	106	54	5.7
Total		7,775	4,213	52.7	

Table D2 Historical windfall - Per settlement windfall delivery from sites <10 & <0.2ha 2003-2018 within Urban Footprint but outside of housing zonings

	Settlement	Total No. of Units	Total No. Units Type 3 Areas	Total No. Units Type 4 Areas
Main Towns	Ballymena	241	181	60
	Carrickfergus	240	200	40
	Larne	129	122	7
Small Towns	Greenisland	75	75	0
	Whitehead	31	23	8
	Ahoghill	22	22	0
	Broughshane	12	10	2
	Cullybackey	13	9	4
Total		763	642	121

Table D3 Historical Windfall - Yearly windfall delivery from sites <10 & <0.2ha within the urban footprint and outside housing zonings in the main and small towns

Main and Small Towns														
Year	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/16	16/17	17/18
No. Units	65	72	57	72	96	48	24	9	7	31	14	140	66	62
	Total No Units: 763													
	Average Per Year: 51 Units													

APPENDIX E Commitments and Completions

Table E1 Commitments within the urban footprint per settlement 2016-2017

Settlement	Committed Units
Ballymena	833
Carrickfergus	695
Larne	289
Greenisland	131
Whitehead	9
Ahoghill	63
Broughshane	69
Cullybackey	55
Totals	2,144

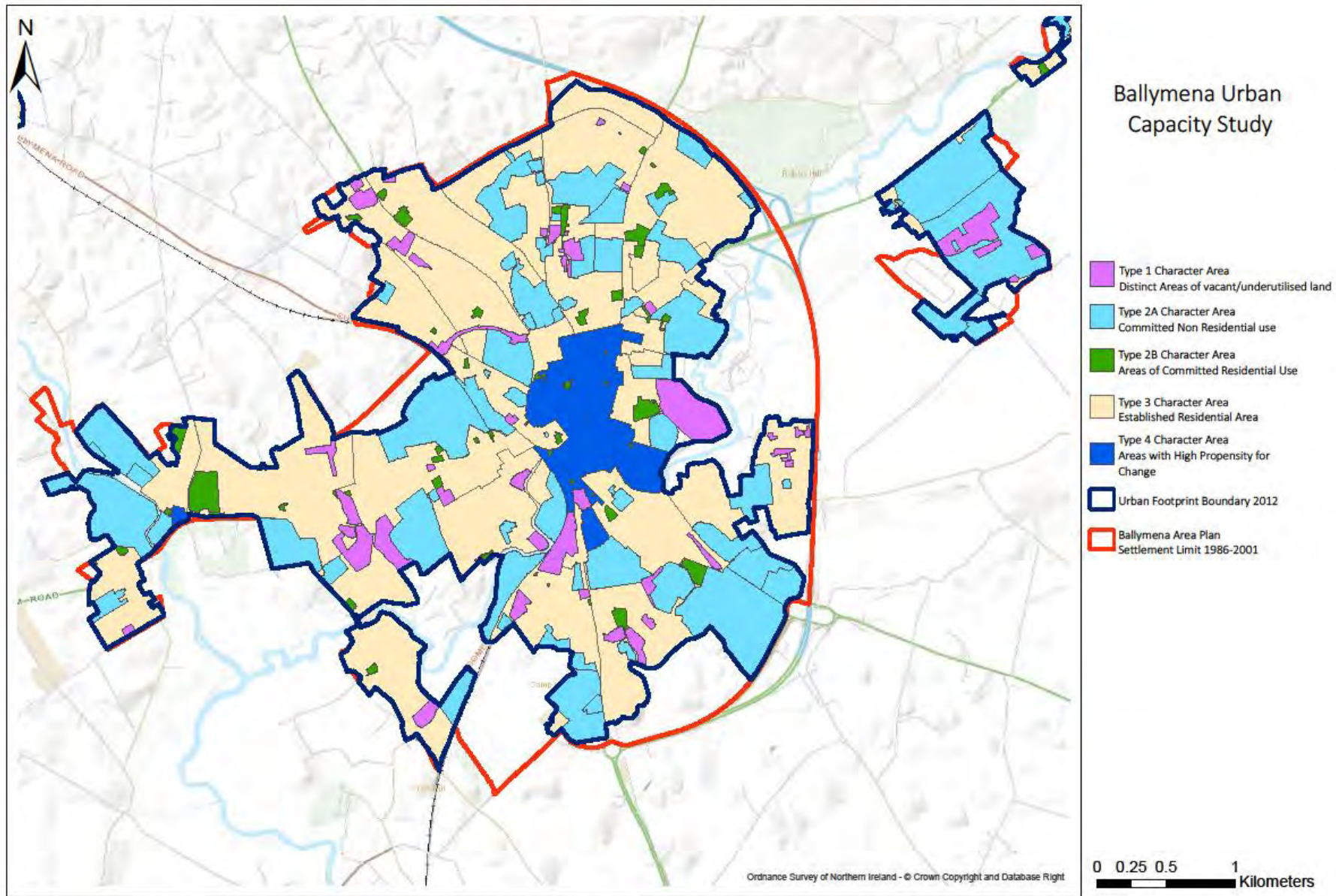
Table E2 Completions 2012-2017 with the settlement development limit.

