

Form for the Submission of a Representation to the Development Plan Document



**Local Development Plan
Representation Form
(Plan Strategy)**

Ref:
Date Received:
(for official use only)

Name of the Development Plan Document (DPD) to which this representation relates

Lisburn and Castlereagh City Council Draft Plan Strategy

Please complete separate form for each representation

SECTION A

1. Client Details

2. Agent Details (If applicable)

Title

First Name

Last Name

Job Title
(where relevant)

Director, Head of Planning NI

Organisation
(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

SECTION B

Your comments should be set out in full. This will help the independent examiner understand the issues you raise. You will only be able to submit further additional information to the Independent Examination if the Independent Examiner invites you to do so.

3. To which part of the DPD does your representation relate?

- (i) Paragraph _____
- (ii) Policy Plan period, SP08 Housing Allocation & Housing Distribution
- (iii) Proposals Map _____
- (iv) Site Location _____

4(a). Do you consider the development plan document (DPD) is:

Sound Unsound

4(b). If you consider the DPD to be unsound, please identify which test(s) of soundness your representation relates, having regard to Development Plan Practice Note 6:

Soundness Test No.

5. Please give details of why you consider the DPD to be unsound having regard to the test(s) you have identified above. Please be as precise as possible.

If you consider the DPD to be sound and wish to support the DPD, please set out your comments below:

N/A
<i>(Continue on a separate sheet if necessary)</i>

6. If you consider the DPD to be unsound, please provide details of what change(s) you consider necessary to make the DPD sound.

Please note your representation should be submitted in full and cover succinctly all the information, evidence, and any supporting information necessary to support/justify your submission. **There will not be a subsequent opportunity to make a further submission based on your original representation.** After this stage, further submissions will only be at the request of the independent examiner, based on the matters and issues he/she identifies at independent examination.

See enclosed representation

(Continue on a separate sheet if necessary)

7. If you are seeking a change to the DPD, please indicate if you would like your representation to be dealt with by:

Written Representation

Oral Hearing

Please note that the Department will expect the independent examiner to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

Signature:

Date:

10 January 2020

LCCC draft Plan Strategy Representation Plantation Landowners

January 2020

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Client
Plantation Landowners Group
Our reference
PLAB3001

10 January 2020

Executive Summary

1. This representation is submitted behalf of a group of landowners at Plantation, Lisburn in response to consultation on the Lisburn & Castlereagh City Council (LCCC) draft Plan Strategy (dPS).
2. The following table summarises the draft policies which are unsound, for the reasons specified, with a reference in this representation:

Schedule of key draft Policy Comments

Policy	Comment	Para ref.
Plan Period to 2032	The plan period to 2032 is too short. This is inconsistent with the SPPS requirement for a long term spatial strategy and Departmental Guidance on a 15 year framework which must logically be from adoption. The plan is unsound as it fails Consistency Test C3.	2.2-2.10
SPO8 Housing Allocation & Housing Distribution	We are generally supportive of objective A but insofar as Strategic Policy 08 Housing in Settlements is the policy which refers to the Strategic Housing Allocation (SHA), this draft Policy is unsound because the SHA set out in Table 3 is unsound for the following reasons: <ul style="list-style-type: none"> • The SHA sets out plans for too few new homes over too short a period and under-allocates, with the potential to undermine the Spatial Strategy and Plan Objective A. • It does not take sufficient account of the RDS insofar as it is understood to direct a scale of growth to the main settlements and achieve a complementary urban/rural balance with reference to the Housing Evaluation Framework. • Neither does it sufficiently recognise and plan for cross-boundary connections in the context of the HMA or provide a framework sufficient to address the significant requirement for social/affordable homes within the plan area. • It over-estimates the potential contribution of various sources of housing supply including housing monitor sites and urban capacity sites. In particular, it over-relies upon the delivery of housing at West Lisburn/Blaris at a pace and scale which is unlikely, with limited consideration of 	3.3-3.88 & 4.1-4.11

alternative options.

Draft Policy SGS3 is, therefore, unsound as the policy, (and Strategic Housing Allocation) fails soundness tests Consistency Test C1, Consistency Test C4, Coherence & Effectiveness Test CE1, Coherence & Effectiveness Test CE2 and Coherence & Effectiveness Test CE4.

3. We wish this representation to be dealt with by Oral Hearing.

1. Introduction

- 1.1 This representation is submitted on behalf of a group of landowners who own land between the M1 and Plantation Road in the Plantation area of Lisburn, in response to the consultation on the Lisburn & Castlereagh City Council (LCCC) draft Plan Strategy (dPS). A representation made in anticipation of the publication of the Preferred Options Paper (POP) is at Appendix 1.
- 1.2 The land owned by the landowners was promoted by way of objection to the draft Belfast Metropolitan Area Plan (dBMAP) by Lisburn City Council. In response to the objection by the predecessor Council, and similar objections by the landowners themselves, the Department confirmed that the land was acceptable in principle and the Planning Appeals Commission (PAC) recommended that the land was included within a Short Term Land Reserve (STLR). Further details are at Appendix 2.
- 1.3 The Department subsequently (unlawfully) adopted BMAP without including the land but given the Council's new plan period to 2032, and the need for a long term spatial strategy for the Plan area, the landowners have decided to participate in the plan-making process.
- 1.4 We understand that a related representation is being prepared by Gravis Planning on behalf of Hillmark Homes in respect of land between the Ballynahinch Road and Plantation Road.
- 1.5 This submission is structured to respond to the key sections of the dPS that are of relevance to the Plantation landowners.

2. Vision & Plan Objectives

Vision

2.1 The Plantation landowners support the LDP Vision.

Plan Period: Need to get maximum value from process; so extend/plan for longer

2.2 The plan horizon is to 2032, with the plan referring to a 15 year period from 2017 to 2032. On the basis of the Council's latest published timetable, the Local Policies Plan (LPP) part of the plan is not anticipated to be adopted until Q4 2024, well into the stated plan period.

2.3 Paragraph 5.1 states that meeting the timetable is dependent upon Member involvement, adequate resourcing and careful risk management, recognising that there are factors that could potentially impact upon the timescale for delivery of the LDP. Adequate resourcing must reasonably be taken to refer to the LDP team, consultees, the Independent Examiner and Dfl.

2.4 Whilst it is accepted that the timetable is indicative, subject to review and can be revised, taking into account the potential risks to the process it may be optimistic to suggest that the LPP part of the Plan would be adopted by the end of 2024. Comparisons with the pre-2015 plan making regime may be difficult to make given the changes but as a matter of fact, even if the Council's indicative timetable is achieved, it will have taken nine years to get to the point of adoption of the LPP.

2.5 The length of time it takes to prepare applications and secure planning permission on freshly zoned land (should it be required) is also an important consideration – a newly zoned site for housing or employment in 2024 of reasonable scale would not be likely to be able to be commenced and make any significant contribution until 2027, with substantive delivery likely to extend well into the next plan period on the basis of the current stated end date of the plan. This would suggest the importance of a strategic and long term view to ensure continuity of deliverable housing supply into the next plan period.

2.6 Whilst it is obviously understood that plans are material beyond their stated end date, given the time and resources being invested in the process by the Council, consultees and stakeholders, getting the most out of the plan making process is critical, particularly given the age of the statutory plans for Lisburn and Castlereagh.

2.7 Belfast City Council has taken a slightly longer term view and established a plan period to 2035. A longer plan period, to 2035 would make it more likely that the final plan could clearly and distinctively move the statutory plan for the Borough beyond the 'inherited' strategies, limits and zonings of the legacy plans. It would also bring the plan into line with the SPPS (para 5.7) reference that LDPs should provide a long term spatial strategy and the DPPN 01 reference (para 2.6) to a 15 year framework. Whilst a different jurisdiction, the NPPF (para 22) is clear that the 15 year period is post adoption of strategic policies.

- 2.8 The risk is that unless a longer term view is taken, when the LPP part of the plan is finally adopted, comparison with the previous plans could raise questions around what has actually changed. Given the relatively limited change from, for example, Lisburn Area Plan 2001 to BMAP, the concern would be that plans adopted nearly 40 years apart would not be that different. With the repatriation of planning to local government the expectation around the new Council's first plan is understandably high. The decision to identify Blaris/West Lisburn as a strategic focus for longer term growth would be consistent with a slightly longer plan period to 2035. There are also other strategic sites in the Plan area, such as Maze Long Kesh, which would benefit from a longer term view.
- 2.9 An alternative to selection of a longer plan period would be to identify additional reserves of land to bridge a gap which might emerge in the form of an over-allocation. This has been the practice in other plan-making exercises such as the Lisburn Area Plan 2001 and BMAP, in the form of flexibility allowances/land reserves.
- 2.10 In summary, the Plan should have a longer plan period in order to be consistent with policy and guidance issued by the Department and is presently unsound with reference to Consistency Test C3.

3. Strategic Policies & Spatial Strategy

Spatial Strategy

- 3.1 We are generally supportive of the Spatial Strategy but have concerns about how it will be delivered with reference to the Strategic Housing Allocation.

Settlement Hierarchy

- 3.2 We have no issues with the Settlement Hierarchy.

Plan Objective A: A Quality Place – Strategic Housing Allocation

- 3.3 We are generally supportive of this objective but insofar as Strategic Policy 08 Housing in Settlements is the policy which refers to the Strategic Housing Allocation (SHA), this draft Policy is unsound because the SHA set out in Table 3 is unsound for the following reasons:

- The SHA sets out plans for too few new homes over too short a period and under-allocates, with the potential to undermine the Spatial Strategy and Plan Objective A.
- It does not take sufficient account of the RDS insofar as it is understood to direct a scale of growth to the main settlements and achieve a complementary urban/rural balance with reference to the Housing Evaluation Framework.
- Neither does it sufficiently recognise and plan for cross-boundary connections in the context of the HMA or provide a framework sufficient to address the significant requirement for social/affordable homes within the plan area.
- It over-estimates the potential contribution of various sources of housing supply including housing monitor sites and urban capacity sites. In particular, it over-relies upon the delivery of housing at West Lisburn/Blaris at a pace and scale which is unlikely, with limited consideration of alternative options.

- 3.4 Draft Policy SGS3 is, therefore, unsound as the policy, (and Strategic Housing Allocation) fails soundness tests Consistency Test C1, Consistency Test C4, Coherence & Effectiveness Test CE1, Coherence & Effectiveness Test CE2 and Coherence & Effectiveness Test CE4. The analysis underpinning these conclusions is set out below.

Issues with HGIs; recessionary trends & suppressed build rates

- 3.5 DfI published 2016 based Housing Growth Indicators (HGIs) in September 2019 (Appendix 3). The HGI for Lisburn & Castlereagh was increased from 9,600 to 10,700. The publication also provided a useful reminder of the purpose and value of HGIs. The following statements in the Chief Planner's covering letter are important:

- *HGIs do not forecast exactly what will happen in the future.*
- *They are policy neutral estimates based on recent trends and best available data on households and housing stock.*

- *They assume that recent trends will continue into the future.*
- *They do not attempt to...predict the impact that....changing economic circumstances or other future events may have on housing requirements.*
- *For these reasons those preparing LDPs should not regard the HGIs as a cap on housing or a target to be met.*
- *Notwithstanding the above, as the HGIs are based on best available data, they are therefore an important starting point to guide the assessment of the overall housing requirement identified in the LDP.*
- *The SPPS identifies a range of other further considerations that, in addition to the HGI, should also inform this housing allocation.*
- *These include the RDS Housing Evaluation Framework; allowance for existing commitments; urban capacity studies; allowance for windfall housing; application of a sequential approach to site identification; Housing Needs Assessment/Housing Market Analysis and transport assessments.*

HGIs as Policy Neutral

- 3.6 The HGIs as 'policy neutral' is a particularly important point to consider. If, as the evidence discussed below would suggest, this means that the disaggregation/distribution of HGIs calculated at regional level, to Council level has not had regard to policy such as the RDS' regional spatial strategy and is simply a projection of population and household trends which the RDS direction has yet to properly influence, this must reduce extent to which the Council should take account of it.
- 3.7 The table below compares the 2012 based HGIs to the recently published 2016 based HGIs, with the difference identified in the final column. It is clearly evident that Belfast's HGI has been significantly reduced by the refresh exercise undertaken by DfI (-46%), as has fellow Belfast Metropolitan Area (BMA) Councils Antrim & Newtownabbey (-42%) and Ards & North Down (-23%). The HGI for other Councils such as ABC has been significantly increased (+19%). These changes are at odds with the RDS policy objective of strengthening Belfast as the regional economic driver within a framework of balanced regional growth.

Table 3.1: HGI Analysis

Council	2012 HGI	2016 HGI	+/-	% Change
A&N	7200	4200	-3000	-42
A&ND	7100	5500	-1600	-23
ABC	14400	17200	2800	19
Belfast	13700	7400	-6300	-46
CCG	6700	5600	-1100	-16
DCS	5000	4100	-900	-18
FO	4500	4300	-200	-4
LC	9600	10700	1100	11
MEA	5400	5400	0	0
MU	9500	10300	800	8
NMD	10900	10000	-900	-8
	94000	84700	-9300	-10

Sources: 2012 & 2016 Based HGIs

- 3.8 The RDS itself confirms that the HGIs are not policy neutral nor are they based on past trends:

The figures in Appendix B, Table B2 are not to be seen as a rigid framework but as guidelines for local planning. The distribution across council areas reflects what might be required to achieve the policy objectives of strengthening Belfast as the regional economic driver and Londonderry as the principal city of the North West. They are not based purely on past trends of population movement. (RDS p43)

- 3.9 The extent to which the refreshed HGIs conflict with the policy objective of regional balance expressed as a 52%/48% split between the North, South and West of the region and the BMUA districts and hinterland is difficult to be precise about given the change in Council boundaries in 2015 but a crude comparison¹ would suggest that the split may be of the order of 61/39, so significantly shifting against the BMUA districts.
- 3.10 The fact that this change to HGIs has been made without consultation must make them difficult for local Councils to handle in the context of Plan-making. When the lineage of HGIs is reviewed it can be seen that they were subject to public consultation and independent examination in 1999 and 2005/6 (five year review) and consultation in 2011 (ten year review), however, there has been no public consultation or associated independent examination since then. If, as is suggested by the simple analysis set out here, the refreshed HGIs mark a shift away from RDS policy objectives they should be subject to consultation and independent examination. Such consultation and

¹ Antrim & Newtownabbey, Ards & North Down, Belfast, Lisburn & Castlereagh and Mid & East Antrim have a 39% share of the 2016 total HGI

examination could usefully reflect on the assumptions and evidence base which underpins the figures, including vacancy rates, second home ownership and stock replacement. The extent to which the household formation figures are influenced by the forward projection of recessionary household characteristics such as involuntary sharing arising from challenges securing mortgages could also have been considered. As it stands, these figures have been produced with no public or stakeholder scrutiny whatsoever.

- 3.11 As noted above, we welcome the fact that, unlike other Councils, LCCC has commissioned independent analysis of the HGI to test the asserted position of HGIs as 'best available evidence'. We can see that the Lichfields Growth Study has been used to establish an updated 2016-based number which has not been used as a ceiling, target or cap. Whilst this will be a consideration in determining the final strategic housing allocation and the Report itself refers to other considerations, we have concerns about the approach taken by the dPS to arrive at a final distributed housing allocation and there are other important considerations to be taken into account in arriving at a final position.
- 3.12 As noted by the Council in the dPS and Technical Supplements, paragraph 6.139 of the SPPS states that housing allocations should be informed by not only the RDS HGIs but also:
- the RDS housing evaluation framework (Table 3.2 on p42 of RDS 2035),
 - existing commitments,
 - urban capacity,
 - windfall,
 - a sequential approach,
 - housing needs assessment/housing market analysis and
 - transport assessments

RDS Housing Evaluation Framework (HEF)

- 3.13 The SPPS says that the RDS HEF should take account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth. This suggests that the capacity or potential for a settlement to grow will influence how much housing it is allocated, which must in turn influence the overall or aggregate Strategic Housing Allocation.
- 3.14 This approach is consistent with the comments of Commissioners T A Rue, G Scott and J B Martin at paragraph 2.12.75 of their 14 March 2008 report into Public Local Inquiry Into Objections To The Draft Ards And Down Area Plan 2015, which remain pertinent:

It seems to us that housing land allocation is an iterative process, requiring examination of both strategic and site-specific factors and seeking the best fit between them. The strategic conclusions set out above have a bearing on our assessment of the housing-

related site-specific objections and the converse is also true. We return to this subject in the final chapter of our report.

- 3.15 Appendix D of Part 1 of the dPS sets out an Evaluation of Settlement Characteristics, with each of the settlements classified in the Settlement Hierarchy, information on population, role and function, existing infrastructure provision and future potential. This analysis appears to have been informed by the information and analysis in Technical Supplement 6: Countryside Assessment, which at Part 4 sets out Settlement Appraisals for Lisburn, the three towns, 13 villages and 33 small settlements. The Settlement Appraisals provide an assessment of each settlement using RDS resource, environmental capacity, transport, economic development, urban & rural character, community services, social equity and development constraints tests.
- 3.16 The allocation of growth to different levels in the settlement hierarchy and to particular settlements is important to achieving Plan Objective A: a Quality Place – enabling sustainable communities and delivery of new homes; particularly sub-objectives A1, A2, A4. However, the dPS Housing Allocation does not appear to use draft Plan’s Settlement Appraisal evaluation to set a housing allocation for any tier of the settlement hierarchy or any individual settlement. Table 6 in Technical Supplement 1: Housing Growth Study sets out the Housing Allocation over the 2017-2032 Plan Period. This table reports the total potential housing units remaining from various sources of supply to arrive at a total housing allocation. By only reporting on supply and by aggregating the villages/small settlements tier, it suggests that the dPS housing strategy has been dictated by commitments rather than an evaluation of the growth potential of settlements as assessed in Settlement Appraisals using the HEF methodology.
- 3.17 The approach in the dPS appears to have been to identify the level of future housing required over the plan period (Lichfields Housing Growth Study), estimate deliverable supply (from Housing Monitor, Urban Capacity Study and windfall analysis) and add in the strategic requirement for housing in West Lisburn (West Lisburn Development Framework). Whilst the resulting focus on Lisburn is welcome and justified (subject to the further comments below) it has resulted in a dislocation with the Settlement Analysis/HEF to the extent that settlements with acknowledged capacity for growth beyond existing plans do not provided with a housing allocation which allows for such growth. The difficulty is that it will be too late at LPP stage to influence a settlement’s allocation within the Strategic Housing Allocation, which risks the plan-making process not facilitating this growth.
- 3.18 A comparison with other emerging dPS’ illustrates the point that the capacity for a settlement to grow, with reference to the RDS HEF, influences a final SHA. Antrim & Newtownabbey dPS sets out an overall housing allocation which is based on its assessment of the growth capacity of the settlements which is used to generate a share of the overall allocation (see Table 10 of Evidence Paper 6). Similarly, Mid & East Antrim’s housing allocation (see TS3 Tables 7.1 and 7.2) is established following a determination that the share of housing in the main towns should increase by 3.5% to enhance the critical mass of the main hubs and address the risk of a disproportionate share of growth in lower tier settlements.

3.19 The analysis set out below clearly shows the extent to which the critical mass and growth capacity of some settlements/parts of the plan area are under provided for in the housing allocation:

Table 3.2: Analysis of SHA/Population Share

	SHA Over Plan Period	%	Population	%
Lisburn City (including WLB)	6553	47.5	45410	31.8
Lisburn Greater Urban Area	406	2.9	4948	3.5
Castlereagh Greater Urban Area	2022	14.7	30717	21.5
Metropolitan	8981	65.2	81075	56.8
Carryduff	1612	11.7	6947	4.9
Hillsborough & Culcavy	512	3.7	3953	2.8
Moira	717	5.2	4584	3.2
Towns	2841	20.6	15484	10.9
Villages & Small Settlements	1231	8.9	17496	12.3
Countryside	729	5.3	28585	20.0
Rural	1960	14.2	46081	32.3
TOTAL	13782	100.0	142640	100.0

3.20 Again, to reiterate, the focus of growth in Lisburn City is welcome and reflects the direction of the RDS. It should not be reduced, indeed the focus in Lisburn (and elsewhere) should be on ensuring a deliverable supply of housing land, particularly towards the end of the Plan period (see paras 3.36 to 3.59 below). However, when the connection between the SHA and the HEF is restored, additional housing is required elsewhere in the City Council area – particularly in Castlereagh and the rural area – to achieve a better balance of planned development across the Council area.