Settlement	Completed Units 2012-2017
Ballymena	422
Carrickfergus	328
Larne	218
Greenisland	153
Whitehead	3
Ahoghill	71
Broughshane	41
Cullybackey	37
Totals	1,273

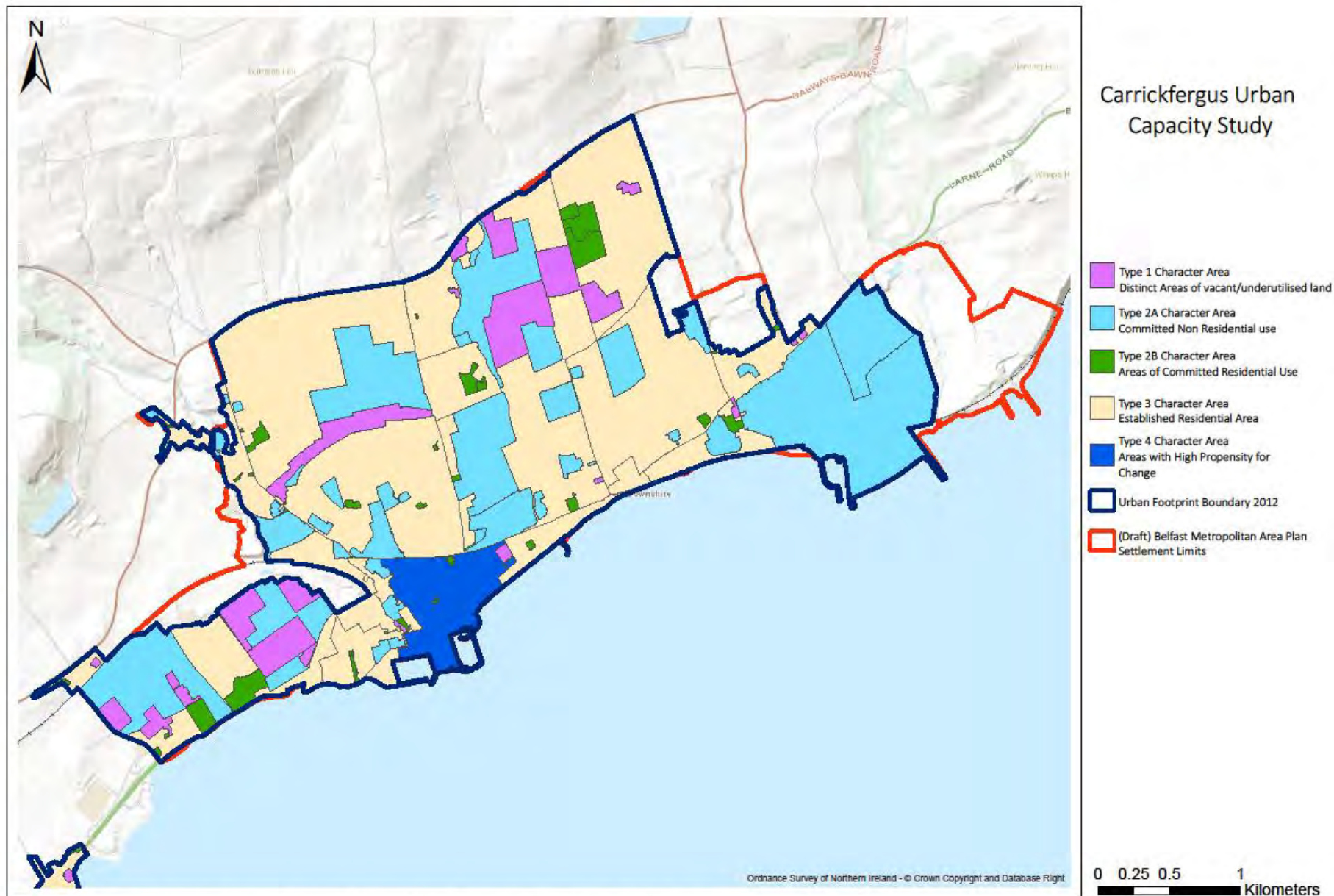
APPENDIX F Type 4 Windfall Zones

	Windfall Zone	Description
Ballymena T4	Zone 1	Broughshane Street, Broadway Avenue
	Zone 2	William Street
	Zone 3	Thomas Street, Ballymoney Street, Greenvale Street
	Zone 4	Mount Street, Hill Street, Springwell and Fountain Place
	Zone 5	Albert Place, John Street and High Street
	Zone 6	Ballymoney Road, Cullybackey Road, Pentagon
	Zone 7	North Road, Galgorm Road
	Zone 8	North Road, Linenhall Street, George Street and Bridge Street
	Zone 9	Mill Street and Pat's Brae
	Zone 10	Wellington St and Bryan Street
	Zone 11	11. Church Street, Bridge Street
	Zone 12	Castle Street, Meeting House Lane, Trostan Avenue
	Zone 13	Waveney Road, Railway St, Queen St, Larne Road, Braid Water Retail Park
Carrickfergus T4	Zone 1	Rodger's Quay, Castle. Identified potential
	Zone 2	Irish Quarter West, Irish Quarter South
	Zone 3	Minorca Place, Ellis Grove, CCPS, Train Station
	Zone 4	Nelson St, Queen St, Albert Road, Unity St, Thomas St, St Bride's St, Victoria St, Prospect St
	Zone 5	Marine Highway, High St, Antrim St, Market Place, West St, Governor's Place, Cheston St, Castle St.
	Zone 6	War Memorial, Joymount
Larne T4	Zone 1	Pound Street, Copper's Lane, High Street.
	Zone 2	Victoria Road, Exchange Road
	Zone 3	Upper Main Street, Main Street, Agnew Street (S), Upper Cross Street, Cockle Row
	Zone 4	Point Street, Lower Cross St, Dunluce Street, Bridge Street
	Zone 5	Circular Road (West), Hope Street
	Zone 6	Quay Street, East Circular Road
	Zone 7	Glenarm Road, Prince's Gardens, Agnew St (north)
	Zone 8	Circular Road, Glynn Road, Station Road

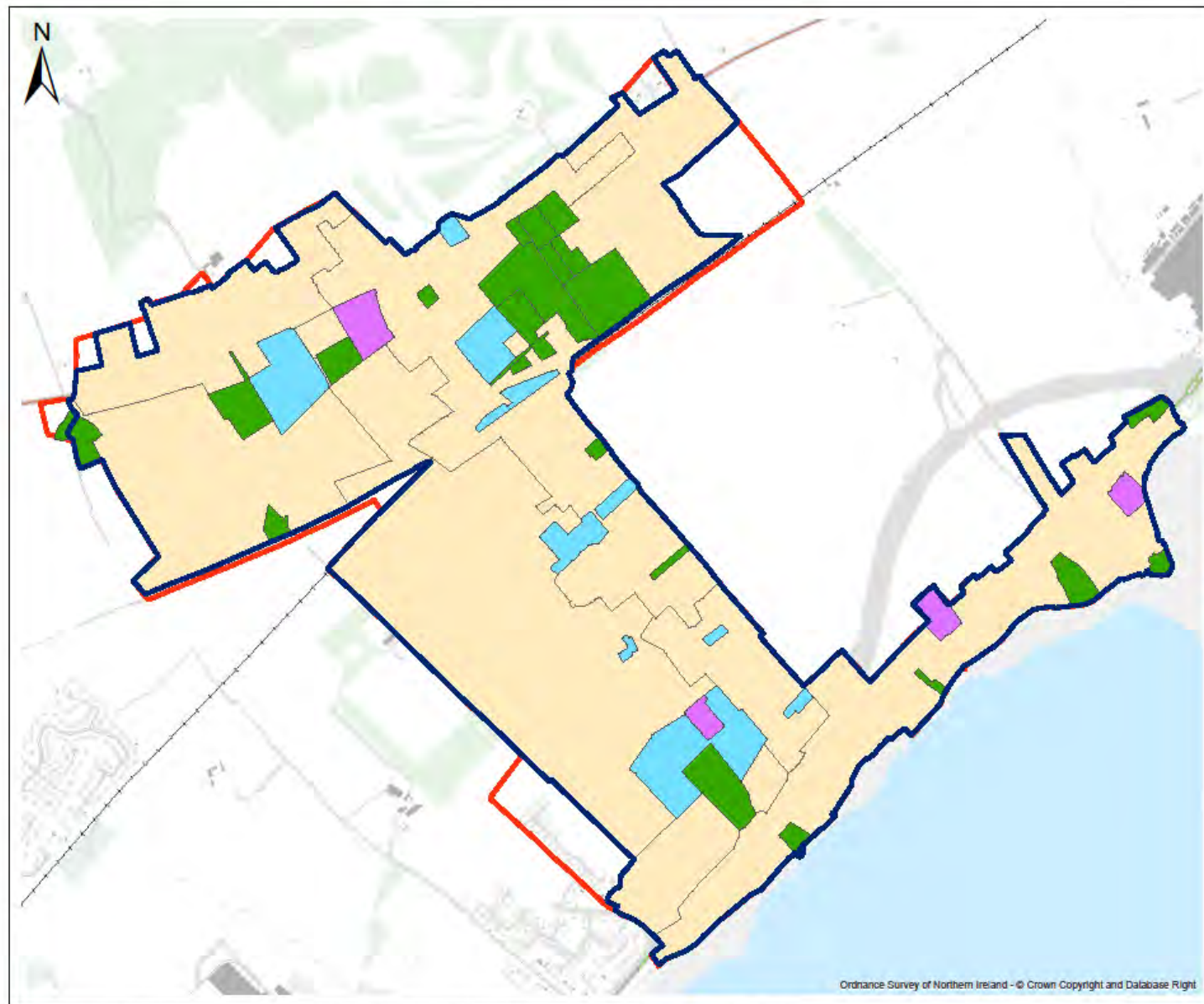
APPENDIX G Urban Capacity Maps – Pre Suitability Assessment