Castlereagh

3.21 Whilst it is appreciated that the plan has been prepared for the entirety of the new Council area, it is prudent to review the consideration of Castlereagh as a component part of the BMA in the context of the Belfast Metropolitan Area Plan (BMAP) previous planning exercises. Paragraph 3.2.52 of the PAC's Strategic Report into objections to draft BMAP is relevant insofar as whilst the RDS has been updated in the interim, the essential characteristics of Castlereagh remain. Castlereagh is an attractive residential location with potential for growth along major public transport corridors with improved public transport. Taking account of environmental constraints the PAC concluded that mid-level or medium growth was appropriate for metropolitan Castlereagh in comparison to the high growth planned for Lisburn and Newtownabbey.

When considering the draft BMAP allocation, the PAC suggested that the proposed allocation for Castlereagh was too low and did not allow for sufficient growth to enable it to fulfil its complementary role as a suburban district.

- 3.22 The analysis set out in Table 3.2 above would suggest that the draft Plan Strategy again underestimates the potential of the Greater Castlereagh Urban Area to fulfil a complementary role to the high growth planned for Lisburn City, particularly in the context of a wider HMA view of the Belfast Metropolitan Area. This is also inconsistent with the draft Plan Strategy's own Plan Objective A1 (p54) which seeks to recognise Lisburn and Castlereagh as a growth area consistent with the RDS and reflective of its strategic location.
- 3.23 Recognising the opportunities for increased housing with the existing settlement limit, a very large additional allocation to facilitate the outward expansion of the Greater Castlereagh Urban Area is likely to be constrained by environmental factors, so a proportionately higher allocation to Carryduff and Moneyreagh would be appropriate to ensure balanced development. Carryduff's capacity to accommodate growth has been well established over successive strategic planning exercises² but the resulting housing allocations have yet to deliver housing for various reasons. Given the hiatus in housebuilding of scale in the town there is likely to be pent up demand which would suggest that a supplementary allocation of 350 units could be delivered towards the end of the plan period when the soon to commence existing zonings are likely to be moving towards completion. The increase would also help boost the town's critical mass and which would help renew its role as a local service centre by supporting the necessary regeneration of its town centre service offer.
- 3.24 Similarly a supplementary allocation of around 100-150 units could be made to Moneyreagh on the basis that it has the scale, services, capacity and connectivity to accommodate additional housing to accommodate demand arising in the east of the Council's rural area where it is the principal rural settlement providing education and community services for the small settlements of Ryan Park, Crossnacreevy and Ballyknockan. It also has a functional cluster arrangement with Ballygowan, a settlement which Ards & North Down Borough Council look likely to upgrade from village to small town classification in their new settlement hierarchy.

Rural Settlements

- 3.25 Alongside its important metropolitan centres of population, Lisburn & Castlereagh has a relatively large number of rural settlements which provide important service centres for its geographically and demographically significant rural area.
- 3.26 Plan Objective A4 seeks to support towns, villages and small settlements as vibrant and attractive centres providing homes and services appropriate to their role in the settlement hierarchy whilst protecting their identity from excessive development. This objective is consistent with the RDS' SFG13 which seeks to sustain rural communities.

² The 2001 RDS identified Carryduff (and Moira) as one of seven small towns for significant planned expansion to accommodate growth related to the Belfast Metropolitan Area (BMA). It must, therefore, have a higher capacity for growth than other towns not within this category. Whilst there is no equivalent provision in the latest version of the RDS, the essential characteristics of the settlement have not changed.

- 3.27 It is acknowledged that it is important to guard against unsustainable development where settlements might be allowed to grow beyond their capacity, particularly where this would result in increased car-based travel to access services and physical sprawl beyond logical and defensible environmental limits that would impact upon urban form and compactness. The balance to be struck in a largely attractive and growing Council area is planning for a level of growth which is consistent with the role and function of a settlement with reference to the settlement hierarchy which will support and sustain services without resulting in these negative outcomes of excessive development.
- 3.28 Within this overall framework, to allow the Plan objectives to be met and, as the RDS (RG8, para 3.21) requires, achieve a complementary urban/rural balance, it is judged appropriate to effect a modest increase in the housing allocation to the towns of Moira and Hillsborough. Whilst not capable of the larger scale of growth judged to be permissible at Carryduff³, they are attractive long-established settlements of scale and character at the top of the rural settlement hierarchy that provide important concentrations of services for local communities, including valued town centres. There is a need to reflect their standing and ensure their services are sustained and protected by allocating additional housing to increase their share of the overall housing allocation.
- 3.29 Whilst Moira has generally had a higher level of acknowledged growth potential in strategic planning exercises than Hillsborough⁴, road traffic congestion in the town centre at peak hours would suggest that there should be an additional supplementary allocation in the order of around 100-150 units to each town. A change of this order would help improve urban/rural balance without undermining the settlement hierarchy and having regard to the acknowledged environmental constraints to lateral growth in some parts of each settlement.
- 3.30 Despite the relatively large number of villages and small settlements, and the size of the rural population, their overall share of the housing allocation is quite low (<9%). The evidence⁵ in Lisburn & Castlereagh would suggest that the consequences of not sustaining centres is a withdrawal of public services, be they educational, community or transport and that this is more likely to be experienced at the village/small settlement level of the settlement hierarchy. It is, therefore, important to assess whether to meet the needs of the rural community, there should also be an increase in the allocation to villages and small settlements following a critical review the potential of some of these settlements to accommodate a proportionate share of additional housing. The Settlement Appraisals in the Countryside Assessment in Technical Supplement 6, which are summarised in Table 3.3 below, have identified the potential for growth in certain settlements, including lands which could be rezoned from

³ The commentary at paragraphs 5.14 to 5.16 of Technical Supplement 6 would tend to support the view that from a landscape perspective, Carryduff can accommodate a greater scale of growth than Moira or Hillsborough.

⁴ As already noted, Moira was one of the seven small towns around the BMA identified for expansion in the prior version of the RDS. Hillsborough was not.

⁵ Primary schools have been closed in Crossnacreevy (2002), Drumbeg (2007), Drumbo (2007) and Hillhall (2007) in the relatively recent past. See School Analysis in Appendix 4.

employment/mixed use⁶ and non-excessive settlement limit expansions. The critical review may identify other villages where modest and proportionately scaled additions may be required to protect existing services by attracting new families.

3.31 At small settlement level there may be specific justifications for further limited growth which could allow for consolidation of built form without affecting the balance between different levels in the settlement hierarchy. A measure of growth at this lowest level of the settlement hierarchy would also be more sustainable than development in the open countryside. Whilst it is acknowledged that the latter is permissible in regional policy, Table 11 of Technical Supplement 1: Housing Growth Study confirms that at 810 the estimated level of growth in the open countryside is around two and a half times the planned level of growth of 324 in small settlements, indeed it is broadly comparable to the total village allocation (1,044). In effect the draft Plan Strategy outlines a scenario where a house is built in the open countryside for every two houses built in villages and small settlements.

Table 3.3: Settlement Appraisal

Village	2015 Population	Resource	Env Capacity	Transport	Ec Dev	Character	Comm Services	Equity	Dev Const	Remaining Housing Units
M'berry	2468	M	M	M	M	H	M	L	M	70
Glenavy	1791	H	L	M	M	M	H	M	M	269
Milltown	1499	L	H	M	L	H	M	M	H	89
M'reagh	1379	M	H	M	M	H	M	M	H	115
Annahilt	1045	L	M	M	L	H	L	M	M	136
Dromara	1006	M	H	M	L	M	M	M	M	99
L B'derry	912	L	H	M	M	H	M	M	H	72
Aghalee	863	M	M	M	L	H	M	L	M	44
Drumbeg	813	L	H	M	L	M	L	M	M	21
Ravernet	564	L	H	M	M	H	L	L	H	19
St'ford	605	L	H	M	M	H	L	M	H	80
Drumbo	375	L	H	L	L	H	M	L	M	8
U B'derry	226	L	H	M	M	H	L	M	H	22

Analysis of Countryside Assessment Settlement Appraisal Information

3.32 Technical Supplement 6: Countryside Assessment provides limited information on the methodology associated with the Settlement Appraisals at Appendix 2.0. The individual settlement appraisals provide a commentary against the RDS tests and a judgement against each using a High/Medium/Low classification. Further judgement is

⁶ eg. Dromara & Glenavy

required on the relative importance of each of the individual tests in the context of the particular settlement and its role. The extent of the evaluative judgement involved is evident when the classifications are compared to the equivalent exercise undertaken by the Department for BMAP.⁷ Set side by side there are significant differences. For example, on the important Environmental Capacity Test, the Council rate Milltown and Stoneyford as High, whereas the Department rated them as Low. Tests should not carry equal weight and there is overlap between certain tests and strong relationships between others, so these classifications should not be aggregated or used as a scoring system.

- 3.33 A targeted approach is necessary which considers the potential of individual settlements in the round, having regard to their scale (critical mass), location (within the Plan Area and in relation to other settlements), role (resources/services; individually and in a cluster of settlements), connectivity (transport) and environmental capacity (opportunities/constraints; urban form). This is essentially an overarching judgement about place, sustainable development and delivery of new homes – Plan Objective A. In considering these factors one would expect to find higher growth potential in the larger villages which have a clear service centre role, reasonable connectivity and the potential to accommodate modest growth in a compact way without harm to interests of acknowledged importance. At the other end of the spectrum one would expect to find lower levels of planned growth where large villages have already experienced significant growth beyond their natural limits and additional expansion would potentially risk undermining the settlement hierarchy or where services have been reduced and the settlement's role has diminished.
- 3.34 Reviewing the plan villages, this would suggest that villages such as Glenavy, Moneyreagh, Dromara and Aghalee have greater potential for larger but still village scale growth. However, smaller villages like of Drumbeg, Drumbo and Upper Ballinderry should also be allocated a lower level of additional homes to support renewal and help sustain remaining services. The draft Plan Strategy (p52) notes that each village and small settlement has a unique role to play within the Council's large rural hinterland. As noted in the Settlement Appraisals, there are potential opportunities for non-excessive, sustaining/consolidating growth in the villages which could be achieved by reviewing existing land use zonings or taking opportunities to bring development to defensible limits.
- 3.35 That these proposed adjustments should result in an increased SHA is not unacceptable since the HGI, or the Council's proxy for it is not a ceiling or target and is only one factor in arriving at an overall allocation. As discussed further below, addressing issues around affordability in the context of the Housing Needs Assessment and recognising the relationship with Belfast in the context of Housing Market Analysis must also influence the overall SHA.

⁷ Table 7: Revised Broad Evaluation Framework for the Metropolitan Rural Area on p34 of The Departmental Approach to the Distribution of Housing Growth Potential in the Belfast Metropolitan Area and Belfast Metropolitan Area Hinterland, June 2007

Existing Commitments, Urban Capacity Sites & Housing Trajectory

- 3.36 The overall analysis of the dPS is that when the housing allocation is compared to the various different sources of housing land supply, aside from West Lisburn, there is no requirement for any additional zonings.
- 3.37 Whilst elsewhere the plan recognises that not all permissions may be built and the Council's assessment of housing potential is reduced by 10% due to the possibility of non-deliverability of sites over the plan-period (dPS p59) but this level of discounting is likely to be too low. There is no evidence to suggest that the Council has interrogated its Housing Monitor information and there are policy and other issues with some of the sites identified through the Urban Capacity Study. There is also a major reliance upon Blaris/West Lisburn to deliver homes in significant numbers, particularly towards the end of the stated plan period.

Housing Monitor

- 3.38 When reviewed on a site by site basis, the data shows that a significant number of the Housing Monitor sites are longstanding and have either not delivered any houses or stood still for a long period. Our comparison of Housing Monitor information from 2006-9 and 2016/17 for the main settlements is at Appendix 5. Whilst it is necessarily a snapshot in time and some movement should be expected, the number of housing monitor sites which have been static over this period of time is evidence which suggests that a 10% discounting of Housing Monitor sites for non-delivery is too low. The extent to which these sites are currently affected by NIW infrastructure issues is unknown.

Urban Capacity Sites

- 3.39 The policy objectives of delivering more housing within existing urban areas, achieving compact urban forms and regenerating City/town centres is not disputed. However, the extent to which the Plan is able to confidently rely upon the scale of urban capacity identified is unknown. Our commentary on the 41 Urban Capacity sites identified by ARUP is set out in Appendix 6. Again, it supports the proposition that the 10% discounting applied to UCS sites is too low.
- 3.40 We have undertaken a desktop assessment of each site and have considered, from a development management perspective, whether the sites can be delivered with limited planning risk (shaded green); the principle of development or proposed yield is may be challenging (shaded amber); or the site's delivery may be subject to significant planning risk (shaded red).
- 3.41 We support the principle of apartment and higher density development within Lisburn City Centre. However, in aggregate the proposed unit numbers are ambitious and should not be relied upon in full for development before 2032. This concern is based on the lack of recent apartment development within Lisburn City Centre and the relatively slow rate of comparable development within Belfast City Centre. A number of the sites were identified for development in the Lisburn City Centre Masterplan (Department for Social Development, August 2010) and remain undeveloped almost 10 years later. Several would appear to be in public ownership and the timing of their disposal is uncertain. Collectively they would also require a comprehensive review of

the City Centre car parking strategy given the potential impact of their loss to urban development.

3.42 A number of informal green spaces are also identified as UCS sites despite their protection under current (SPPS and PPS 8 Open Space, Sport & Outdoor Recreation) as well as draft LDP planning policies. The Local Development Plan 2032 Supplementary Planning Guidance (SPG) document defines open space as *“For the purposes of Operational Policies OS1 to OS6, open space is taken to mean all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.”* The definition includes *“amenity green space (most commonly, but not exclusively in housing areas) – including informal recreation spaces, communal green spaces in and around housing, and village greens.....natural and semi-natural urban green spaces – including woodlands, urban forestry.....”* (emphasis added). In this context, we question why the following sites have been identified for residential development and the likelihood of planning permission for residential development being granted on them –

- Mountview Drive, Lisburn (13 units)
- Manor Drive, Lisburn (21 units)
- Ballinderry Road, Lisburn (30 units)
- Richmond Court, Lisburn (12 units)
- Causeway End Road, Lisburn (25 units)
- Lough Brin Park, Carryduff (11 units)
- Beechill Road, Newtownbreda (13 units)

3.43 We have a long standing interest in the zoned residential development lands adjacent to Mealough Road, Carryduff. The adjacent lands identified for residential development by Council in the UCS are outwith the zoning and we would query how they can be safely accessed given their proximity to the Saintfield Road (designated Protected Route). Given that the lands are also within a mix of private and public ownerships we also question the deliverability of the units proposed for these sites within the Plan period.

3.44 Finally, we note that Council has identified the lands adjacent to the existing Cairnshill Park & Ride for the development of 36 no. units. This site is subject to a current planning application for an extension to the existing car park and as such there is significant doubt as to whether the identified potential for semi-detached houses will be realised.

Housing Trajectory & West Lisburn

3.45 The potential for growth of the City of Lisburn by way of a strategic urban expansion in the West Lisburn area has been well established for some time through successive planning exercises.

- 3.46 The principle of a major mixed use development delivering both a significant number of homes and a range of employment opportunities on a key transport corridor is sound, indeed it represents one of the largest scale development opportunities in the region.
- 3.47 Equally well established and sound is the requirement to deliver the associated infrastructure of the M1-Knockmore Link Road, its attendant junctions with the existing road network and the associated bridge over the River Lagan. This infrastructure is necessary to service the development itself and also complete an important part of the City's road system, allowing traffic to flow from the M1 into North Lisburn.
- 3.48 The Council's decision to purposefully plan for this development comes through strongly in the draft Plan Strategy and it is appropriate to specifically include it within Plan Objective A: A Quality Place; Enabling Sustainable Communities and Delivery of New Homes.
- 3.49 It's importance to housing land supply, particularly towards the end of the Plan-period is underlined in Technical Supplement 1: Housing Growth Study. Paragraph 9.14 states that *'whilst the supply in Lisburn does appear to be healthy, it is lower than in other areas and is not sufficient to cover the full plan period without the West Lisburn Strategic site (12.5 years supply without West Lisburn).'* The point is confirmed in paragraph 9.17 bullet point 1.
- 3.50 Technical Supplement 2: Urban Capacity Study confirms the point. It sets out an indicative trajectory to help consider whether enough deliverable and developable sites have been identified to meet need in the district (para 5.6.1.1). Table 15 'Indicative Trajectory' identifies a very significant reduction in the number of sites in development in the last five years of the plan period (5, dropped from 41 in the middle part of the plan period). An indicative housing yield of 936 is set against these sites. The footnote (30 at the bottom of p38) confirms that one of the five sites is West Lisburn/Blaris. It also sets out the assumption that the consultants have *'estimated an 8 year lead in time for this site due to this not being available until the LDP is complete and the requirements for major infrastructure works and planning permission is obtained.'*
- 3.51 There are two issues to consider here. The first is the assumption around when West Lisburn might be expected to start to make a reasonable housing contribution – the lead in time. The second is about the scale of the annual output that might be achieved – housing trajectory. Given the history of allocation of large areas of land for housing development in Lisburn and Castlereagh over the last 20-25 years there is an extensive evidence base to assist with these considerations.
- 3.52 The Lisburn Area Plan 2001 allocated some 250 ha of land for housing development in Lisburn when it was adopted after an 8 year plan-making process in July 2001. The principal zonings were as follows:

Table 3.4: Lisburn Area Plan

Zoning ⁸	Housing Monitor Ref/Name ⁹	Construction ¹⁰	Units Complete ¹¹	Units Remaining ¹²	Average Build Rate ¹³	Builders
LD1	16547 & 20925 B'derry Rd/B'town Rd/Glenavy Rd	2007 to date	440	1360	44	ACC, Dingles, Carvill (Lagan)
LD2	16550 Plantation/ Saintfield Rd	2007 (est) to 2014	119	0	17	WJK Construction
LD3	16551 Plantation/ Hillhall Rd	2008 (est) to date	172	281	19	WJ Law
LD4	16555 Aghnahough	2006 (est) to date	814	389	74	Farrans, Lagan, Porter, Hagan
LD5	16549 & 20927 Ballinderry Rd	2005 (est) to date	259	19	22	WJK Construction
LD6 (a)	16552 Sth NLF	2005 (est) to date	188	112	16	Porter
LD6 (b)	16553 Sth NLF	2005 (est) to date	87	353	8	Blue Horizon Vaughan
LD7	16548 Pond Pk Rd	2005 (est) to date	73	5	6	Farrans

3.53 LD4, LD6 and LD7 are of particular interest given their collective scale of development (over 2,000 units) and the requirement to deliver the North Lisburn Feeder Road (NLF).

⁸ Lisburn Area Plan Reference – see Map 2 Lisburn Urban Area
⁹

https://www.lisburncastlereagh.gov.uk/uploads/general/Annual_Housing_Monitor_Report_2016-17.pdf

¹⁰ Established by reviewing historic housing monitor information

¹¹ Ibid 10

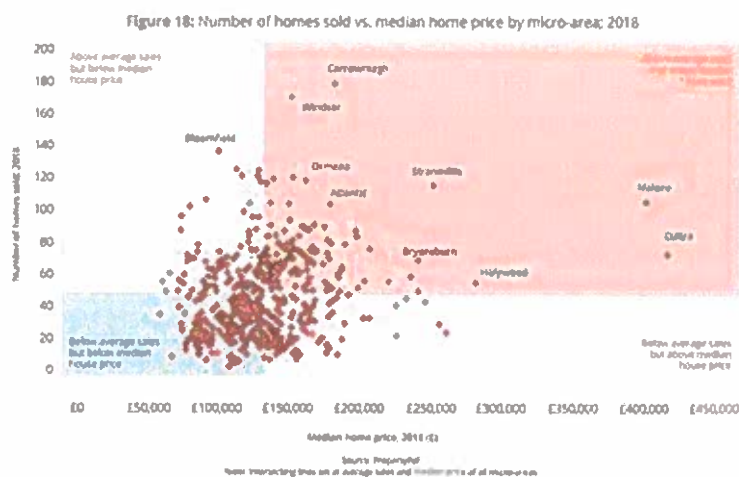
¹² Ibid 10

¹³ Calculated from start date

A number of different housebuilders/developers came together to form the North Lisburn Development Consortium (NLDC) to develop the various lands for housing and deliver the NLF. The £6 million developer funded 2.6 km NLF was opened in March 2006. House building has continued by multiple builders in the form of developments by Farrans Homes, Lagan Homes, Porter & Co. The overall build rate across all sites by all builders averages around 120 units per year.

- 3.54 LD1 is also of interest insofar as its scale is broadly comparable to that of West Lisburn (1800 units). Outline planning permissions were granted in 2006 and 2007, with the first detailed planning permissions granted in 2007 and houses constructed and handed over thereafter by Antrim Construction Company, Dingles and Carvill Developments all involved in the early stages. Other developers have taken over parts of the development in recent years which continues to be developed alongside the delivery of off-site junction improvements. The overall build rate across all builders averages around 50 units per year.
- 3.55 Compared with the assumptions for West Lisburn, the evidence would suggest that the 8 year lead-in period for the delivery of meaningful numbers of new homes, whilst dependent upon timescales associated with this and the LPP stage of the plan, is reasonable. However, based on the evidence of North Lisburn, the draft Plan Strategy would appear to have over-estimated the scale of the housing contribution that West Lisburn will be able to make at the end of the plan period.
- 3.56 The Design & Access Statement submitted with the outline planning application for West Lisburn/Blaris (LA05/2018/1154/O) contains an Indicative Phasing Plan at Section 26. The M1-Knockmore Link Road is indicatively identified for completion 2020-2021. The first residential phase of development (R1) of 200 units is indicatively identified for construction between 2020 and 2023. Residential phases R5 and R6 (400 of the 1300 houses proposed) are indicated for delivery beyond the end of the Plan Period in 2028-2034 and 2031-2035 respectively. Based on progress with the planning application there seems to be little prospect that this indicative phasing programme will be achieved but it is of interest that the project itself clearly anticipates delivery beyond the end of the Plan period. The indicative timings of separate phases overlaps but projects a 15 year residential construction period from 2020 to 2035, suggesting an assumed average of around 90 units per year. The Planning Statement accompanying the planning application indicates that the construction period may be between 15 and 20 years (para 1.30), with a residential build rate of some 70-80 per year (para 1.31). Paragraph 1.32 acknowledges that there will be a slower rate of development in the initial phase which is predicated on the delivery of the link road and *'an upper level of housing delivery on the wider site by 2030 would be around 700 dwellings.'* Paragraph 1.33 states that the *'number of dwellings that are proposed will straddle not one but two local development plan cycles'* through to 2037/38. This analysis by the project proponents would suggest that there needs to be a realistic view of the rate at which West Lisburn/Blaris will contribute to meeting the City's housing needs.
- 3.57 Even if multiple builders are involved in different parts of the site in an effort to boost output beyond the levels set out by the West Lisburn/Blaris team, the evidence would suggest that the maximum output that may be expected could be in the order of 50 to 125 units depending on the number of individual developments. The Property Pal

Local Property Review for Lisburn & Castlereagh (Appendix 7) provides an insight into hotspots for house sales at 'micro-area' level. It reports (p25) that the Carrowreagh micro-area in Lisburn & Castlereagh is the second most popular location to buy a home in Northern Ireland since 2014, with approximately 160 homes sold each year. It was, in fact, the highest selling micro-area in 2018, as confirmed in the chart below.



3.58 Whilst this figure includes re-sales it is indicative of the success of the Millmount Village area within Carrowreagh where various developments of new-build houses by Antrim Construction Company, Dingles, McGinnis Developments and Lagan Homes have recorded strong levels of sales. White Mountain (115 sales per year) and Magheralave (80) are the next highest micro-areas for sales. This evidence supports the Housing Monitor analysis for North Lisburn insofar as it confirms that even in demonstrably strong markets, such as Lisburn, with multiple builders selling well, there is a limit to the output that is achieved from a single site (even a large one).

3.59 The potential over reliance on what is essentially a single site at West Lisburn/Blaris to meet the housing needs of the City of Lisburn towards the end of the plan period, at a time when ongoing sites currently making a housing contribution are likely to be exhausted, would strongly suggest that other sites are required. In the circumstances it would be prudent to have a more detailed version of the Indicative Trajectory provided in Table 15 of Technical Supplement 2: Urban Capacity Study. The identification of additional sites would provide increased resilience in the housing supply, improve choice, allow for diversity and improve the prospects of addressing the issue of affordable housing. Sites around Lisburn that have previously been assessed as suitable for development, such as the wider Plantation area are well placed for consideration in this context. The fact that the Plan is looking beyond its plan period when allocating larger sites which bring infrastructure improvements is an important positive consideration when further consideration is given to additional lands.

Housing Needs Assessment - Affordability

3.60 Allocating more land for housing will also help address the requirement for affordable/social housing within the Plan area.

3.61 Part 1 of the draft Plan Strategy sets out the draft Strategic Policies proposed by the Council. Housing is considered under the title 'A quality Place' at Chapter 4 of Part 1. At

the outset the Council has established a list of actions that it will seek to adopt in order to achieve the objective of creating sustainable communities. Action five is to:

“provide appropriate opportunities for housing in settlements with a range of types and tenures, including affordable housing.”

3.62 This action is welcomed as the delivery of sustainable communities is a key objective of the SPPS.

3.63 Draft Strategic Policy 08 goes on to state:

“The plan will support development proposals that:

- a) Are in accordance with the Strategic Housing Allocation provided in Table 3;*
- b) Facilitate new residential development which respects the surrounding context and promotes high quality design within settlements;*
- c) Promote balanced local communities with a mixture of house types of different size and tenure including affordable and specialised housing;*
- d) Encourage compact urban forms and appropriate densities while protecting the quality of the urban environment.”*

3.64 It is recognised within the ‘justification and amplification’ text that affordable and specialist accommodation provision should be met where need is identified. This approach is welcomed, however the Council has not published any evidence to indicate how need is identified. Reference is made in Technical Supplement 1 to a need for 2,490 affordable units which has been derived from the Northern Ireland Housing Executive Housing Market Analysis Update (HMA) dated April 2018, however this is not provided within the supporting papers. If the Council is to rely upon this evidence as justification for a policy-led approach to affordable housing then the relevant information should be provided in support in order to allow for a robust assessment to be undertaken by the Planning Appeals Commission (PAC).

3.65 In the absence of the original data set from NIHE the approach could be unsound under soundness test CE2.

3.66 The SPPS also sets out at Paragraph 6.139 that:

“Housing Needs Assessment/Housing Market Analysis – provides an evidence base that must be taken in to consideration in the allocation, through the development plan, 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. The HNA will influence how the LDPs facilitate a reasonable mix and balance of housing tenures and types. The Northern Ireland Housing Executive, or the relevant housing authority, will carry out the HNA/HMA.”

3.67 The SPPS is therefore clear that the HMA should inform the LDP. Whilst the Council has referenced the HMA, it is not specifically included within the supporting evidence base

for the draft Plan Strategy and therefore it could not be demonstrated that the plan would comply with soundness test C3.

- 3.68 We also note that Housing Need Assessment/Housing Market Analysis is considered at Page 61 of dPS Part 1. Here it is stated:

“The Northern Ireland Housing Executive (NIHE) are responsible for carrying out a Housing Needs Assessment (HNA) to assist the Council in the preparation of the Local Development Plan. The HNA seeks to provide a reasonable mix and balance of house types to cater for a range of housing needs. The total affordable housing requirement for the plan period is 6,240 units, of which 2,400 are social housing units. The deliverability of affordable housing and in particular the social housing element will largely depend on the zoned sites remaining to be developed and other sites lying outside these zonings (urban capacity and windfall).”

- 3.69 We wish to highlight that the Council’s Technical Supplement 1 sets an affordable housing requirement for the plan period of 2,490 dwellings which would appear to conflict with the dPS figure of 6,240 units. Furthermore the Housing Growth Strategy , which forms Chapter 6 of Technical Supplement 1, identifies a social housing need of 2,490 new homes. This is only one element of affordable housing as currently defined in NI, however the study fails to consider the need for other forms. On this basis the plan would be unsound as it conflicts with the evidence and would therefore fail against soundness test CE2. There is also a lack of clarity within the papers and the dPS on the actual affordable housing need for the plan period.
- 3.70 Technical Supplement 1, Table 6 shows that remaining zoned land without planning permission could accommodate c1,099 units. Add to this the potential yield for the proposed Strategic Mixed Use site at West Lisburn identified in Table 6 and the potential yield could be c2,599 units. Given that the Council’s proposed policy for the provision of affordable housing could only be applied to future planning applications it is difficult to understand how an affordable need of 6,240 units could be met within zoned land which could only yield 2,599 units. We acknowledge that urban capacity sites and windfall sites could also contribute to the provision of affordable housing, however the Council’s own evidence provided in Technical Supplement 1 indicates that such sites could yield c.1,318 units. Even with a provision of 100% affordable housing the need identified at page 61 of dPS Part 1 could not be adequately met. As such the dPS would fail soundness tests CE1 and CE2.
- 3.71 In order to ensure that a that the dPS can meet the soundness tests, we recommend that the Council:
- Makes all relevant evidence/data available for consultation and for the PAC to inform their assessment of the Plan;
 - Provides clarification on why evidence provided in Technical Supplement 1 shows a different affordable housing need than that presented in Part 1 of the dPS; and
 - Ensures that there is sufficient land available for development within the plan period which would be able to support the delivery of the relevant affordable

housing requirement and if necessary identify additional lands through the expansion of settlement limits at the Plan Strategy stage.

Housing Market Assessment – Relationship with Belfast

- 3.72 The dPS recognises how housing markets work across administrative boundaries, that Lisburn & Castlereagh is located within the Belfast Housing Market Area (HMA) and that housing policy needs to be developed in discussion with neighbouring Councils.¹⁴ Section 3 of the Lichfields Housing Growth Study sets out a review of the Housing Market. It references (para 3.6) research which identifies Lisburn & Castlereagh as part of the Core Belfast Local HMA and remarks on the strength of the relationship between the two LGDs (paras 3.12, 3.13, 3.18, 3.21) taking into account commuting flow data (Figure 3.4) which shows how the majority (two thirds) of worker outflow is to Belfast.
- 3.73 An outcome sought by the dPS is to provide jobs within Lisburn & Castlereagh to enable future residents to live and work in the local area. This is obviously important from a sustainable development perspective. If, as the evidence would suggest, many Lisburn & Castlereagh residents commute to work in Belfast (and this trend is likely to continue) and it is intended to grow further grow the availability of local jobs, this will drive the Council's housing requirement even before any consideration of the implications of any unmet need from Belfast – a consideration beyond Lichfields' scope (para 3.15). As noted at paragraph 9.8 of the Lichfields Growth Study *'the level of growth proposed in Belfast could have a significant impact on the housing market dynamics across the Belfast Metropolitan HMA and this will need to be explored further.'*
- 3.74 Lisburn and Castlereagh is within the Belfast Metropolitan Urban Area (BMUA), the area defined in the RDS as the continuous built up area centred on Belfast with an arc from Jordanstown to Knocknagoney, including the city of Lisburn and towns of Bangor, Carrickfergus and Holywood. The RDS (para 3.36) recognises the BMUA as the major conurbation in Northern Ireland with a thriving retail, service, administration, cultural and educational centre in the City of Belfast. It is the Region's largest employment centre and is at the centre of the regional transport network and the major gateway for national and international trade. Whilst Lisburn & Castlereagh has a scale and critical mass of its own, it also has a physical and functional relationship within the BMUA. It makes an important contribution to meeting the housing needs of the wider conurbation. The Council recognises its part within the wider City-Region and is now one of the six partner Councils included in the Belfast Region City Deal (BRCD).
- 3.75 Strategic planning for this relationship is important because if Belfast City Council's ambitious plans to grow its economy, consistent with RDS SFG1, are to be realised, there will be a significant need for additional housing. In Regional Guidance 8 (RG8), the RDS (para 3.15) states that *'strategic planning places emphasis on the importance of the relationship between the location of housing, jobs, facilities, services and infrastructure'*. The evidential basis of the dPS is strong insofar as it recognises the well-established transboundary housing market. This is important, not least because Belfast City Council flag the possibility of neighbouring districts within the wider metropolitan area – specifically Lisburn & Castlereagh and Antrim & Newtownabbey –

¹⁴ Technical Supplement 1: Housing Growth Study para 4.41.

potentially identifying land to be used for housing to accommodate some of Belfast's population growth.

- 3.76 If the City's ambitious plans, founded on economic growth, are adopted but it cannot meet its own housing requirement, other options could be explored such as neighbouring authorities in the wider metropolitan area, such as Lisburn & Castlereagh, zoning land to accommodate some of Belfast's population growth.
- 3.77 Belfast City Council Draft Plan Strategy Technical Supplement 2: Housing para 4.18 states that any such areas agreed would need to have excellent connectivity to Belfast, including public transport links such as BRT and rail, along key transport corridors. Lisburn and Castlereagh in its capacity as part of the BMUA would clearly satisfy the sustainable transport related criteria given its excellent public transport links to Belfast.
- 3.78 The functional relationship with Belfast is an important planning consideration which bears upon its housing allocation through the HEF process. There are, however, issues with how the dPS handles transportation planning.

Transport Assessment – disconnect between land use & transportation planning

- 3.79 As noted in the DfI's covering letter in relation to the HGI's, Transportation Assessments are a factor in arriving at a housing allocation. This is reflected in the integration between land use and transport planning sought by the RDS, New Approach to Regional Transportation and SPPS. The inclusion of the Transport Test in the HEF must be in support of the SPPS' pursuit of the successful integration of transport and land use as fundamental to the objective of furthering sustainable development (SPPS 6.293). Taking this forward in the context of plan-making, paragraph 6.299 of the SPPS is as follows:

The preparation of a LDP provides the opportunity to assess the transport needs, problems and opportunities within the plan area and to ensure that appropriate consideration is given to transportation issues in the allocation of land for future development, including appropriate integration between transport modes and land use. Preparation of a local transport study will assist in this process. Councils should seek early engagement with DRD, or the relevant transport authority, and take account of their 'The New Approach to Regional Transportation' document and any subsequent transport plans.

- 3.80 So to achieve the integration sought, there is a clear emphasis on the LDP as an opportunity to assess transport needs, problems and opportunities. In this dPS, however, the indication is that a full analysis of the problems and opportunities at main hub level has been deferred to LPP stage. This postponement unfortunately fetters the ability of the plan to build in the fundamental integration between land use and transportation planning since it is clearly a factor which must bear upon arriving at a housing allocation for main hubs following application of the HEF.
- 3.81 Paragraph 2.39 of Technical Supplement 8: Local Transport Study states that *the Department for Infrastructure (DfI) have confirmed through consultation with the Council that the Belfast Metropolitan Transport Plan (BMTP) will be reviewed as part of the next stage of the Local Development Plan process.*

- 3.82 The Introduction to the Local Transport Study for Lisburn & Castlereagh (DfI) at Section 5 contains the following note:

Note: This Study is part of the Belfast Metropolitan Transport Plan Local Transport Study (BMTS). The BMTS has yet to be completed and therefore this study is provided in draft form. It will remain as a draft until the BMTS is finalised and until then it is subject to change. The Department has agreed that the Lisburn and Castlereagh City Council (LCCC) may use the Draft LCCC LTS as a technical supplement to the LCCC LDP Plan Strategy.

- 3.83 Notwithstanding the attempt to inform the dPS through the Local Transport Study in advance of the BMTP, the difficulty is that the potential for developer-led road improvements which may provide local or potentially more strategic benefits, a factor in assessing a settlement's capacity for growth via the HEF, is deferred to a later stage in the plan-making process.
- 3.84 They must reasonably be regarded as an opportunity to address the transport needs, problems and opportunities within the town but the potential to achieve integration between transportation and land use planning is being frustrated by the deferral of the assessment of this opportunity until LPP stage by which time the obvious risk is that the housing allocation for the settlement will be too low to justify the scale of expansion necessary for a developer-led transport scheme like this.

Management of Housing Supply

- 3.85 The LDP does not propose to introduce a managed release of housing land in settlements.
- 3.86 Given the preceding comments, it may be appropriate to consider identifying Phase 2 land to be held in reserve until Phase 1 land (live permissions/likely permissions/urban capacity sites/existing zonings) are developed.
- 3.87 The intent of this approach is summarised below:
- Create compact towns, through a sequential approach to the phasing of land, in order to avoid urban sprawl by, in the first instance, focusing the growth of the residential population within the existing urban footprint;
 - Holding Phase 2 lands, located within revised settlement development limits, as a land bank to meet future need (providing a vision for the long term expansion of the main settlements);
 - Phase 2 lands will not be released for housing development until its designation changes to phase 1 as a consequence of an LDP amendment following a Plan review;
 - When releasing phase 2 land, account will be taken of the latest Housing Growth Indicators, the strategic housing allocation, current land availability, housing building rates and infrastructure capacity;

- To ensure a sequential approach to development, when determining which land should be released to phase 1, account will be taken of its accessibility to the town centre and core services and also the availability of infrastructure;
- During reviews of the LDP, consideration will be given to the level of commitment and investment made by landowners to release and progress delivery of phase 1 housing land. Where no demonstrable progress has been made, consideration will be given to re-designating the land at review stage;
- The release of phase 2 housing land may also be considered where it has been demonstrated that there is insufficient uncommitted phase 1 housing land to meet affordable housing needs. Such a need should be supported by NIHE and should be selected taking into account the sequential approach above.

3.88 The overall intent of this policy suggestion would provide a mechanism for review of the housing land supply which seeks to address over-reliance on sites which are not being brought forward for housing. It could support the Spatial Strategy commitments to:

- support the growth and regeneration of our city, towns and villages, sustaining a living and working countryside and protecting environmentally sensitive areas; and
- provide a settlement hierarchy, defining development limits and allocating land for housing growth in accordance with the sequential approach of the RDS, as well as,
- all of the Plan Objective A actions.

4. The Strategic Case for Plantation

- 4.1 The strategic case for additional housing land in Plantation is grounded in the context set out above. There are good planning reasons to plan for strategic growth in this area, not least because the growing Plantation area already exists beyond the M1.
- 4.2 As noted in the dPS Appendix D – Evaluation of Settlement Characteristics, the landscape wedge north of Lisburn City performs an important separating function. Other constraints elsewhere around the City which limit potential expansion include the sensitive landscapes around the River Lagan, the AONB and the Lagan Valley Regional Park, topographical constraints to the north of the City and the floodplain around the Lagan to the west. These are reported in the Ironside Farr Landscape Character Assessment Review contained in the dPS Countryside Assessment, particularly on pages 107 and 108. This report (p107) confirms the fact that *'housing development has leapfrogged the motorway, at Junction 6, in the area of Plantation Road.'*
- 4.3 Located east of the M1, the site – identified as BMAP Objection Site 2140 in the Plan at Appendix 2 - wraps around the outside of Plantation, extending from north of Hillhall Road in the north east to north of Ballynahinch Road in the south west. Its component parts are situated between the Ballynahinch, Saintfield, Plantation and Hillhall Roads - largely unconnected radial routes to the nearby City Centre - and the M1.
- 4.4 Lisburn City Council supported West Lisburn/Blaris as well as the expansion of the Plantation area in objections to the draft Belfast Metropolitan Area Plan. Growth in the Plantation area has, however, been incremental, with change to the development limit evident at virtually every available opportunity over the past 20 years. The BMAP experience followed this trend by identifying several parcels of land in the area which would be suitable for development. The series of successive incremental adjustments to the development limit in this area has, however, contributed to highway problems which could be addressed if the full potential of Plantation for growth is properly recognised in a strategic and comprehensive way.
- 4.5 A key theme in the approach to the physical development of the City over the past 20 years has been the delivery of infrastructure with development. Major housing development in north Lisburn has been contingent on the now constructed North Lisburn Feeder, major retail and mixed use development at Sprucefield has delivered the M1/A1 link and, as now proposed in the dPS, major urban expansion at Blaris/West Lisburn will deliver the M1/Knockmore Link, providing the final connection in a high standard of road connection between the A1 and Metropolitan Lisburn. Complementary strategic growth at Plantation has the advantage of direct access to the nearby City Centre and motorway connections to both Sprucefield/Blaris and Lisburn without impacting on the recent and planned highway links. It is this strategic imperative which requires a reassessment of the potential for Plantation for comprehensive development rather than further incremental expansion.
- 4.6 During the LAP process the Commission/Department were presented with an undeliverable vision for the Plantation area as it required land outside the boundaries

of objection sites and therefore while the objections were packaged as the first phase of a wider masterplan for the locality (para 5.28.21 Commissioner's Report) only incremental expansion was possible. During the BMAP process however, a more strategic and longer term look at the Plantation area was offered and accepted by both the Department and PAC insofar as the Department were comfortable with the principle of comprehensive development and the PAC determined that there was logic and value in the proposition and the land should form part of the Short Term Land Reserve (STLR) to be released if required. As such the area represents an obvious one to consider in the context of the requirement to add to zoned housing land to support Blaris/West Lisburn deliver housing in the latter part of the plan period. Whilst there would appear to have been limited consideration of alternatives to the strategic expansion of West Lisburn/Blaris to date, the over-reliance on it to deliver housing justifies the consideration of alternative sources of housing land supply at Plan Strategy stage.