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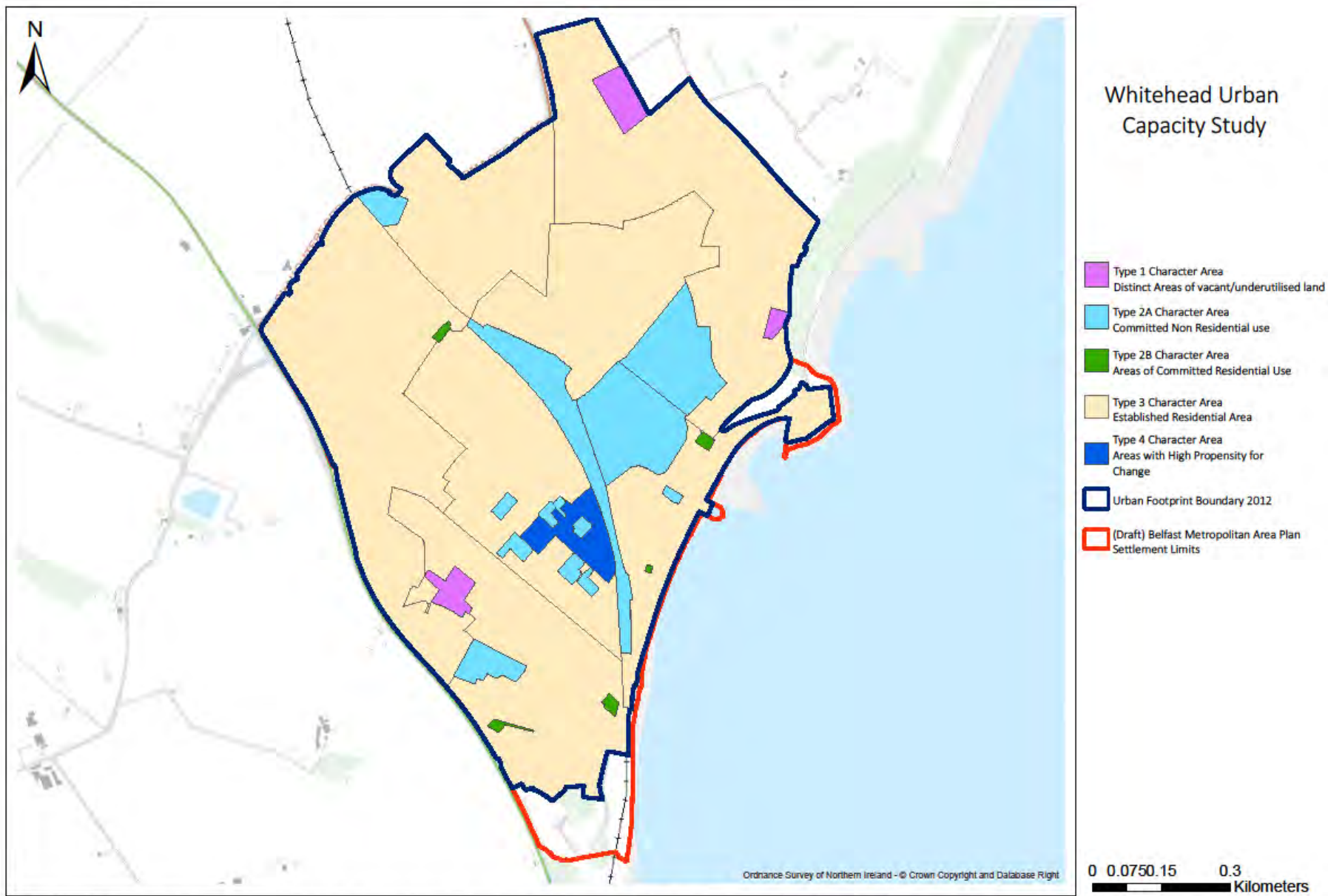
Greenisland Urban Capacity Study

- Type 1 Character Area
Distinct Areas of vacant/underutilised land
- Type 2A Character Area
Committed Non Residential use
- Type 2B Character Area
Areas of Committed Residential Use
- Type 3 Character Area
Established Residential Area
- Type 4 Character Area
Areas with High Propensity for Change
- Urban Footprint Boundary 2012
- (Draft) Belfast Metropolitan Area Plan
Settlement Limits

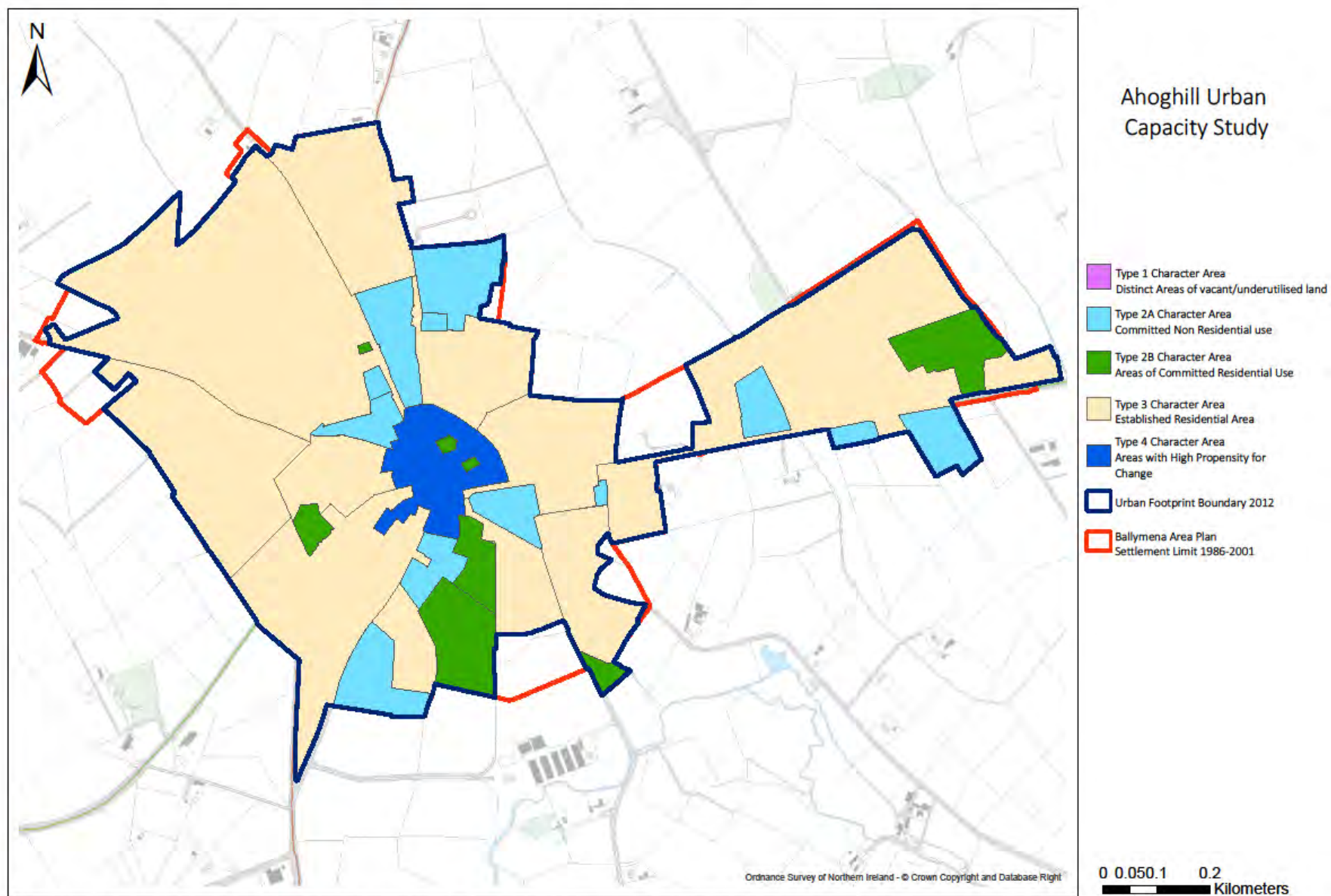
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Kilometers