4.7 The key principles which underpinned the positive Departmental and PAC consideration of expansion at Plantation remain relevant today:

- The land is adjacent to a major junction on the M1 and accessible to Lisburn City Centre and its transport links;
- the land is of no special landscape or environmental quality and, with limited exception (extended LVRP north of Hillhall Road and AoHSV to the north east), the land has no associated designations;
- the expansion builds on previous successive strata of growth, does not extend excessively in any one direction and would allow for a more defensible edge to the urban area in the longer term;
- views of the area are generally well contained by a combination of the topography of the surrounding countryside and the individual characteristics of each of the roads approaching the site; and
- there is an opportunity to deliver orbital road connections between each of the three main roads in the area; this would have the major benefit of helping relieve congestion around the problematic M1/Saintfield Road interchange roundabout and distributing traffic flows in the area.

4.8 In the context of a strategic representation it would be inappropriate to make detailed site specific points, however, the following observations are relevant to the strategic considerations.

Highways

4.9 The delivery of new purpose designed infrastructure with a new distributor road connecting the Ballynahinch, Saintfield and Hillhall Roads would provide access to the entirety of the development lands while providing beneficial linkages between these routes which are not available at present – benefiting both existing residents in the area and traffic seeking to move from one side of the M1 to the other. This would reduce traffic movements on Kensington Park and Largymore Link and the concentration of traffic at the Saintfield Road roundabout. It would have the clear

strategic benefit of relieving pressure on the M1 junction. The benefits of the full delivery of the comprehensive package of road improvements outweigh a more piecemeal approach.

Scale of Development

- 4.10 In the context of the strategic consideration of this area it is important to ensure that sufficient land is zoned to support the delivery of the full network of road infrastructure. This may require a view to be taken on the final western boundary of the AoHSV. In our analysis this part of the designation is marginal and inclusion of the land is important for the delivery of the link between Plantation Road and Hillhall Road.
- 4.11 Similarly, in relation to the land north of the Hillhall Road, between it and the M1, whilst this parcel of land was previously dismissed on visual impact grounds after the LAP Commissioner found the arguments to be on 'balance' against, unfortunately the consideration was undertaken in the context of a mistake in his understanding of the extent and boundaries of the objection site. While this land is within the extended LVRP and not favoured by the PAC during BMAP, we consider that appropriate development could be accommodated without harm to the protected landscape and the strategic case for infrastructure-led growth in this part of the City outweighs any landscaped based objection.

Appendix 1: Pre-POP Submission on behalf of Plantation Landowners

27 February 2017
Delivered by email

Chief Executive
Lisburn and Castlereagh City Council
Island Civic Centre
Lisburn
BT27 4RL

Dear

LISBURN & CASTLEREAGH LOCAL DEVELOPMENT PLAN (LDP): PLANTATION AREA

I understand that the Council is working towards the publication of the Preferred Options Paper (POP) for its LDP in the reasonably near future. I am writing to let you know that I recently met with a group of landowners in the Plantation area of Lisburn City, to discuss their interest in the LDP process and the potential for their lands to contribute to the strategic growth ambitions of the Council.

You will be aware that successive Plans have allowed Plantation to expand significantly and the location has been recognised as suitable for sustainable urban extension for quite a period of time now.

The predecessor Council, Lisburn City Council, recognised the potential for further growth in the area in its Physical Development Strategy (PDS) and participated in the Belfast Metropolitan Area Plan (BMAP) process on the basis that releasing more land there could also be a means to deliver a new road, or series of road links, extending from the Hillhall Road to the Ballynahinch Road. The delivery of the road was regarded as important to help facilitate traffic circulation around the M1 Saintfield Road junction, ease congestion which is experienced by road users on the south side of the motorway junction and improve safety at Hillhall, and perhaps other, roads.

At the Public Local Inquiry into objections by Lisburn City Council, and others, the Department of the Environment conceded the logic of the concept and acknowledged the 'acceptable in principle' status of lands identified in the attached map. Unfortunately, instead of recommending that the land should be immediately available upon the adoption of BMAP, the Planning Appeals Commission (PAC) recommended its inclusion in a Strategic Land Reserve (PAC report extract attached), a recommendation the Department chose not to accept.

Now, with the Council preparing to bring forward its POP, there is a fresh opportunity to confirm the Plantation area as a strategic location for the future growth of the City.

Hamilton House
3 Joy Street
Belfast
BT2 8LE

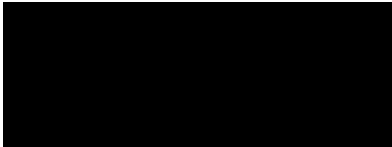
T 028 9072 3900 turley.co.uk

The landowners recognise that the precise boundaries of any future zoned land will be determined through the second, Local Plan, stage of the substantive LDP process. Moving forward, the group would welcome the opportunity to engage with Council officers and consultees, such as Transport NI, to explore the quantum of housing land which would be required to fund the necessary infrastructure improvements and the potential development limits which would flow from such an exercise. At this stage, however, members of the group have simply asked me to communicate to you and your team that the landowners remain positively disposed towards the development of their land and would very much encourage the Council to identify the potential of the area through the POP.

I trust this is satisfactory for now, but please do not hesitate to contact me should you have any questions or comments.

Kind regards

Yours sincerely



Enc: Plantation Inquiry Plan & PAC Report Extract



Appendix 2: PAC Consideration of Plantation Objection

whiteland. The objector made it clear at the inquiry that major development was not proposed on the site. No development was suggested within the SLNCI and there was no objection to the LLPA provided that it did not totally preclude any development on the site.

The site would represent a modest addition to the development limit in this area. The Department had conceded the triangle of land NW of LC 09 (defined by Ballinderry and Lissue Roads) for residential development. The objector (Lisburn City Council) confirmed that this site was no longer being pursued. Nevertheless the Departmental concession means that this site would have been included within the settlement limit by default.

We agree that parts of the site do present a more urban appearance i.e. the house, car park terrace, a rear yard and extensive outbuildings. The site boundaries defined to the north by a major embankment and to the west (NW) by trees would represent a strong development limit. We consider that any development on the site would be limited by the setting of the listed building and by the LLPA designation. The LLPA would not totally preclude development and so we consider that there is no objection to the designation in the objectors' own words. The SLNCI was not objected to either, as there would be no development in this area. We consider that problems related to vandalism outside office hours could have been resolved by the planning permission for two dwellings on the site. In the light of the Department's concession, the site boundaries, its limited scale and the buildings on the site we consider that the site should be included with the development limit as whiteland.

Recommendation

We recommend that the site be included within the development limit for Lisburn.

PLANTATION AREA

Objection 2141 – Hillhall Road to Ballynahinch Road

(Also includes other objections listed below)

We set out the agreements that were reached in respect of the objections in this area and the remaining areas of dispute. We also wish to clarify what objections were withdrawn and what sites were reduced.

In relation to the sites between Ballynahinch Road and Saintfield Road: we note that objection 934 was withdrawn, as was that part of 2140 within 934 and objection 3273. It is clear that the objections were withdrawn because a large garden centre has been approved on that site. At the time of writing this store was under construction together with a right turning lane on Saintfield Road. We are also aware that the site had benefitted from planning permission for a hotel, granted several times over the years since the 1970s, the last being in 2002. However, these lands are still before us because they were included in objections 2022/3, 2985 and 3690. We note that overlapping objections 3073, 3690 and 3692 were reduced to a smaller site by the objectors in their statement of case.

The RDS identifies Lisburn as a major growth location, particularly in view of its accessibility to key transport corridors. This area is adjacent to a major junction on the

M1 and accessible to Lisburn city centre and its transport links. We can see the logic of the Department's concessions in this general area. The strategy to avoid the nearby AOHSV and LVRP in the conceded lands is justified and logical. We support the concessions as indicated on the Department's map. The limit would generally follow field boundaries. The concessions would allow for comprehensive planning in this area and the provision of an orbital road relieving pressure on the roundabout under the M1 (discussed below). The sole remaining question is whether the proposed road should constitute the boundary. We consider that this is a detailed design matter. But where it is the boundary, generous planting will be required as a landscape buffer along the road. We consider that this matter can be considered as part of the Masterplan process. In summary, we agree with the Departmental concessions in general terms subject to certain exceptions, which will be discussed below.

Lisburn City Council wished to see an orbital road provided in conjunction with residential development on any additional sites. This would run from Hillhall Road to Ballynahinch Road, linking Plantation and Saintfield Roads in the process. The Department conceded that this was a good idea and stated that additional lands could be included within the settlement limit in order to meet the requirement for 3-year flexibility and in order to fund the road. They expressed some concerns regarding the final leg of the proposed road from Saintfield Road to Ballynahinch Road. It was considered that development south of the store would erode the gap between Plantation and Morningside to the SW. However, at the Inquiry they agreed that a road link was required at this location. An indicative line was agreed and presented to the Inquiry. This seemed to be agreed at the behest of Roads Service; who were opposed to a staggered junction on the Saintfield Road. We consider that the proposed road from Hillhall Road to Saintfield Road is a valuable idea.

The Department had already conceded that the land contained within objection 934 (subsequently withdrawn) should be included within the development limit. This comprises the garden centre site and the field to the south. We question the case for the final western leg of the road because of the Department's concerns and the approval of the garden centre. We also question the need for additional housing land in this location and its deliverability given the presence of the garden centre and the Department's generous concessions south of LC 04/10. We therefore consider that should this stretch of road be required then it should follow the line shown on the Turley Associates plan rather than the dotted line agreed at the Inquiry. This is despite the concerns of Roads Service, which were not clarified for us at the inquiry.

The conceded lands include all or most of the following objections – 662, 2022/3, 2985, 3073, 3074, 3241, 3690 and 3692. Objection 2140 encompassed all of the above lands. The objector was content with the Departmental concessions save for two areas: north of Hillhall Road and west of Saintfield Road. We have addressed the area between Saintfield Road and Ballynahinch Road above. Our comments also apply to the small part of the reduced area of objections 3073, 3690 and 3692 that was not conceded by the Department. We will address the area north of Hillhall Road in the Lagan Valley Regional Park volume of our report.

Plantation Amenity and Planning Action Group (objection 3584) expressed concerns that the inclusion of additional lands at Plantation could not be accommodated by the existing roads infrastructure. We consider that the provision of the orbital road and the improvements to the Saintfield Road roundabout that have already been implemented

would address these concerns. We note that Roads Service had no objection to the Department's concessions.

One objector made the point that sites found to be acceptable in the Department's June Paper should not be required to contribute to the orbital road. We do not concur with this view. This would only apply to 934 (now the site of the Garden Centre) and 3241 (small site filling the triangular gaps in the development limit to the south of Plantation). 934 is withdrawn and already developed. It would be extremely difficult to disaggregate 3241 from the remainder of the lands for this purpose. It would also be contrary to proper comprehensive planning of the area.

The lands considered suitable for housing are not needed to meet the HGI and in view of our conclusions in Part 1 of the report, we recommend that they are held in a land reserve and only released if required.

Recommendations

We recommend that the lands shown within the 'Proposed Revised Development Limit' on Plan 2 are suitable for housing and should be held in a short term land reserve to meet housing needs beyond the end of the Plan period, if required.

We consider that key site requirements should address the following matters:

- The submission for approval of a Masterplan to facilitate the comprehensive development of the site as a whole.
- The provision of an orbital road linking Hillhall Road – Plantation Road – Saintfield Road – Ballynahinch Road to be fully funded by developer contributions..
- The developer should be aware that improvements to Hillhall Road and Saintfield Road may be required, depending on the conclusions of a transport assessment for the additional lands.
- Landscaping along the proposed orbital road as appropriate. Other landscaping issues can be addressed as part of the Masterplan process.

Other key site requirements have been addressed in our general approach outlined previously.

Objection 2141 – Lands North of Hillhall Road (see LVRP Volume)

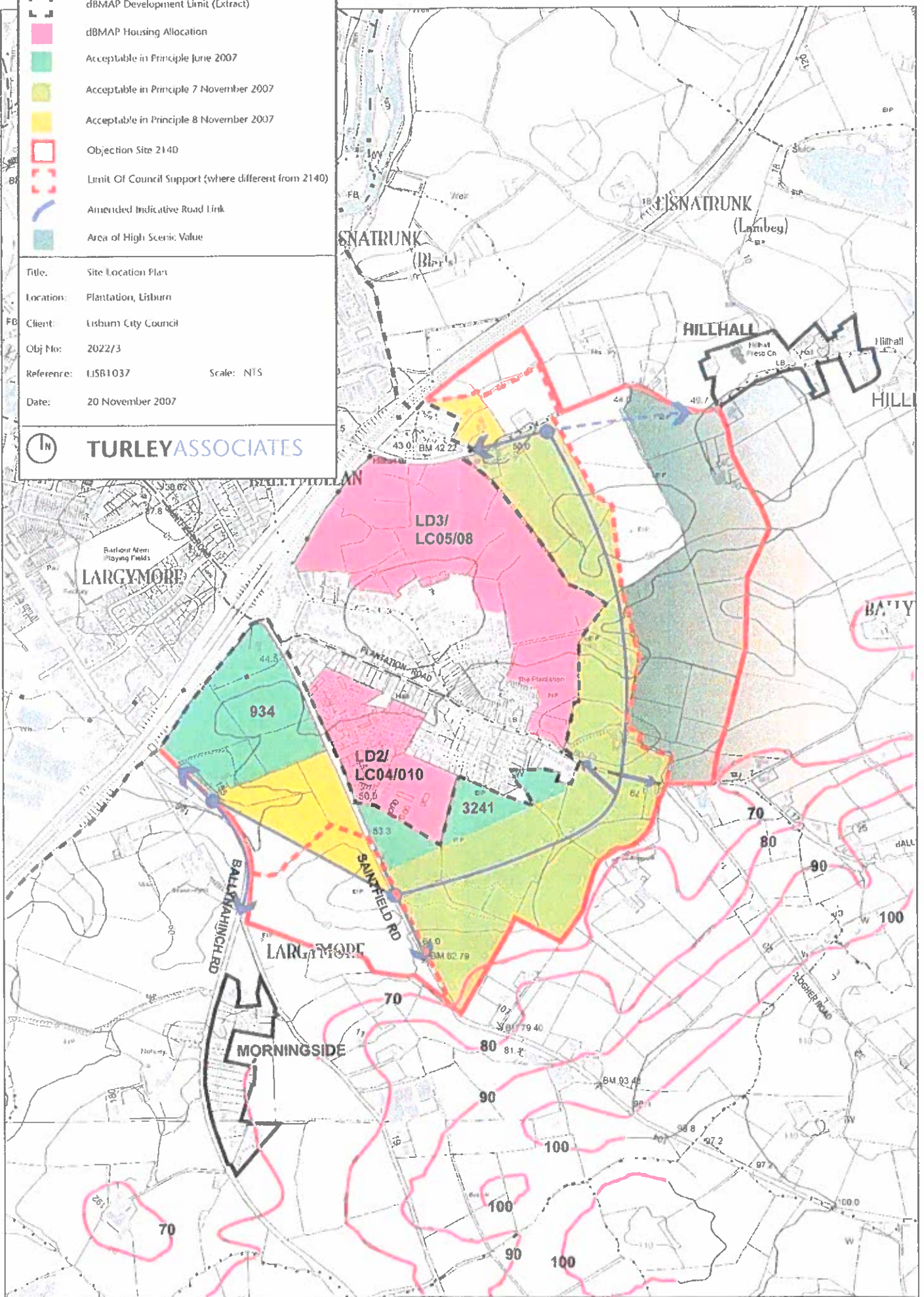
Objection 3178 – lands South of Hillhall Road

One field of this objection was conceded by the Department as part of objection 2140. The remainder of the site falls to be considered. The eastern half of the site is within the area of high scenic value. There was no associated objection to this designation. We agree with the Department that this is a constraint on development. We consider that the remainder of the site (outwith the conceded field) if included would represent an unwarranted intrusion into the countryside. It would create an illogical extension to the settlement limit in one direction and has not been justified by any exceptional circumstances. The remainder of the site would relate poorly to the other sites conceded by the Department and would be outside the proposed orbital road. We recommend that the remainder of this site is not included within the development limit.

Key

-  dBMAP Development Limit (Extract)
-  dBMAP Housing Allocation
-  Acceptable in Principle June 2007
-  Acceptable in Principle 7 November 2007
-  Acceptable in Principle 8 November 2007
-  Objection Site 2140
-  Limit Of Council Support (where different from 2140)
-  Amended Indicative Road Link
-  Area of High Scenic Value

Title: Site Location Plan
 Location: Plantation, Lisburn
 Client: Lisburn City Council
 Obj No: 2022/3
 Reference: LISB1037 Scale: N1S
 Date: 20 November 2007



Appendix 3: September 2019 HGIs 2016-2030

Housing Growth Indicators

2016-based



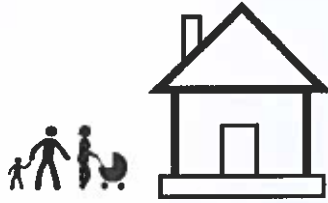
Northern Ireland
Statistics and Research Agency

Gníomhaireacht Thuaisceart Éireann
um Staitisticí agus Taighde

Housing Growth Indicators (HGIs)

2016 - 2030

WHAT INFORMS THE HGIs?



Household projections & current housing stock



Vacant stock, conversions, closures & demolitions



Second homes

Background to the HGIs

Housing Growth Indicators (HGIs) provide an indication of future housing need in Northern Ireland.

The indicators have been updated at the request of Regional and Strategic Planning within the Department for Infrastructure and are produced to provide guidance for those preparing development plans.

Household projections produced by NISRA form the basis of the estimate. The estimates are based on current population & household formation trends with the assumption that these trends will continue into the future.



Using the HGIs

These estimates are purely for guidance & should not be considered as a cap or a target on development, they present a robust starting point which can subsequently be adjusted taking account of the full range of factors that may influence housing requirements over the plan period. Various other factors will also have an influence on housing requirements over longer time periods.

They are intended to support the development process by giving an indication of where development is most likely to be needed given the current trends.



NI STOCK REQUIREMENT ESTIMATE FOR 2030



2016 NI Housing Stock



Stock requirement estimate at 2030

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3. Northern Ireland Housing Growth Indicators 2016-2030	6
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5. Changes to data sources since 2012 based HGIs	13
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1. Background to the HGIs

- 1.1. Housing Growth Indicators (HGIs) provide an indication of future housing need in Northern Ireland. Household projections produced by NISRA form the basis of the estimate. The estimates are based on current population/household formation trends with the assumption that these trends will continue into the future.
- 1.2. As population and household formation projections are regularly updated and housing stock data presents the most up to date position annually, the HGIs should be used for guidance. The estimate does not take account of any future policy development or social factors and, as such, should not be considered a target or seen as a cap on housing development in the area.
- 1.3. Following a public consultation, an agreed methodology was established in 2005. This methodology has been replicated as closely as possible for all HGI updates since, including this latest 2016 based update. The variables that make up the HGI calculations have been updated using the most recently available information from robust sources. The 2012 based update of the HGIs contains more detailed information on the earlier applications of the methodology and can be found at <https://www.infrastructure-ni.gov.uk/publications/2012-based-housing-growth-indicators-hgis-and-methodology-paper>.
- 1.4. In addition to the household projections which are considered the main component of the HGIs, data on vacant housing stock, second homes and net conversions/closures/demolitions (net stock loss) are also used to produce the final estimates. As new, updated data was available for household projections, housing stock, vacant stock and second homes, updating the HGIs at this time is in line with the commitment to refresh estimates when updated household projections are published. This update ensures that any decision making or planning taken forward can be supported by the most robust, up-to-date information as evidence.
- 1.5. A number of updates of the HGIs have been produced, including being part of the first Regional Development Strategy which was published in 2001. Housing Growth Indicators were last published in May 2016 for the time period 2012-2025. The household projections used for these HGIs were based on 2012 data. The latest HGIs use 2016 based household projections and have been calculated for the time period 2016-2030 to align with the timeframe for the majority of Local Development Plans.
- 1.6. The HGIs have been calculated for Northern Ireland and also for each of the 11 Local Government Districts (LGDs). Further detail on how the HGIs are calculated, user information and methodology is presented throughout this document.