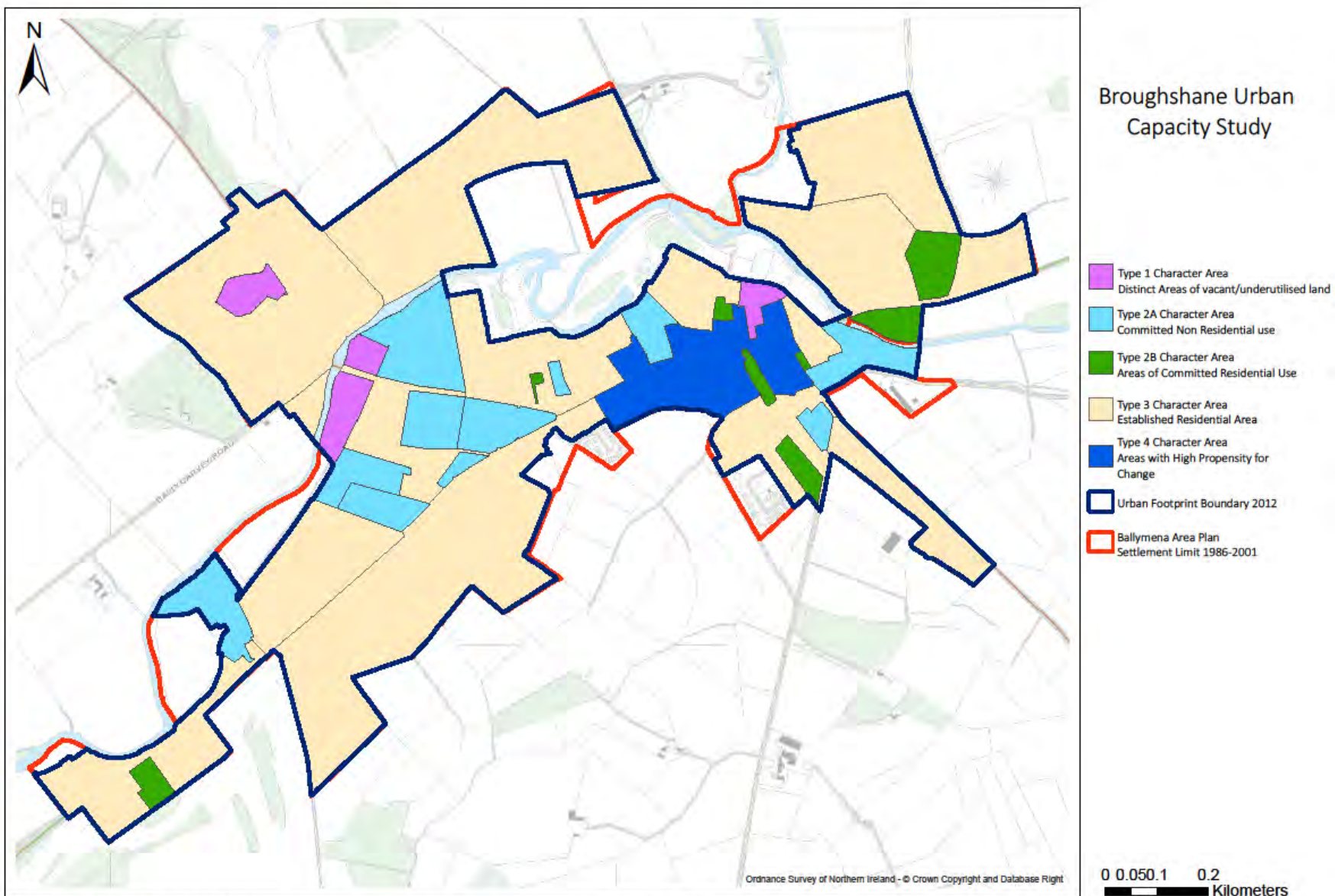
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