2. Uses of the HGIs

- 2.1. The indicators have been updated at the request of the Department for Infrastructure Planning Group and in line with the commitment to refresh estimates when updated household projections are published. They are produced primarily to provide guidance for those preparing development plans. They are intended to support the development process by giving an indication of where development is

most likely to be needed given the current understanding of population, current data on the housing infrastructure and expected population growth. As mentioned above, these estimates are purely for guidance and should not be considered as a cap or a target on development and, as such, represent a robust starting point which can be considered while also taking account of the full range of factors that may influence housing requirements over the plan period in terms of how many houses are needed in any area.

3. Northern Ireland Housing Growth Indicators 2016-2030

- 3.1. Following a period of gathering the required data from a variety of sources (detailed on paragraph 3.7 and also section 4); examining the previous methodology; confirming with Planning representatives on a way forward for the 2016-based update; and engaging in various meetings and conversations with subject experts, Analysis, Statistics and Research Branch within the Department for Infrastructure took forward HGI calculations using the most recent available data.
- 3.2. Once the data analysis was complete, the updated HGI figures calculated for the period 2016-2030 show that the estimated new dwelling requirement in Northern Ireland for the period is:

84,800

- 3.3. As well as calculating an updated estimate for Northern Ireland, estimated dwelling requirements for the 11 Councils were also produced.

Table 1: Estimate of total housing need in Northern Ireland by Council 2016-2030¹

Council	2030 estimated dwelling requirement
Antrim and Newtownabbey	4,200
Ards and North Down	5,500
Armagh City, Banbridge and Craigavon	17,200
Belfast	7,400
Causeway Coast and Glens	5,600
Derry City and Strabane	4,100
Fermanagh and Omagh	4,300
Lisburn and Castlereagh	10,700
Mid and East Antrim	5,400
Mid Ulster	10,300
Newry, Mourne and Down	10,000
Northern Ireland	84,800

¹ Estimates are rounded to the nearest hundred. Totals may not add due to rounding.

- 3.4. This report and its appendices provide further detail on the methodologies, data used and further insight into how these estimates have been produced. As mentioned previously, these estimates are an indication of likely need and should not be considered as a definitive target. The social and policy environment is likely to be subject to much change over the next decade and these estimates are modelled from currently available data. There has been no attempt to model future events into these estimates, so the data presented should be considered 'policy neutral'.
- 3.5. However, these should be considered as 'a best estimate' given the data available at this point in time. Data used has been obtained from professional, reliable sources and the updated HGIs have been developed by NISRA statisticians based on an agreed methodology, in consultation with subject experts. A number of

potential sources were considered and a sound, consistent rationale was employed to make the decisions that formed the final estimate calculations.

- 3.6. The variables informing the calculation of the Northern Ireland estimate are shown in Table 2 and this largely reflects the methodology that was used in the 2012 based HGIs.

Table 2: Variables that comprise 2016-2030 HGIs¹

Variable	Year of data	Value	Notes
(A) Number of households	2030	784,600	2016 based NISRA household projections (occupied stock)
(B) Second homes	2030	8,700	1.11% of occupied housing stock. NISRA Central Survey Unit combined survey sample
(C) Vacant stock	2030	57,000	6.70% of total housing stock. NISRA Central Survey Unit combined survey sample
(D) Net conversions/ closures/ demolitions	2016 to 2030	11,100	Net stock loss estimated using LPS housing stock and new dwelling completions data. Based on 9 year average.
(E) New stock requirement estimate at end of period	2030	861,400	Sum of (A), (B), (C), & (D)
(F) Total stock at start of period	2016	776,500	LPS Northern Ireland Housing Stock data www.finance-ni.gov.uk/publications/annual-housing-stock-statistics - stock at beginning of 2016/17
(G) Projected new dwelling requirement	2016 to 2030	84,800	(E) minus (F)
(H) Projected new annual dwelling requirement		5,700	

¹ Estimates are rounded to the nearest hundred. Totals may not add due to rounding.

- 3.7. Further information on the data sources used and changes compared to the previous 2012 based HGIs is available in 'User Information – data sources' (page 9) and 'Changes to data since 2012 HGIs' (page 11). However, at a basic level, the detail of each variable listed above is as follows.

Number of households 2030 (A)

The estimate of the number of households in 2030 of 784,600 comes from the 2016 based household projections produced by NISRA, available at [this link](#).

Second homes 2030 (B)

The term 'second home' used in this calculation relates to a dwelling, not permanently occupied, whose owner resides principally in another dwelling. This includes holiday homes and residences used for easy access to business, but excludes dwellings privately rented to other tenants. Following review of the previous potential sources for this update only one robust data source for second homes data was identified: the NISRA Central Survey Unit (CSU) combined survey sample 2016-17, which provides a factor of 1.11% (see 'Changes to data since

2012 HGIs' section (page 11)). Applying the CSU second homes factor (1.11%) to the data gives an estimated second homes figure of 8,700 in 2030.

Vacant stock 2030 (C)

Two possible data sources were identified for these data: the NI House Condition Survey 2016 (NIHCS) and the CSU combined survey sample 2016-17 (see 'User Information – data sources' (page 9)). In the NIHCS 2016, the proportion of vacant properties was 3.65%. In the CSU combined survey sample 2016-17, this proportion was 6.70%.

To maintain consistency with the data used for second homes, the NISRA CSU data was also used as the source for this variable and this results in an estimated vacant stock figure of 57,000 in 2030.

Net conversions/closures/demolitions 2016 to 2030 (D)

Estimates were produced, using housing stock numbers and new dwelling completions data from Land and Property Service (LPS) (see 'Calculation of estimates' section on page 12). These estimates suggest a figure of 741 stock loss per annum.

New stock requirement estimate 2030 (E)

This is calculated by adding the estimated number of second homes (B), vacant stock (C) and stock loss adjustment (D) to the estimated number of households (A). This results in a stock requirement estimate of 861,400 in 2030.

Total stock 2016 (F)

The LPS publication 'Northern Ireland Housing Stock' reports on data from the NI Valuation List (see 'User Information – data sources' on page 9). At April 2016, total NI housing stock was 776,500.

Projected new dwelling requirement 2016 to 2030 (G)

This is calculated by subtracting the 2016 total stock figure (F) from the 2030 total stock estimate (E).

- 3.8. Development of the updated HGIs based on the variables as outlined above results in a projected new dwelling requirement of 84,800 between 2016 and 2030 (approximately 5,700 per annum). While past trends are not necessarily an indicator of future trends and house building is not a linear, constant development, it is worth considering the projected annual requirement against recent numbers of new dwelling completions in Northern Ireland. In the past 9 years these are as follows (<https://www.finance-ni.gov.uk/publications/new-dwelling-statistics-report>):

2010-11	6,213
2011-12	5,719
2012-13	5,526
2013-14	5,315
2014-15	5,501
2015-16	5,771
2016-17	6,463
2017-18	7,096
2018-19	7,809

So a figure of around 5,700 per annum is a broadly central point amongst these nine annual figures and as such the updated HGI figure sits within the recent trend of completions over the past decade.

4. User Information – data sources

4.1. This section describes the data sources that were used or considered as part of the development process for the latest 2016 based HGIs. The decision was made early on in this refresh process to replicate the agreed methodology that was used for the 2012 based HGIs and, as far as possible, this is the process that has been employed. However, due to data quality or data availability at the time of this refresh, it is important to note that some data sources may have changed since the previous 2012 based HGIs were derived. This is fully discussed in the section 'Changes to data sources since 2012 based HGIs' on page 11. Generally any changes are due to lack of availability of the original data source or considerations related to consistency of data use across HGI variables.

4.1.1. NISRA household projections

Household projections are formed using population projections and household formation trends. The projected population is assigned into household groups using the trends in household formation from one Census to the next. The 2016 based household projections are based on the most up-to-date trend data on household formation between the 2001 and 2011 Census. 2016 based household projections data have been calculated for the 11 new LGDs.

The 2016 based data were used as the starting point for the HGI calculations.

4.1.2. NI Housing Executive House Condition Survey

The NIHCS is conducted by the NI Housing Executive (NIHE). A detailed technical survey is carried out on the interior and exterior of properties and, in addition, a short interview is conducted with the householder or their partner. The data are weighted and grossed to ensure final figures reflect the actual housing stock. The achieved sample size in 2016 was 2,023.

Data from the NIHCS 2016 were considered as a potential source to estimate the proportion of second homes and proportion of vacant houses. Advice was also sought from the research team in NIHE in support of the development of these updated HGIs and the producers of this report are grateful for that support and expert advice. During the conversations with NIHE, the advice provided was that due to small sample sizes, NIHCS data on second homes was not robust enough to be used to inform the HGIs. Therefore NISRA CSU data was used for second homes estimates. In the interests of consistency across the calculations, this provided a rationale for also using the NISRA CSU data for vacant stock estimates.

4.1.3. Land and Property Services (LPS) publications

Building Control new dwelling completions data

Figures are collected quarterly by LPS from Building Control offices in each council on the number of new dwellings that have been completed during that quarter. The date of a new dwelling completion is the date on which the building control completion inspection takes place. New dwellings include both houses and apartments.

New dwelling completions data were used in the calculations to estimate net stock loss.

Housing stock data - NI Domestic Valuation List

LPS publish housing stock figures based on their domestic valuation list. The data represents housing stock at a point in time usually in April. The download is taken on the first working day of the month. Housing stock data are available from 2008 to 2019 for the 11 LGDs.

Total housing stock data is one of the elements of the HGIs model. The data were also used in the calculations to estimate net stock loss.

4.1.4. NISRA Central Survey Unit combined survey sample

Central Survey Unit (CSU) has amalgamated samples from their main surveys which took place over each financial year from 2013-14. These are the complete samples that were selected from the LPS address database and so the data include properties that were found to be vacant or second homes when the interviewer went to visit. The combined sample for the year used in the HGI calculations (2016-17) includes 25,400 properties.

A sample size of 25,400 allows for data analysis at LGD level. Data on second homes and vacant properties have been used in the HGI calculations at LGD level and to confirm data used at Northern Ireland level. The data source is not an official estimate of data on second homes or vacant properties. It is a by-product of survey research and it is considered to be a representative sample of houses at Northern Ireland level and LGD level.

5. Changes to data sources since 2012 based HGIs

5.1. The changes outlined in this section include where a new data source has been used to calculate the HGIs and also if there have been any significant changes to a data source since the last HGIs were calculated. Looking at each of the 5 key elements in the Northern Ireland level HGI calculations:

5.1.1. Number of households

Data source: NISRA household projections (2016 based).

Changes to data

The latest household projections (2016 based) replaced the previous household projections (2012 based).

The 2016 based figures are lower than the 2012 based figures. As stated in NISRA's methodological paper, the main driving force behind the 2016-based projections being lower than the 2012 based projections is due to a lower population base. Similar findings are also found in household projections for countries in the rest of the UK and indeed for areas within Northern Ireland.

For further details of differences between the 2012 based household projections and 2016 based household projections, see [the methodology report](#) on the NISRA website ('Useful links' section on page 19).

5.1.2. Second homes/Vacant stock

Data source: NISRA CSU Combined Survey Sample 2016/17.

Changes to data

2016/17 figures from the NISRA CSU Combined Survey Sample replace the figures from the 2011 NIHCS. 2016/17 was considered the most relevant year for the 2016 based HGI update.

NIHE advice was that the NIHCS sample was considered too small to provide robust data for the second homes variable. Given that issue with regards to second homes and NIHCS data, it was considered that the preferred approach was to ensure consistency of data source across the calculations/relevant variables and as NISRA CSU data informed the second homes variable, the NISRA CSU data was also chosen to inform the vacant stock variable. Additionally, using vacant stock estimates provided by NIHCS and LPS lead to an overall gain in some LGDs, which would lead to an indicator suggesting no additional requirement of homes within these areas over the HGI estimate period. This issue also occurred in aspects of the 2012 based update and was a driver for variable decision making at that time. As this is a refresh of that 2012 method, the issue has been handled similarly.

5.1.3. Net conversions/closures/demolitions

Data source: Estimates produced using published LPS data on new dwelling completions and housing stock.

Changes to data

NIHE advice obtained on net demolitions, conversions and closures across NIHE stock suggested a figure of 200 per annum. Advice was also sought from LPS on available data. The LPS figures that were available represent all Northern Ireland housing stock so the decision was taken to give precedence to these estimates. The latest net stock loss estimate based on the average of the time series available (9 years (2010-11 to 2018-19) is 741 per annum. This results in an estimated stock loss of 11,100 dwellings over the period to 2030. The previous 2012 based HGIs used a 2 year average and an annual estimated stock loss of 1,000 but this update has used the full time series available to provide a more robust average to smooth out any volatility across the period.

Calculation of estimates

Housing stock numbers and new dwelling completions data from LPS were used to give some guidance on approximating net stock loss data. Estimates were produced as follows:

- Take housing stock at the beginning of the year (LPS NI Housing Stock publication) and add in new dwellings completed during the year (LPS NI Building Control Starts and Completions publication). If no net stock loss, this figure would be the total housing stock at the end of the year.
- Compare this estimated 'housing stock if no loss' figure with the actual housing stock at the beginning of the next year (LPS NI Housing Stock publication). If the actual housing stock is less than the estimated 'housing stock if no loss', this would suggest that some stock has been lost during the year.
- Subtract actual housing stock at the beginning of the next year from estimated 'housing stock if no loss' to get an estimate for net stock loss during the year.

Due to the nature of the data and considering these figures are estimates, there can be wide variation from year to year. Therefore, averages have been taken over nine years to smooth the variations in the data and look at longer term trends.

5.1.4. Total stock

Data source: LPS Northern Ireland Housing Stock publication

Changes to data

The LPS NI Housing Stock publication remains the source of housing stock statistics with the most recent statistics available up to 2019. This HGI update has used the relevant data available at the time of update.

6. Local Government District (LGD) level figures – 2016 based Housing Growth Indicators

6.1. Background to LGD level estimates

Each time the HGIs have been calculated, estimates at LGD level have been produced. These are produced by using existing data or estimating LGD level data for each of the key components of the HGIs detailed in Table 2: number of households, second homes, vacant stock, net conversions/closures/demolitions (net stock loss) and total housing stock for start year. The individual components are then combined to produce the HGIs at LGD level.

6.2. Data sources for each of the 5 key components are the same as those listed for the NI HGI figure (see 'User Information – data sources' on page 9) and more detail on the LGD calculations can be found in Appendix 1, page 15.

Table 3: Estimate of total housing need in Northern Ireland by Council 2016-2030¹

Council / Region	2030 estimated dwelling requirement
Antrim and Newtownabbey	4,200
Ards and North Down	5,500
Armagh City, Banbridge and Craigavon	17,200
Belfast	7,400
Causeway Coast and Glens	5,600
Derry City and Strabane	4,100
Fermanagh and Omagh	4,300
Lisburn and Castlereagh	10,700
Mid and East Antrim	5,400
Mid Ulster	10,300
Newry, Mourne and Down	10,000

¹ Estimates are rounded to the nearest hundred.

6.3. These figures have been used as a starting point for allocating housing land as part of the Local Development Plan process. The figures presented here at LGD level are solely based on the data, are 'policy neutral' and use similar methodology to that used to produce the NI HGI estimate.

6.3.1. Issues when producing LGD level data

There are fewer data sources available to calculate the HGIs at LGD level. Some data that are robust for Northern Ireland are not robust when broken down to LGD level. In addition, some data that were used in the past may no longer be available or not available at suitable quality levels (see 'User Information – data sources' on page 9).

Appendix 1

LGD level Northern Ireland Housing Growth Indicators 2016-2030 - estimating each of the 5 key components

Table A1: Estimate of housing need by Local Government District 2016-2030

District Council	Household projection 2030	Second Homes 2030	Vacant Stock 2030	Net		New Stock Estimate 2030	Housing Stock at April 2016	Projected New Dwelling Requirement 2016-2030
				Conversions Closures and Demolitions 2016-2030	2016-2030			
Antrim and Newtownabbey	59,200	400	3,200	-400	62,400	58,300	4,200	
Ards and North Down	70,100	900	4,500	200	75,800	70,300	5,500	
Armagh City, Banbridge and Craigavon	90,500	900	6,300	2,000	99,700	82,500	17,200	
Belfast	148,200	1,500	13,000	900	163,500	156,100	7,400	
Causeway Coast and Glens	58,300	2,700	5,200	2,400	68,600	62,900	5,600	
Derry City and Strabane	60,000	200	4,300	100	64,600	60,500	4,100	
Fermanagh and Omagh	46,200	500	4,300	1,300	52,400	48,000	4,300	
Lisburn and Castlereagh	63,500	400	3,700	1,100	68,700	58,000	10,700	
Mid and East Antrim	59,200	200	3,600	1,000	64,100	58,700	5,400	
Mid Ulster	57,000	200	3,500	2,300	63,000	52,600	10,300	
Newry, Mourne and Down	72,300	800	5,300	300	78,700	68,600	10,000	
Northern Ireland	784,600	8,700	57,000	11,100	861,300	776,500	84,800	

Cells are rounded to the nearest 100. Calculations have been worked out using unrounded data. Therefore summing individual figures in the table above may not add to total.

Household projection 2030

Data source: 2016 based household projections

To produce LGD level data: Household projections data have been calculated for the new 11 LGDs.

Changes to data

The latest household projections (2016 based) replaced the 2012 based household projections. The 2016 based figures are lower than the 2012 based figures (see 'Number of households' section on page 11 for some of the reasons why the figures are lower).

Second homes 2030

Data source: Central Survey Unit combined survey sample 2016-17

To produce LGD level data: As with the NI HGI calculation, the term 'second home' relates to a dwelling, not permanently occupied, whose owner resides principally in another dwelling. This includes holiday homes and residences used for easy access to business, but excludes dwellings privately rented to other tenants. Following review of the previous sources for this update only one robust data source for second homes data was identified: the NISRA CSU combined survey sample 2016-17. The overall NI second homes figure was apportioned across each of the 11 Councils to reflect the distribution present in the NISRA CSU combined survey sample data.

Changes to data source

No change

Vacant stock 2030

Data source: Central Survey Unit combined survey sample 2016-17

To produce LGD level data:

As with the NI HGI calculation, to maintain consistency with the data used for second homes, the NISRA CSU data was also used as the source for this variable. Again, similar to the second homes calculations, the overall NI vacant stock figure was apportioned across each of the 11 Councils to reflect the distribution present in the NISRA CSU combined survey sample data.

Changes to data source

For the 2012 based HGIs, NIHCS data was used. However, as detailed previously, for this 2016-based HGI update it was decided to maintain consistency across data used to ensure a more robust estimate using figures obtained from one source where possible and so, given only one suitable source was available for estimating second homes, that same source was used for vacant stock estimation. Therefore the source for vacant stock estimation has changed from NIHCS to NISRA CSU Combined Survey Sample.

Net conversions/closures/demolitions 2016 to 2030

Data source: Estimates produced using published LPS data on new dwelling completions and housing stock.

To produce LGD level data: Approximations were produced for each LGD as per the estimation of the NI level figure (see 'Calculation of estimates' section on page 12). These LGD level data have been used to apportion the NI level net conversions/closures/demolitions figure of 11,100.

Change to data source

No change

Issues to note

- *Using average over 9 years*
As per the NI level figure, due to the nature of the data there can be wide variation from year to year. Therefore averages have been taken over a number of years to smooth the variations in the data and look at longer term trends.

Previously a 4 year average was used to calculate LGD level estimates. For this refresh, to produce a more robust estimate, the full data available covering the period 2010-11 to 2018-19 was used.

New stock estimate 2030

The new stock estimate for 2030 is calculated by adding the estimated number of second homes, vacant stock and stock loss adjustment to the estimated number of households for each Local Government District area.

Total stock 2016

Data source: LPS NI Housing Stock publication

To produce LGD level data: Data are available for the new 11 LGDs from this publication

Projected new dwelling requirement by LGD for 2016 to 2030

This is calculated by subtracting total stock estimate for 2016 from total stock estimate for 2030 for each LGD.

Appendix 2

Table A2: Comparison of LGD level Housing Growth Indicators 2016-2030 with recent new dwelling completion rates

Local Government District	Projected new dwelling requirement 2016-2030¹	Comparison 15 year figure using recent completion rates²
Antrim and Newtownabbey	4,200 dwellings	8,160 (544 x 15)
Ards and North Down	5,500 dwellings	10,275 (685 x 15)
Armagh, Banbridge and Craigavon	17,200 dwellings	13,755 (917 x 15)
Belfast	7,400 dwellings	10,065 (671 x 15)
Causeway Coast and Glens	5,600 dwellings	8,565 (571 x 15)
Derry City and Strabane	4,100 dwellings	7,680 (512 x 15)
Fermanagh and Omagh	4,300 dwellings	4,935 (329 x 15)
Lisburn and Castlereagh	10,700 dwellings	11,580 (772 x 15)
Mid and East Antrim	5,400 dwellings	6,405 (427 x 15)
Mid Ulster	10,300 dwellings	10,680 (712 x 15)
Newry, Mourne and Down	10,000 dwellings	9,690 (646 x 15)

¹ Estimate of housing need by Local Government District 2016-2030 (see Table 1 and Table 3 on pages 6 and 13 respectively) - derived by estimating each of the key components at LGD level and combining to form the HGI for each LGD.

² An approximate figure of new dwelling completions per annum (given in brackets) has been worked out using LPS new dwelling completions data over the time period 2015-16 to 2018-19 (the full time series available at 11 LGD level). 2016 to 2030 is a 15 year period so the calculated average figure has been multiplied by 15 to give a figure that can be compared with the projected new dwelling requirement 2016-2030.

Appendix 3

Useful links

2012 based Housing Growth Indicators and methodology paper are available on the DfI website at:

<https://www.infrastructure-ni.gov.uk/publications/2012-based-housing-growth-indicators-hgis-and-methodology-paper>

Details of the household projections data and methodology are available on the NISRA website at:

<https://www.nisra.gov.uk/sites/nisra.gov.uk/files/publications/HP16-bulletin.pdf>

RDS 2035 available on the DfI website at:

<https://www.infrastructure-ni.gov.uk/publications/regional-development-strategy-2035>

Details on the NI Housing Executive Northern Ireland House Condition Survey (including results from the survey) are available on the NIHE website:

<https://www.nihe.gov.uk/Working-With-Us/Research/House-Condition-Survey>

Land and Property Services NI Building Control Starts and Completions publication is available on the DoF website:

<https://www.finance-ni.gov.uk/publications/new-dwelling-statistics-report>

Land and Property Services NI Housing Stock publication is available on the DoF website:

<https://www.finance-ni.gov.uk/publications/annual-housing-stock-statistics>

Appendix 4: Primary School Analysis

Table 1.1: Lisburn & Castlereagh Primary School Enrolments

School	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Comment	Village/Small Settlement (Y/N)	
Anahit Primary School, Hillsborough	277	273	266	276	277	285	273	259	123	141	135	152													Enrolment -45.1%	Y	
Ballinderry Primary School, Lower Ballinderry									204	226	251	251													Enrolment +23.0%	Y	
Ballycarrickmaddy Primary School, Stonyford	122	127	126	133	150	148	152	165	178	180	189	186													Enrolment +52.5%	Y	
Ballymacash Primary School, Lisburn	237	259	280	292	290	292	298	320	373	383	388	395													Enrolment +66.7%	N	
Ballymacrickett Primary School, Glenavy	186	200	219	232	224	245	239	266	355	366	374	380													Enrolment +104.3%	Y	
Ballymacward Primary School, Stonyford	97	112	114	95	101	102	107	110	64	66	70	80													Enrolment -17.5%	Y	
Brooklands Primary School, Dundonald									473	478	482	504														Enrolment +6.6%	N
Brownlee Primary School, Lisburn	112	120	103	100	94	104	106	114	200	200	200	205													Enrolment +83.0%	N	
Cairnshill Primary School, Cairnshill									476	492	548	545														Enrolment +14.5%	N
Carr Primary School, Carr	98	97	100	102	115	108	112	100	57	57	65	71													Enrolment -27.6%	Y	

School	95/9	96/9	97/9	98/9	99/0	00/0	01/0	02/0	15/1	16/1	17/1	18/19	Comment	Village/Small Settlement (Y/N)
Charley Memorial Primary School, Drumbeg	69	68	65	57	49	37	37	34	6	7	8	8	Closed 2007	Y
Carryduff Primary School, Carryduff									193	203	193	191	Enrolment - 1.0%	N
Derrriaghy Primary School, Milltown	106	91	86	79	82	76	63	58					Closed 2011	Y
Downshire Primary School, Hillsborough									595	598	600	598	Merged school - Enrolment +0.5%	Y
Dromara Primary School, Dromara	111	118	116	115	125	121	120	123	180	181	177	167	Enrolment +50.5%	Y
Drumbo Primary School, Drumbo	81	68	58	42	36	30	22	24					Closed 2007	Y
Dundonald Primary School, Dundonald									773	798	788	798	Enrolment +3.2%	N
Fort Hill Integrated Primary School, Lisburn	250	229	240	227	227	207	211	205	208	205	206	208	Enrolment -16.8%	N
Friend's School, Lisburn									166	160	153	164	Enrolment -1.2%	N
Harmony Hill Primary School, Lisburn	728	712	710	707	698	668	654	642	581	582	603	614	Enrolment -15.7%	N
Hilden Integrated Primary School, Lisburn	0	0	0	0	62	73	65	68					Closed 2008	N

School	95/9	96/9	97/9	98/9	99/0	00/0	01/0	02/0	15/1	16/1	17/1	18/19	Comment	Village/Small Settlement (Y/N)
	6	7	8	9	0	1	2	3	6	7	8			
Hillhall Primary School, Hillhall	51	47	50	51	53	56	53	49					Closed 2007	Y
Hillsborough Primary School, Hillsborough	332	353	348	356	368	378	371	385					Closed 2005 & merged to become Downshire PS	Y
Killowen Primary School, Lisburn	467	482	475	471	447	403	396	356	399	413	420	402	Enrolment -13.9%	N
Knockmore Primary School, Lisburn	152	155	144	150	173	171	212	167	174	192	188	230	Enrolment +51.3%	N
Lambeg Primary School, Lambeg	65	63	60	55	50	43	50	44					Closed 2007	Y
Largymore Primary School, Hillhall	343	339	337	309	280	253	227	212	168	176	189	192	Enrolment -44.0%	Y
Lisburn Central Primary School, Lisburn	228	232	238	260	255	259	251	253	187	194	191	189	Enrolment -17.1%	N
Maghaberry Primary School, Moira	199	204	204	212	216	214	223	218	214	223	238	245	Enrolment +23.1%	N
Maze Primary School, Long Kesh	85	89	89	90	93	91	91	87					Closed 2003	Y
McKinney Primary School, Dundrod	75	83	90	97	107	101	106	112	130	128	126	127	Enrolment +69.4%	Y
Meadow Bridge Primary School, Hillsborough									292	289	306	304	Enrolment +4.1%	Y

School	95/9	96/9	97/9	98/9	99/0	00/0	01/0	02/0	15/1	16/1	17/1	18/19	Comment	Village/Small Settlement (Y/N)
	6	7	8	9	0	1	2	3	6	7	8			
Moira Primary School, Moira	286	282	275	287	312	326	338	367	388	380	375	371	Enrolment +29.7%	N
Moneyrea Primary School, Moneyreagh									210	209	212	209	Enrolment -0.5%	Y
Newport Primary School, Hillsborough	100	90	81	74	72	74	61	58					Closed 2005	Y
Old Warren Primary School, Lisburn	178	173	146	133	143	137	131	126	115	133	130	135	Enrolment -24.2%	N
Pond Park Primary School, Lisburn	580	595	588	600	594	601	601	591	623	621	620	625	Enrolment +7.8%	N
Riverdale Primary School, Legacurry	0	0	0	0	0	167	177	183	208	206	208	208	Enrolment +19.7%	Y
Rowandale Integrated Primary School, Moira									216	243	256	265	Enrolment +22.7%	N
St Aloysius Primary School, Lisburn	322	325	319	302	302	303	293	273	401	418	443	444	Enrolment +37.9%	N
St Colman's Primary School, Lisburn									392	395	397	391	Enrolment -0.3%	N
St Colman's Primary School, Lambeg	403	435	419	426	444	438	412	360					Enrolment -10.7%	Y
St Colman's Primary School, Moira	80	72	70	61	53	45	39	30					Enrolment -62.5%	N

School	95/9	96/9	97/9	98/9	99/0	00/0	01/0	02/0	15/1	16/1	17/1	18/19	Comment	Village/Small Settlement (Y/N)
St James' Primary School, Kilwarlin	72	87	93	105	112	116	120	123	6	7	8		Closed 2003	Y
St John's Primary School, Hillsborough	36	37	43	45	42	43	41	43					Closed 2003	Y
St Joseph's Primary School, Lisburn	300	265	251	231	204	181	189	177	388	385	378	386	Enrolment +28.7%	N
St Joseph's Primary School, Carryduff									411	423	430	456	Enrolment +10.9%	N
Tonagh Primary School, Lisburn	207	192	194	184	180	177	174	165	229	214	213	214	Enrolment +3.4%	N
Wallace High School, Lisburn									119	126	126	121	Enrolment +1.7%	N

Sources: Education Authority Annual Area Profiles Report November 2019 & Draft BMAP 2015 Technical Supplement 10 'Education, Health, Community and Cultural Facilities'

Appendix 5: Housing Monitor Analysis

Housing Monitor Review

Table1: Review of Lisburn City Housing Sites

Site Ref	Site Name/Location	Units Complete	Remaining Potential	Development Status
15249	69 & 71 Hillsborough Road	0	7	Not started (same as 2009 Monitor)
16442	Adj to 91 Causeway End Rd	0	1	Not started (same as 2009 Monitor)
16443	Adj to 51 Moira Rd	0	1	Not started (same as 2009 Monitor)
16524	Opposite Glenmore Terrace, Mill St	0	14	Not started (same as 2009 Monitor)
16528	132 Causeway End Rd	0	5	Not started (same as 2009 Monitor)
16541	Rear of 146 Hillsborough Rd	0	3	Not started (same as 2009 Monitor)
16542	Adj to 24 Beechdene Pk	0	2	Not started (same as 2009 Monitor)
16554	Sth North Lisburn Feeder	0	83	Not started
16548	Pond Pk Rd/Derriaghy Rd	70	4	'Ongoing' but same figures as 2009 Monitor
16623	Adj to 1 Prince William Rd	0	24	Not started (same as 2009 Monitor)
16626	Adj 64 Causeway End Rd	0	1	Not started (same as 2009 Monitor)
16627	Adj 81 Causeway End Rd	122	10	'Ongoing' but same figures as 2009 Monitor
16817	21-25 Seymour St	0	12	Not started (same as 2009 Monitor)
16819	115/117 Hillsborough Rd	0	10	Not started (same as 2009 Monitor)
16825	27 Pond Pk Rd	0	3	Not started (same as 2009 Monitor)
16826	2A Leamington Place/Grand Street	0	4	Not started (same as 2009 Monitor)
16833	Site 4 Esker Ridge, Antrim Rd	0	1	Not started (same as 2009 Monitor)
16904	Adj 196 Belsize Rd	0	3	Not started (same as 2009 Monitor)

16919	Opp 7-11 Ruskin Heights	0	4	Not started (same as 2009 Monitor)
17182	Adj 15 Harmony Hill	0	1	Not started (same as 2009 Monitor)
17186	Rear of 70C Causeway End Rd	0	1	Not started (same as 2009 Monitor)
17187	Adj 104 Pond Pk Rd	0	9	Not started (same as 2009 Monitor)
17188	63 Gregg St	0	1	Not started (same as 2009 Monitor)
17190	68 Woodland Pk	0	13	Not started (same as 2009 Monitor)
17198	Adj 56 Harmony Hill	0	1	Not started (same as 2009 Monitor)
17209	99 Ballynahinch Rd	1	26	1 house built since 2009
17210	43 Antrim Rd	0	2	Not started (same as 2009 Monitor)
18096	Adj 51 Moira Rd	0	20	Not started (same as 2009 Monitor)
18306	Ardfoyle Forthill	0	1	Not started (same as 2009 Monitor)
18310	Adj 14 Glenavy Gdns	0	1	Not started (same as 2009 Monitor)
18312	23 Benson St	0	2	Not started (same as 2009 Monitor)
18316	Side Garden 27 Laurehill Pk	0	1	Not started (same as 2009 Monitor)
18319	38 Pond Pk Rd	0	1	Not started (same as 2009 Monitor)
18323	3 & 5 Smithfield Sq	0	24	Not started (same as 2009 Monitor)
18328	149 Hillsborough Rd	0	14	Not started (same as 2009 Monitor)
18642	Garden of 2 Hillview Ave	0	1	Not started (same as 2009 Monitor)
18644	Side Garden of 1 Ferndell	0	1	Not started (same as 2009 Monitor)
18648	34-44 Grand St	0	5	Not started (same as 2009 Monitor)

18659	Rear of 22 Derryvolgie Pk, Lambeg	0	1	Not started (same as 2009 Monitor)
18679	169-171 Moira Rd	0	12	Not started (same as 2009 Monitor)
18680	Knockmore Business Centre Moira Rd	0	36	Not started (same as 2009 Monitor)
18692	99 Antrim Rd	0	3	Not started (same as 2009 Monitor)
18693	Adj 65 Antrim Rd	0	1	Not started (same as 2009 Monitor)
18696	17 Magheralave Rd	0	1	Not started (same as 2009 Monitor)
18698	Adj 23 Wyncroft Crescent	0	1	Not started (same as 2009 Monitor)
18712	46C Castle St	0	52	Not started (same as 2009 Monitor)
19465	96 Pond Pk Rd	0	7	Not started (same as 2009 Monitor)
19469	6 Rathvarna Close	0	1	Not started (same as 2009 Monitor)
19470	52 Mill St	0	14	Not started (same as 2009 Monitor)
19486	13 Plantation Drive	0	1	Not started (same as 2009 Monitor)
19494	99 Ballynahinch Rd	0	8	Not started (same as 2009 Monitor)
19508	Rear 76 Causeway End Rd	0	1	Not started (same as 2009 Monitor)
19509	Adj 24 Wyncroft Gdns	0	1	Not started (same as 2009 Monitor)
19515	19A Ballymacash Rd	0	4	Not started (same as 2009 Monitor)
19551	Adj 21 Greenburn Way	0	1	Not started (same as 2009 Monitor)
19552	74 Greenburn Way	0	1	Not started (same as 2009 Monitor)
19577	121-123 Old Hillsborough Rd	0	7	Not started (same as 2009 Monitor)
19928	Rear 61 Moss Rd	0	2	Not started (same as 2009 Monitor)

				Monitor)
19931	21 East Down View	0	6	Not started (same as 2009 Monitor)
19933	34A Belfast Rd	0	3	Not started (same as 2009 Monitor)
19934	Rear 34-38 Dalboyne Pk	0	1	Not started (same as 2009 Monitor)
19935	24 Magheralave Rd	0	8	Not started (same as 2009 Monitor)
19947	20 The Green	0	2	Not started (same as 2009 Monitor)
19948	Side 31 Innisfayle Rd	0	1	Not started (same as 2009 Monitor)
19949	18 Pond Pk Rd	0	5	Not started (same as 2009 Monitor)
20004	14 Warren Gdns	0	3	Not started (same as 2009 Monitor)
20033	108-110 Ballymacash Rd	0	6	Not started (same as 2009 Monitor)
20035	114-116 Ballymacash Rd	1	5	1 house built since 2009 Monitor
20037	Ballymacross Phase 5	0	8	Not started (same as 2009 Monitor)
20925	Glenavy Rd/Brokerstown Rd (LD1 North)	0	650	Not started (same as 2009 Monitor) Planning application under consideration
20471	Barbour Threads, Hilden	0	603	Not started Planning permission lapsed
Total			1773	

Table 2: Review of Lisburn Greater Urban Area Housing Sites

Site Ref	Site Name/Location	Units Complete	Remaining Potential	Development Status
18351	Rear of No. 4 5-7 Kilmakee Cottages, Willow Gardens	0	29	Not started (same as 2009 Monitor)
18661	65 Mosside Road, Derriaghy	0	5	Not started (not referenced in 2009 data)
18663	Rear of Kilmakee Cottages, Willow Gardens, Dunmurry	0	25	Not started (not referenced in 2009 data)
18664	283 & 285 Kingsway, Dunmurry	0	3	Not started (not referenced in 2009 data)
19456	64 Mosside Road, Derriaghy, Dunmurry	0	2	Not started (not referenced in 2009 data)
19458	Adjacent to 6 Larch Grove	0	1	Not started (not referenced in 2009 data)
Total			65	

Table 3: Review of Greater Castlereagh Urban Area Housing Sites

Site Ref	Site Name/Location	Units Complete	Remaining Potential	Development Status
553	77 Beechill Road	0	2	Not started (same as 2009 Monitor)
558	Beechill Road	0	37	Not started (same as 2009 Monitor)
12196	350 Saintfield Road	0	20	Not started (same as 2009 Monitor)
12302	Hanwood House 125 Old Dundonald Road	0	44	Not started (same as 2009 Monitor)
12680	86 Beechill Road	0	1	Not started (same as 2009 Monitor)
12929	Land adjacent to 2 Carrowreagh Gardens	0	1	Not started (same as 2009 Monitor)
12983	164 Newtownbreda Road	0	2	Not started (same as 2009 Monitor)
13284	Land adjacent to 16 Knockbracken Road	0	38	Not started (same as 2009 Monitor)
17284	To the rear of 310 Comber Road	0	1	Not started (same as 2009 Monitor)
18090	Forster Green Hospital Upper Knockbreda Road MCH 12 Mixed Use	0	30	Not started (same as 2009 Monitor)
18225	804 Upper Newtownards Road	0	4	Not started (same as 2009 Monitor)
18230	Rear of 17-23 Ferndene Park	0	6	Not started (same as 2009 Monitor)
18232	Quarry Corner, Upper Newtownards Road	0	41	Not started (same as 2009 Monitor)
18234	104-118 Comber Road	0	8	Not started (same as 2009 Monitor)
18235	274 Comber Road	0	1	Not started (same as 2009 Monitor)

18236	292 Comber Road	0	2	Not started (same as 2009 Monitor)
18813	1027 to 1035 Upper Newtownards Road	0	32	Not started (same as 2009 Monitor)
18848	14 Mount Michael Drive	0	1	Not started (same as 2009 Monitor)
18860	103 to 107 Saintfield Road	0	6	Not started (same as 2009 Monitor)
19622	133A Comber Road	0	3	Not started (same as 2009 Monitor)
19628	Rear of 180 Saintfield Road	0	1	Not started (same as 2009 Monitor)
19630	Side garden of 1 Brooklands Park	0	0	Not started (same as 2009 Monitor)
19631	28 Beechill Park South	0	1	Not started (same as 2009 Monitor)
19635	Land at Islay Gardens	0	8	Not started (same as 2009 Monitor)
19640	190 Newtownbreda Road	0	2	Not started (same as 2009 Monitor)
20045	70 Beechill Park West	0	1	Not started (same as 2009 Monitor)
20061	Rear garden 65 Old Dundonald Road	0	1	Not started (same as 2009 Monitor)
20064	66 Church Road	0	11	Not started (same as 2009 Monitor)
20065	33-37 Gransha Road	0	12	Not started (same as 2009 Monitor)
20066	42-52 Gransha Road	0	15	Not started (same as 2009 Monitor)
20068	99-107 Comber Road	0	45	Not started (same as 2009 Monitor)
20069	155 & 157 Comber Road	0	2	Not started (same as 2009 Monitor)