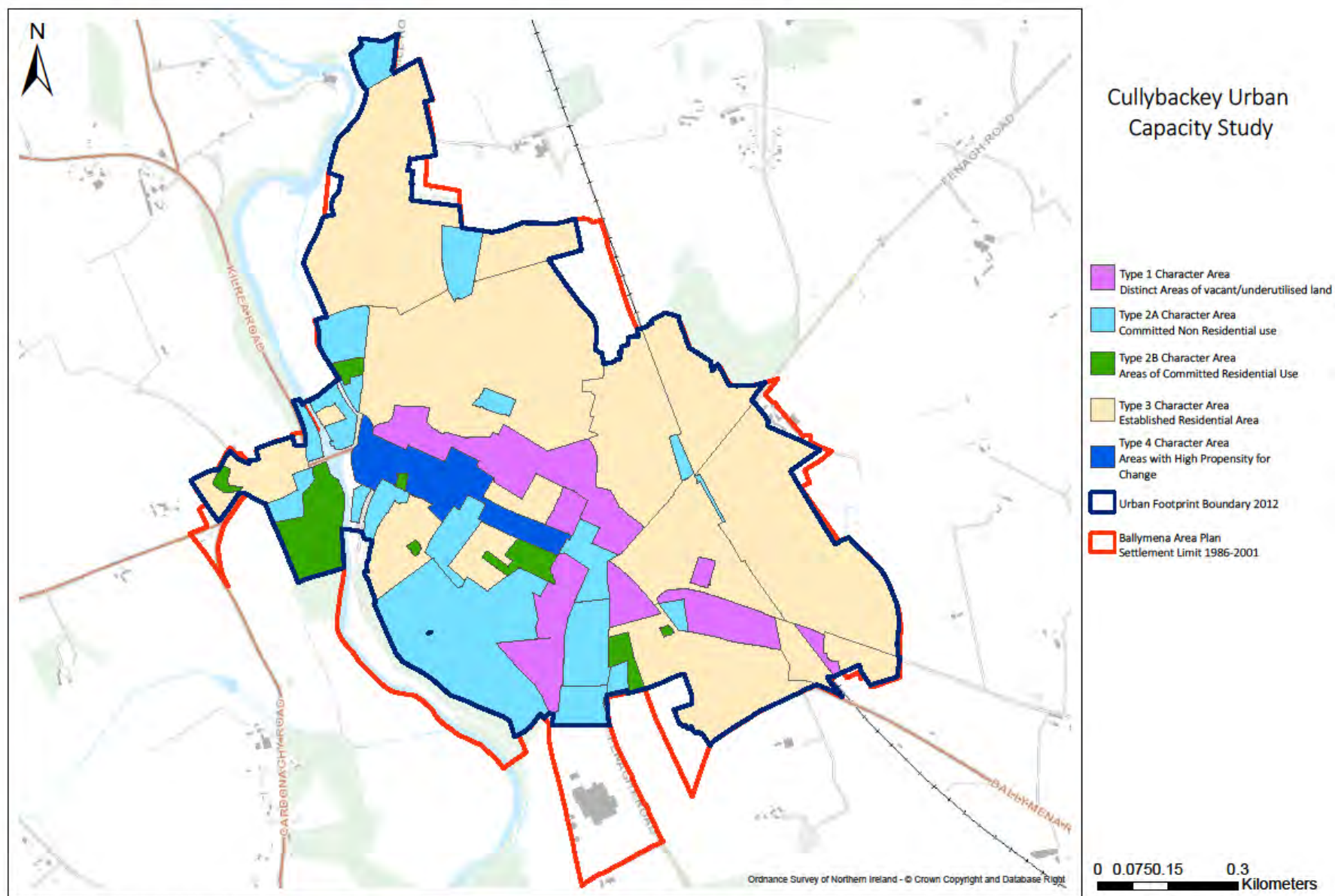
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