				Monitor)
20074	58 Old Dundonald Road	0	5	Not started (same as 2009 Monitor)
20847	Lands at and to the north of 360 Saintfield Road	0	80	Not started (not referenced in 2009 data but long standing site)
21526	East of Ballymaconaghy Road, Manse Road & Garland Hill	0	313	Not started (not referenced in 2009 data as identified through BMAP process) Planning applications submitted & under consideration
Total			717	

Table 4: Review of Carryduff Housing Sites

Site Ref	Site Name/Location	Units Complete	Remaining Potential	Development Status
591	Adjacent to 22 Lough Moss Park	0	14	Not started (same as 2009 Monitor)
11437	Land to the southeast of Meadowvale Road CF 04/04	0	174	Not started (same as 2009 Monitor)
11981	Rear of 21 Holly gate Avenue	0	1	Not started (same as 2009 Monitor)
11988	26 Ballynahinch Road	0	2	Not started (same as 2009 Monitor)
12152	32-34 Ballynahinch Road	0	2	Not started (same as 2009 Monitor)
12262	Sunnyholme 11 Queensfort Road	0	3	Not started (same as 2009 Monitor)
12323	Between 7 & 9 Thorndale Road South	0	1	Not started (same as 2009 Monitor)
12591	20 Church Road	0	1	Not started (same as 2009 Monitor)
12976	Lands to east & south of Baronscourt & north of Edgar Road & Comber Road CF 4/06	2	378	Development on-going
12977	Lands to north of Marlborough Crescent, Blenheim Park & Queensfort Court, west of Saintfield Road and south of Mealough Road CF 03/05	0	349	Not started Planning permissions granted
13233	101 Ballynahinch Road CF 04/03	0	110	Not started (same as 2009 Monitor)
13274	6 Thorndale Road North	0	1	Not started (same as 2009 Monitor)
13279	30 Ballynahinch Road	0	2	Not started (same as 2009 Monitor)
18239	Rear of 1 Ballynahinch Road	0	1	Not started (same as 2009 Monitor)
18243	37 Church Road	0	6	Not started (same as 2009 Monitor)
18244	Adjacent to 694 Saintfield Road	0	30	Not started (same as 2009 Monitor)
18531	North of Thorndale Park	0	24	Not started (same as 2009 Monitor)

18827	31 Church Road	0	3	Not started (same as 2009 Monitor)
19657	16 Hillsborough Road	0	3	Not started (same as 2009 Monitor)
20077	70-72 Ballynahinch Road	0	33	Not started (same as 2009 Monitor)
20079	83 Ballynahinch Road	0	5	Not started Potential yield identified as 1 unit in 2009 data
20080	Adjacent to 10 & 15 Baronscourt Lane	0	2	Not started (same as 2009 Monitor)
20081	Rear of 2 Thompsons Grange	0	1	Not started (same as 2009 Monitor)
20087	644 Saintfield Road	0	7	Not started (same as 2009 Monitor)
21292	Carryduff Shopping Centre, Church Road	0	150	Not started Application received (LA05/2019/1270/F) for 2 no. retail units, 1 no. bar/restaurant unit, 1 no. off licence unit and 21 no. apartments with associated car parking and landscaping (amendment to planning approval under LA05/2018/0459/F)
21522	Lands at Comber Road CF 04/05	0	94	Not started Application under consideration (LA05/2018/1221/RM) for 79 houses
Total			1397	

Table 5: Review of Hillsborough Housing Sites

Site Ref	Site Name/Location	Units Complete	Remaining Potential	Development Status
15325	Lisburn Road HH 03/02 & HH 03/03	0	119	Not started Remaining potential identified as 150 units in 2009 data
16666	25 Lisburn Road	0	10	Not started (same as 2009 Monitor)
18336	Adjacent to the Old Mill Development Culcavy Road	0	1	Not started (same as 2009 Monitor)
18349	17 Dromore Road	0	1	Not started (same as 2009 Monitor)
18718	7 Abercorn Park	0	1	Not started (same as 2009 Monitor)
18739	45 Carnreagh	0	1	Not started (same as 2009 Monitor)
19242	16 Dromore Road	0	1	Not started (same as 2009 Monitor)
19245	10 Main Street	0	1	Not started (same as 2009 Monitor)
20184	1 Park Street	0	1	Not started (same as 2009 Monitor)
20186	Opposite 19-23 Dromore Road	0	7	Not started Potential yield identified as 29 units in 2009 data
20195	1 Hillcourt	0	2	Not started (same as 2009 Monitor)
20201	Vacant site to rear 45-53 Old Mill Heights Culcavy Road	0	8	Not started (same as 2009 Monitor)
20205	30-32 Culcavy Road	0	16	Not started (same as 2009 Monitor)
20206	Maisemore 41 Lisburn Road	0	2	Not started (same as 2009 Monitor)
Total			171	

Table 6: Review of Moira Housing Sites

Site Ref	Site Name/Location	Units Complete	Remaining Potential	Development Status
15331	Old Kilmore Road, Fortwilliam MA 04/06	0	50	Not started (same as 2009 Monitor)
16505	Rear of 100 Main Street	0	1	Not started (same as 2009 Monitor)
16609	South of 23-25 St Johns Park	0	2	Not started (same as 2009 Monitor)
16940	Land to the rear of 35-37 Main Street	0	7	Not started (same as 2009 Monitor)
17173	8 Lurgan Road	0	14	Not started (same as 2009 Monitor)
17176	Adjacent to 33 Lurgan Road	0	5	Not started (same as 2009 Monitor)
18102	Land at 89-101 Main Street	0	10	Not started (same as 2009 Monitor)
18103	Land adjacent to 1A Hillsborough	0	20	Not started (same as 2009 Monitor)
18104	Land adjacent to 45 Lurgan Road MA 03/02 & MA 04/09	0	69	Not started (same as 2009 Monitor)
18756	4A Lurgan Road, Moira	0	50	Not started Application under consideration (LA05/2019/0012/F) for proposed change of house types from extant planning permission (S/2008/0177) comprising the erection of 82 units
19117	Lands to the south-east of 45 Main Street	0	6	Not started (same as 2009 Monitor)
19119	Adjacent to 31 Lurgan Road	0	1	Not started (same as 2009 Monitor)
19121	Lands adjacent to and including Lurgan Road	0	24	Not started (same as 2009 Monitor)
20216	Lands north 10 Waringfield	0	1	Not started (same as 2009 Monitor)

	Park			Monitor)
20217	Rear 4 Waringmore	0	1	Not started (same as 2009 Monitor)
20219	Rear 18-20 Woodhall	0	1	Not started (same as 2009 Monitor)
20942	Land adjacent to 41 Old Kilmore Road MA 04/08	0	60	Not started No planning history
20944	Land west of Claremont Crescent MA 04/07	0	53	Not started Planning approval (LA05/2017/0428/F) for 53 no. dwellings
Total			375	



HOUSING SITES NORTHERN IRELAND LAND USE DATABASE DEVELOPMENT

STATUS OF ALL MONITORABLE SITES IN LISBURN AS OF 1 AUGUST 2009

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15144 7158	KILOWEN GRANGE	01/08/2005	584	0	19.86	0.00	COMPLETE	01/08/2005
15145 7159	SAINT MARKS WOOD	01/08/1997	60	0	1.9	0.00	COMPLETE	01/08/1997
15146 7160	RATHVARNA AVENUE	01/08/1997	346	0	10.09	0.00	COMPLETE	01/08/1997
15147 7161	LIMETREE AVENUE	01/08/2009	523	77	27.8	4.10	DEVELOPMENT ON-GOING	
15148 7162	KNOCKMOREDRIVE	01/08/1997	132	0	6.2	0.00	COMPLETE	01/08/1997
15149 7163	THE OAKS (NETTLEHILL ROAD)	01/08/1997	4	0	0.4	0.00	COMPLETE	01/08/1997
15150 7164	POND PARK MANOR	01/08/1997	345	0	25.38	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15151 7165	MAGHERALAVE ROAD	01/08/1997	60	0	3.2	0.00	COMPLETE	01/08/1997
15152 7166	MAYSFIELD/KIRKWOOD PK	01/08/1999	110	0	4.83	0.00	COMPLETE	01/08/1999
15153 7167	RICHMOND COURT	01/08/1997	130	0	5.62	0.00	COMPLETE	01/08/1997
15154 7168	WEST PARK	01/08/1997	130	0	6.6	0.00	COMPLETE	01/08/1997
15155 7169	TONAGH AVENUE	01/08/1997	8	0	0.47	0.00	COMPLETE	01/08/1997
15156 7170	WARREN PARK	01/08/1997	58	0	1.78	0.00	COMPLETE	01/08/1997
15157 7171	BARBOUR GARDENS	01/08/1997	19	0	0.5	0.00	COMPLETE	01/08/1997
15158 7172	HILDEN COURT	01/08/1997	130	0	3.62	0.00	COMPLETE	01/08/1997
15159 7174	HARRYVILLE PARK	01/08/1997	10	0	0.68	0.00	COMPLETE	01/08/1997
15160 7175	HILLSBOROUGH ROAD	01/08/1997	3	0	0.16	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15161 7176	HOLBURN HALL	01/08/1997	48	0	3.21	0.00	COMPLETE	01/08/1997
15162 7177	MERCER STREET	01/08/1998	2	0	0.1	0.00	COMPLETE	01/08/1998
15163 7178	PLANTATION MEWS	01/08/1997	15	0	0.52	0.00	COMPLETE	01/08/1997
15164 7179	RUSKIN PARK	01/08/1997	24	0	1.01	0.00	COMPLETE	01/08/1997
15165 7180	RYAN PARK	01/08/1997	8	0	0.35	0.00	COMPLETE	01/08/1997
15166 7181	SPRUCEFIELD COURT	01/08/1997	9	0	0.49	0.00	COMPLETE	01/08/1997
15167 7182	DOG KENNEL LANE	01/08/1999	20	0	0.66	0.00	COMPLETE	01/08/1999
15168 7183	BENAVON COURT	01/08/1997	19	0	0.66	0.00	COMPLETE	01/08/1997
15169 7184	ASHBOURNE PARK	01/08/1997	58	0	2.14	0.00	COMPLETE	01/08/1997
15170 7185	BELSIZE ROAD	01/08/1997	16	0	0.72	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15171 7186	BRIDGE STREET	01/08/1997	2	0	0.7	0.00	COMPLETE	01/08/1997
15172 7187	BROOKVALE GRAND COURT	01/08/1997	31	0	0.32	0.00	COMPLETE	01/08/1997
15173 7188	CHERRY LANE	01/08/1997	10	0	0.29	0.00	COMPLETE	01/08/1997
15174 7189	GARVEY COURT	01/08/1997	40	0	0.77	0.00	COMPLETE	01/08/1997
15175 7190	GARVEY MANOR	01/08/1997	51	0	3.2	0.00	COMPLETE	01/08/1997
15176 7191	GLENMORE PARK	01/08/1997	20	0	0.8	0.00	COMPLETE	01/08/1997
15177 7192	GLENMORE WALK	01/08/1997	10	0	0.29	0.00	COMPLETE	01/08/1997
15178 7193	GRAND STREET	01/08/1997	3	0	1.07	0.00	COMPLETE	01/08/1997
15179 7194	LEWELLYN AVENUE	01/08/1997	4	0	0.02	0.00	COMPLETE	01/08/1997
15180 7195	QUEENSWAY	01/08/1997	2	0	0.1	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15182 7197	TUDOUR GRANGE	01/08/1997	29	0	0.18	0.00	COMPLETE	01/08/1997
15183 7198	WESLEY STREET	01/08/1997	1	0	0.4	0.00	COMPLETE	01/08/1997
15184 7200	RIVER COURT	01/08/1997	67	0	1.85	0.00	COMPLETE	01/08/1997
15185 7201	LARCH HILL	01/08/1997	22	0	0.69	0.00	COMPLETE	01/08/1997
15186 7202	EDENVALE MEADOWS	01/08/1997	22	0	0.98	0.00	COMPLETE	01/08/1997
15187 7203	GARNOCK HILL/ GLENDALE AV	01/08/1997	368	0	7.79	0.00	COMPLETE	01/08/1997
15188 7204	ARLINGTON DRIVE	01/08/1997	55	0	1.88	0.00	COMPLETE	01/08/1997
15189 7205	BIRCH GREEN	01/08/1997	10	0	0.21	0.00	COMPLETE	01/08/1997
15190 7206	COTLANDS GREEN	01/08/1997	7	0	0.29	0.00	COMPLETE	01/08/1997
15191 7207	GLENBURN COURT	01/08/1997	12	0	0.11	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15192 7208	KINGSWAY	01/08/1997	10	0	0.25	0.00	COMPLETE	01/08/1997
15193 7209	GRANGE HILL	01/08/1997	4	0	0.05	0.00	COMPLETE	01/08/1997
15194 7210	ROYAL MEWS	01/08/1997	32	0	0.49	0.00	COMPLETE	01/08/1997
15195 7211	ASHLEY LODGE	01/08/1997	48	0	0.62	0.00	COMPLETE	01/08/1997
15196 7212	WILLOW GARDENS	01/08/1997	5	0	0.17	0.00	COMPLETE	01/08/1997
15198 7222	OAKHURST AVENUE	01/08/1997	147	0	13.36	0.00	COMPLETE	01/08/1997
15199 7228	ASHLEY PLACE	01/08/1997	3	0	0.15	0.00	COMPLETE	01/08/1997
15200 7229	RAVARNET WALK	01/08/1997	7	0	0.47	0.00	COMPLETE	01/08/1997
15201 7230	BELVOR CRESCENT	01/08/1998	3	0	0.05	0.00	COMPLETE	01/08/1998
15202 7231	BLARIS WALK	01/08/1997	5	0	0.47	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15203 7232	DRUMARD GRANGE	01/08/1997	22	0	0.87	0.00	COMPLETE	01/08/1997
15204 7233	DRUMBEG DRIVE	01/08/1997	5	0	0.1	0.00	COMPLETE	01/08/1997
15205 7234	ROSEVALE MEADOWS	01/08/1997	92	0	1.45	0.00	COMPLETE	01/08/1997
15206 7235	WARREN CLOSE	01/08/1997	9	0	0.14	0.00	COMPLETE	01/08/1997
15207 7236	WARREN GROVE	01/08/1997	10	0	0.17	0.00	COMPLETE	01/08/1997
15208 7237	EDGEWATER	01/08/1997	91	0	2	0.00	COMPLETE	01/08/1997
15209 7239	1A WARREN PARK DRIVE	01/08/1997	1	0	0.05	0.00	COMPLETE	01/08/1997
15210 7240	SEQUOIA PARK	01/08/1997	17	0	1.2	0.00	COMPLETE	01/08/1997
15211 7241	MOUNT ROYAL	01/08/1998	43	0	2.4	0.00	COMPLETE	01/08/1998
15212 7242	BLARIS ROAD	01/08/1997	4	0	0.33	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15213 7243	ROSE PARK	01/08/1997	5	0	0.08	0.00	COMPLETE	01/08/1997
15214 7244	CHERRY VALE	01/08/1999	14	0	0.93	0.00	COMPLETE	01/08/1999
15215 7245	BEECH HOUSE KIRKWOODS ROAD	01/08/2009	0	46	0	2.09	DEVELOPMENT ON-GOING	
15216 7246	ADDISON PARK	01/08/2004	7	0	0.35	0.00	COMPLETE	01/08/2004
15217 7247	RICHMOND CRESCENT	01/08/1997	15	0	0.86	0.00	COMPLETE	01/08/1997
15218 7248	SEYMOUR STREET	01/08/1997	21	0	0.1	0.00	COMPLETE	01/08/1997
15219 7249	GLENBURN ROAD MAXWELL HALL	01/08/1997	3	0	0.05	0.00	COMPLETE	01/08/1997
15220 7250	MOSS SIDE MEWS	01/08/1997	11	0	0.51	0.00	COMPLETE	01/08/1997
15221 7252	AGHRIM COURT	01/08/1997	13	0	0.43	0.00	COMPLETE	01/08/1997
15222 7253	SEYMOUR HILL	01/08/1997	22	0	0.69	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15223 7254	ADJACENT TO ST COLUMBA'S CHURCH BELSIZE ROAD	01/08/2008	7	0	0.38	0.00	COMPLETE	01/08/2008
15224 7255	GLENBURN FORD	01/08/1997	22	0	0.38	0.00	COMPLETE	01/08/1997
15225 7256	KNOCKMORE ROAD	01/08/2001	8	0	0.42	0.00	COMPLETE	01/08/2001
15234 7265	INISHCARN PARK	01/08/2000	19	0	0.96	0.00	COMPLETE	01/08/2000
15245 7276	BELFAST ROAD	01/08/2000	2	0	0.07	0.00	COMPLETE	01/08/2000
15247 7278	LAUREL GROVE	01/08/1997	27	0	1.7	0.00	COMPLETE	01/08/1997
15248 7279	THORNLEIGH	01/08/1997	3	0	0.21	0.00	COMPLETE	01/08/1997
15249 7280	69 & 71 HILLSBOROUGH ROAD	01/08/2009	0	7	0	0.15	NOT STARTED	
15250 7281	KNOCKDARRAGH PARK	01/08/2000	86	0	3.4	0.00	COMPLETE	01/08/2000
15251 7282	NETTLEHILL ROAD	01/08/2005	18	0	0.58	0.00	COMPLETE	01/08/2005

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15252 7283	LAURELHILL ROAD	01/08/2009	0	4	0	0.39	NOT STARTED	
15253 7287	BELSIZE COURT	01/08/1997	23	0	0.46	0.00	COMPLETE	01/08/1997
15254 7288	ROSE PARK BELZISE ROAD	01/08/1997	1	0	0.42	0.00	COMPLETE	01/08/1997
15255 7289	HARMONY MEWS	01/08/1997	16	0	0.41	0.00	COMPLETE	01/08/1997
15256 7290	GLENMORE MANOR	01/08/1997	15	0	1.76	0.00	COMPLETE	01/08/1997
15257 7292	KINGSWAY	01/08/1997	1	0	0.52	0.00	COMPLETE	01/08/1997
15258 7293	ADJACENT TO MAGHERALAVE GRANGE	01/08/1999	9	0	1.4	0.00	COMPLETE	01/08/1999
15259 7295	CAUSEWAY ROAD END (1)	01/08/2004	2	0	0.1	0.00	COMPLETE	01/08/2004
15260 7296	112 - 114 CAUSEWAY END ROAD	01/08/2009	2	21	0.03	0.27	DEVELOPMENT ON-GOING	
15261 7297	BENVISTEEN PARK	01/08/1998	2	0	0.2	0.00	COMPLETE	01/08/1998

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15262 7298	OFF DORCHESTER PARK	01/08/1998	3	0	0.19	0.00	COMPLETE	01/08/1998
15263 7299	114 - 124 CAUSEWAY ROAD END	01/08/2009	10	7	0.15	0.13	DEVELOPMENT ON-GOING	
15264 7300	REAR OF 45 POND PARK AVE	01/08/2004	4	0	0.51	0.00	COMPLETE	01/08/2004
15265 7301	REAR OF BEATTIE TERRACE	01/08/2001	2	0	0.12	0.00	COMPLETE	01/08/2001
15266 7302	86-88 NETTLEHILL ROAD	01/08/1999	14	0	0.62	0.00	COMPLETE	01/08/1999
15267 7303	PRIMROSE GARDENS	01/08/1999	8	0	0.54	0.00	COMPLETE	01/08/1999
15269 7305	NETTLEHILL ROAD	01/08/1999	2	0	0.08	0.00	COMPLETE	01/08/1999
15270 7306	ADJACENT TO GLENMORE HOUSE	01/08/1999	54	0	0.75	0.00	COMPLETE	01/08/1999
15271 7308	MAGHERALAVE ROAD	01/08/1998	9	0	0.27	0.00	COMPLETE	01/08/1998
15272 7309	2 LLEWELLYN AVE	01/08/1999	2	0	0.03	0.00	COMPLETE	01/08/1999

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15273 7310	31 BALLINDERRY ROAD	01/08/1999	4	0	0.08	0.00	COMPLETE	01/08/1999
15274 7311	42/44 BELFAST ROAD	01/08/2001	12	0	0.17	0.00	COMPLETE	01/08/2001
15275 7312	LAMBEG ROAD	01/08/2003	9	0	0.13	0.00	COMPLETE	01/08/2003
15276 7314	BETWEEN 6 AND 8 BELSIZE ROAD	01/08/2005	2	0	0.08	0.00	COMPLETE	01/08/2005
16432 11257	REAR OF 28 NORTH CIRCULAR ROAD	01/08/2000	1	0	0.09	0.00	COMPLETE	01/08/2000
16438 11266	46 GRAND STREET, LISNAGARVY	01/08/2000	2	0	0.01	0.00	COMPLETE	01/08/2000
16439 11267	30-34 NORTH CIRCULAR ROAD	01/08/2008	18	0	0.29	0.00	COMPLETE	01/08/2008
16440 11269	20 RAILWAY STREET, DUNMURRAY	01/08/2001	1	0	0.01	0.00	COMPLETE	01/08/2001
16441 11271	SITE ADJACENT TO 81 CAUSEWAY END ROAD	01/08/2000	1	0	0.13	0.00	COMPLETE	01/08/2000
16442 11272	ADJACENT TO 91 CAUSEWAY END ROAD	01/08/2009	0	1	0	0.08	NOT STARTED	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16443 11273	LAND ADJACENT TO 51 MOIRA ROAD	01/08/2009	0	1	0	0.03	NOT STARTED	
16444 11274	SITE 1 BETWEEN 105 AND 107 ANTRIM ROAD	01/08/2001	1	0	0.09	0.00	COMPLETE	01/08/2001
16445 11275	49 MOSS ROAD	01/08/2002	1	0	0.02	0.00	COMPLETE	01/08/2002
16446 11276	TO THE REAR OF 19 DUNMURRAY LANE	01/08/2001	1	0	0.06	0.00	COMPLETE	01/08/2001
16448 11278	SITE TO THE REAR OF 16 WOODLAND PARK	01/08/2001	1	0	0.05	0.00	COMPLETE	01/08/2001
16449 11279	ADJACENT TO 15 WAVERLY AVENUE	01/08/2009	0	1	0	0.05	NOT STARTED	
16450 11280	4 QUEENSWAY	01/08/2001	11	0	0.09	0.00	COMPLETE	01/08/2001
16451 11281	LAND TO THE EAST OF LISBURN NEW CEMETERY RIVERGATE LANE, BLARIS ROAD	01/08/2004	21	0	2.2	0.00	COMPLETE	01/08/2004
16452 11283	LAND TO THE REAR OF 124/126 GRAND STREET	01/08/2002	2	0	0.01	0.00	COMPLETE	01/08/2002
16453 11284	BETWEEN 19 ORANGE HALL LANE AND 40 THISLEMOUNT PARK	01/08/2002	2	0	0.09	0.00	COMPLETE	01/08/2002

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16454 11285	TRINITY METHODIST CHURCH BALLYMACOSS AVENUE	01/08/2000	20	0	0.26	0.00	COMPLETE	01/08/2000
16455 11286	86 AND 88 CAUSEWAY END ROAD	01/08/2009	15	17	0.3	0.34	DEVELOPMENT ON-GOING	
16456 11288	LAND TO THE REAR OF 96/98 BELSIZE ROAD	01/08/2005	2	0	0.14	0.00	COMPLETE	01/08/2005
16522 11650	12A CASTLE STREET	01/08/2005	1	0	0.01	0.00	COMPLETE	01/08/2005
16524 11654	OPPOSITE TO GLENMORE TERRACE, MILL STREET	01/08/2009	0	14	0	0.16	NOT STARTED	
16526 11656	23 ANTRIM ROAD	01/08/2003	9	0	0.42	0.00	COMPLETE	01/08/2003
16527 11658	124 TIROWEN DRIVE AND ADJACENT LAND, KNOCKMORE ESTATE	01/08/2002	15	0	0.37	0.00	COMPLETE	01/08/2002
16528 11660	132 CAUSEWAY END ROAD	01/08/2009	0	5	0	0.24	NOT STARTED	
16529 11661	351 DERRYVOLGIE PARK	01/08/2003	1	0	0.06	0.00	COMPLETE	01/08/2003
16531 11666	22 & 24 PLANTATION ROAD	01/08/2004	4	0	0.16	0.00	COMPLETE	01/08/2004

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16532 11679	SITE ADJOINING 5 BALLYMACASH ROAD	01/08/2002	1	0	0.09	0.00	COMPLETE	01/08/2002
16533 11680	26A PLANTATION ROAD	01/08/2006	1	0	0.13	0.00	COMPLETE	01/08/2006
16534 11681	ADJACENT TO 67, & 71 TO 73 GRAND STREET	01/08/2001	6	0	0.15	0.00	COMPLETE	01/08/2001
16535 11682	NO. 47 & 49 BALLYMACASH ROAD	01/08/2008	8	0	0.38	0.00	COMPLETE	01/08/2008
16536 11683	16 MOSS SIDE ROAD	01/08/2003	1	0	0.05	0.00	COMPLETE	01/08/2003
16537 11684	24-32 SAINTFIELD ROAD	01/08/2002	16	0	0.11	0.00	COMPLETE	01/08/2002
16538 11685	21-23 CHAPEL HILL	01/08/2008	27	0	0.16	0.00	COMPLETE	01/08/2008
16539 11686	1 & 2 GREENAVON, BALLYNAHINCH ROAD	01/08/2003	8	0	0.2	0.00	COMPLETE	01/08/2003
16540 11687	ADJACENT TO 60 LOW ROAD	01/08/2003	1	0	0.03	0.00	COMPLETE	01/08/2003
16541 11688	TO THE REAR OF 146 HILLSBOROUGH ROAD (PROPOSED ACCESS ADJ TO 2 BLARIS ROAD)	01/08/2009	0	3	0	0.05	NOT STARTED	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16542 11689	ADJACENT TO 24 BEECHDENE PARK	01/08/2009	0	2	0	0.07	NOT STARTED	
16543 11692	87 ANTRIM ROAD	01/08/2005	5	0	0.25	0.00	COMPLETE	01/08/2005
16544 11697	36A BELFAST ROAD	01/08/2002	4	0	0.06	0.00	COMPLETE	01/08/2002
16545 11699	LAND TO THE REAR OF 19 MAGHERALAVE PARK NORTH	01/08/2004	1	0	0.12	0.00	COMPLETE	01/08/2004
16547 11814	BALLINDERRY ROAD/BROKERSTOWN ROAD/GLENAVY ROAD	01/08/2009	107	1765	4.7	77.50	DEVELOPMENT ON-GOING	
16548 11815	POND PARK ROAD/DERRIAGHY ROAD	01/08/2009	70	4	3.8	0.49	DEVELOPMENT ON-GOING	
16549 11817	LAND TO REAR OF 21A-23 BALLINDERRY ROAD	01/08/2009	140	138	4.46	4.40	DEVELOPMENT ON-GOING	
16550 11818	BERKELY HALL, PLANTATION/SAINTFIELD ROAD	01/08/2009	132	18	5.7	0.81	DEVELOPMENT ON-GOING	
16551 11819	PLANTATION/HILLHALL ROAD	01/08/2009	20	560	0.67	18.86	DEVELOPMENT ON-GOING	
16552 11820	LANDS SOUTH OF THE PROPOSED NORTH LISBURN FEEDER ROAD	01/08/2009	4	296	0.16	12.07	DEVELOPMENT ON-GOING	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16553 11821	LANDS SOUTH OF THE PROPOSED NORTH LISBURN FEEDER ROAD	01/08/2009	16	424	0.63	16.78	DEVELOPMENT ON-GOING	
16554 11822	LANDS SOUTH OF THE PROPOSED NORTH LISBURN FEEDER	01/08/2009	0	90	0	3.59	NOT STARTED	
16555 11823	AGHNAHOUGH	01/08/2009	184	1019	6.5	36.04	DEVELOPMENT ON-GOING	
16556 11824	GREEN PARK	01/08/2009	0	24	0	1.00	NOT STARTED	
16616 12070	REAR OF 101 BALLYMACASH ROAD	01/08/2006	9	0	0.28	0.00	COMPLETE	01/08/2006
16617 12071	REAR OF 14 BROKERSTOWN ROAD	01/08/2003	1	0	0.28	0.00	COMPLETE	01/08/2003
16618 12075	ADJACENT TO THE THISTLES, LAURELHILL HOUSE	01/08/2005	8	0	0.15	0.00	COMPLETE	01/08/2005
16619 12076	ADJACENT TO 47 OLD CHURCH PLACE, BALLYMACASH ROAD	01/08/2006	8	0	0.25	0.00	COMPLETE	01/08/2006
16620 12077	29A POND PARK ROAD	01/08/2002	1	0	0.06	0.00	COMPLETE	01/08/2002
16621 12079	BALLYMACASH ROAD	01/08/2009	14	3	0.47	0.14	DEVELOPMENT ON-GOING	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16622 12083	37-39 ANTRIM ROAD	01/08/2002	10	0	0.41	0.00	COMPLETE	01/08/2002
16623 12084	ADJACENT TO 1 PRINCE WILLIAM ROAD	01/08/2009	0	19	0	0.77	NOT STARTED	
16624 12085	31 BENSON STREET	01/08/2006	3	0	0.06	0.00	COMPLETE	01/08/2006
16625 12086	ADJACENT TO 98 BENSON STREET	01/08/2004	1	0	0.04	0.00	COMPLETE	01/08/2004
16626 12087	ADJACENT 64 CAUSEWAY END ROAD	01/08/2009	0	1	0	0.03	NOT STARTED	
16627 12089	ADJACENT TO 81 CAUSEWAY END ROAD	01/08/2009	122	10	4.46	0.37	DEVELOPMENT ON-GOING	
16628 12092	ADJACENT TO 16 BEECHFIELD PARK	01/08/2005	13	0	0.22	0.00	COMPLETE	01/08/2005
16629 12095	REAR OF 10-22 TONAGH AVENUE	01/08/2009	26	0	0.91	0.00	COMPLETE	01/08/2009
16630 12099	5 BLARIS COURT	01/08/2003	1	0	0.04	0.00	COMPLETE	01/08/2003
16631 12100	REAR OF 135 HILLSBOROUGH ROAD	01/08/2009	0	1	0	0.09	NOT STARTED	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16632 12103	BESIDE 2 FERNDALE AVENUE	01/08/2005	1	0	0.03	0.00	COMPLETE	01/08/2005
16633 12107	BESIDE 24 CLONEUIN PARK	01/08/2003	1	0	0.07	0.00	COMPLETE	01/08/2003
16634 12108	ADJACENT TO 28 SEPON PARK	01/08/2002	1	0	0.05	0.00	COMPLETE	01/08/2002
16635 12109	ADJACENT TO 2 SEPON PARK	01/08/2002	1	0	0.13	0.00	COMPLETE	01/08/2002
16636 12111	26 NORTH CIRCULAR ROAD	01/08/2005	3	0	0.43	0.00	COMPLETE	01/08/2005
16637 12112	82 BELSIZE ROAD	01/08/2005	4	0	0.52	0.00	COMPLETE	01/08/2005
16638 12113	BESIDE 86 BELSIZE ROAD	01/08/2003	1	0	0.03	0.00	COMPLETE	01/08/2003
16639 12116	24 HARMONY HILL	01/08/2003	1	0	0.11	0.00	COMPLETE	01/08/2003
16640 12120	CLAINMORE MANOR, HARMONY HILL	01/08/2009	44	4	3	0.82	DEVELOPMENT ON-GOING	
16641 12121	98-100 QUEENSWAY	01/08/2006	6	0	0.17	0.00	COMPLETE	01/08/2006

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16642 12124	163 MOSS ROAD	01/08/2003	1	0	0.08	0.00	COMPLETE	01/08/2003
16643 12126	KIRKWOODS ROAD	01/08/2009	0	208	0	7.25	NOT STARTED	
16644 12129	MOSSIDE ROAD	01/08/2002	28	0	1.29	0.00	COMPLETE	01/08/2002
16645 12130	LAND ADJOINING ASHLEY HOUSE	01/08/2005	7	0	0.39	0.00	COMPLETE	01/08/2005
16815 12744	55 WOODLAND PARK	01/08/2005	1	0	0.16	0.00	COMPLETE	01/08/2005
16816 12745	NOS. 36, 38 & 40 BACHELORS WALK	01/08/2003	5	0	0.08	0.00	COMPLETE	01/08/2003
16817 12746	21 - 25 SEYMOUR STREET	01/08/2009	0	12	0	0.11	NOT STARTED	
16818 12747	185 MOIRA ROAD	01/08/2009	20	18	0.9	0.80	DEVELOPMENT ON-GOING	
16819 12748	115 HILLSBOROUGH RAOD, OLD WARREN AND LANDS TO THE REAR OF NO. 117 HILLSBOROUGH ROAD	01/08/2009	0	17	0	0.27	NOT STARTED	
16820 12749	1 WOODLAND DRIVE	01/08/2009	0	1	0	0.79	NOT STARTED	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16821 12750	9 THE CLOSE, HILLSBOROUGH OLD ROAD	01/08/2008	4	0	0.1	0.00	COMPLETE	01/08/2008
16822 12751	ADJACENT TO 31 PLANTATION AVENUE	01/08/2009	0	1	0	0.03	NOT STARTED	
16823 12752	40 NETTLEHILL MEWS, NETTLEHILL ROAD	01/08/2005	6	0	0.223	0.00	COMPLETE	01/08/2005
16824 12753	19-23 SMITHFIELD	01/08/2005	1	0	0.048	0.00	COMPLETE	01/08/2005
16825 12754	27 POND PARK ROAD	01/08/2009	0	3	0	0.10	NOT STARTED	
16826 12755	LANDS AT 2A LEAMINGTON PLACE, GRAND STREET	01/08/2009	0	4	0	0.03	NOT STARTED	
16827 12756	76 CAUSEWAY END ROAD	01/08/2006	1	0	0.0425	0.00	COMPLETE	01/08/2006
16828 12757	4 BLARIS ROAD	01/08/2005	5	0	0.17	0.00	COMPLETE	01/08/2005
16830 12759	82 BELFAST ROAD	01/08/2004	12	0	0.186	0.00	COMPLETE	01/08/2004
16831 12760	52 KILEATON PLACE, QUEENSWAY	01/08/2006	33	0	1.05	0.00	COMPLETE	01/08/2006

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16832 12761	REAR OF 20 WILSON STREET	01/08/2006	2	0	0.03	0.00	COMPLETE	01/08/2006
16833 12763	SITE 4 ESKER RIDGE, ANTRIM ROAD	01/08/2009	0	1	0	0.25	NOT STARTED	
16834 12764	SITE 3 ESKER RIDGE, ANTRIM ROAD	01/08/2007	1	0	0.17	0.00	COMPLETE	01/08/2006
16843 12794	96 KEIGHETY COURT, HILLSBOROUGH ROAD	01/08/2004	9	0	0.11	0.00	COMPLETE	01/08/2004
16845 12796	CASTLE STREET	01/08/2005	12	0	0.145	0.00	COMPLETE	01/08/2005
16899 12989	GARDEN TO NORTHERN SIDE OF THE MANSE 31 MAGHERALAVE ROAD	01/08/2009	0	1	0	0.12	NOT STARTED	
16902 12993	LANDS TO THE REAR OF 4 MOORLAND DR. AND TO THE FRONT OF THE PRESBYTERIAN CHURCH	01/08/2004	1	0	0.125	0.00	COMPLETE	01/08/2004
16903 12994	114 QUEENSWAY	01/08/2009	0	6	0	0.14	NOT STARTED	
16904 12996	LAND ADJOINING 196 BELSIZE ROAD	01/08/2009	0	3	0	0.17	NOT STARTED	
16907 13003	ADJACENT TO 116 SKYLINE DRIVE	01/08/2006	1	0	0.05	0.00	COMPLETE	01/08/2006

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16909 13005	LAND ADJACENT TO DUNMURRAY FREE PRESBYTERIAN CHURCH LARCH HILL	01/08/2005	15	0	0.4	0.00	COMPLETE	01/08/2005
16911 13008	KINGSWAY	01/08/2006	7	0	0.1783	0.00	COMPLETE	01/08/2006
16917 13015	80 GREENBURN WAY	01/08/2009	0	1	0	0.05	NOT STARTED	
16918 13017	31-33 BRIDGE STREET	01/08/2006	1	0	0.016	0.00	COMPLETE	01/08/2006
16919 13018	VACANT SITE OPPOSITE 7,9,11 RUSKIN HEIGHTS	01/08/2009	0	1	0	0.03	NOT STARTED	
16920 13019	TO THE REAR OF 165&167 HILLSBOROUGH OLD ROAD	01/08/2009	2	2	0.1	0.11	DEVELOPMENT ON-GOING	
16935 13045	57 MOSS ROAD	01/08/2006	1	0	0.08	0.00	COMPLETE	01/08/2006
16956 13086	23 ANTRIM ROAD	01/08/2005	10	0	0.42	0.00	COMPLETE	01/08/2006
17161 0	CAUSEWAY END ROAD	01/08/2006	7	0	0.432	0.00	COMPLETE	01/08/2006
17181 0	ADJACENT TO 1 ASHCROFT PARK	01/08/2009	2	0	0.066	0.00	COMPLETE	01/08/2009

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
17182 0	ADJACENT TO 15 HARMONY HILL	01/08/2009	0	1	0	0.08	NOT STARTED	
17183 0	ADJACENT TO 39 MANDEVILLE AVENUE	01/08/2007	1	0	0.047	0.00	COMPLETE	01/08/2007
17184 0	ADJACENT TO 5 PLANTATION ROAD	01/08/2005	1	0	0.049	0.00	COMPLETE	01/08/2006
17185 0	106 QUEENSWAY	01/08/2009	0	4	0	0.08	NOT STARTED	
17186 0	REAR OF 70C CAUSEWAY END ROAD	01/08/2009	0	1	0	0.12	NOT STARTED	
17187 0	ADJACENT TO 104 POND PARK	01/08/2009	0	9	0	0.31	NOT STARTED	
17188 0	63 GREGG STREET	01/08/2009	0	1	0	0.01	NOT STARTED	
17189 0	102 POND PARK ROAD	01/08/2009	8	17	0.22	0.47	DEVELOPMENT ON-GOING	
17190 0	68 WOODLAND PARK	01/08/2009	0	13	0	0.21	NOT STARTED	
17191 0	2 AND 4 GLENNAVY ROAD	01/08/2009	0	9	0	0.21	DEVELOPMENT ON-GOING	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
17192 0	101 MOIRA ROAD	01/08/2007	6	0	0.099	0.00	COMPLETE	01/08/2007
17193 0	34 PLANTATION AVENUE	01/08/2008	2	0	0.19	0.00	COMPLETE	01/08/2008
17194 0	96 CAUSEWAY END ROAD	01/08/2006	7	0	0.212	0.00	COMPLETE	01/08/2006
17195 0	LANDS ADJACENT TO HOLY TRINITY NURSERY SCHOOL TRINITY TERRACE	01/08/2009	15	0	0.168	0.00	COMPLETE	01/08/2009
17197 0	1 JUBILEE AVENUE	01/08/2006	2	0	0.055	0.00	COMPLETE	01/08/2006
17198 0	ADJACENT TO 56 HARMONY HILL	01/08/2009	0	1	0	0.12	NOT STARTED	
17201 0	135 BALLYNAHINCH ROAD	01/08/2006	6	0	0.404	0.00	COMPLETE	01/08/2006
17202 0	134 BALLYNAHINCH ROAD	01/08/2009	0	13	0	0.17	NOT STARTED	
17203 0	1C OLD WARREN	01/08/2006	1	0	0.011	0.00	COMPLETE	01/08/2006
17204 0	REAR OF 141 - 145 LONGSTONE STREET	01/08/2008	4	0	0.05	0.00	COMPLETE	01/08/2008

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
17205 0	ADJACENT TO 11 BROKERSTOWN ROAD	01/08/2005	1	0	0.113	0.00	COMPLETE	01/08/2005
17206 0	GOVERNMENT TRAINING CENTRE KNOCKMORE ROAD	01/08/2006	16	0	0.371	0.00	COMPLETE	01/08/2006
17209 0	99 BALLYNAHINCH ROAD	01/08/2009	0	23	0	0.60	NOT STARTED	
17210 0	43 ANTRIM ROAD	01/08/2009	0	2	0	0.07	NOT STARTED	
17214 0	40 MAGHERALAVE ROAD	01/08/2007	2	0	0.225	0.00	COMPLETE	01/08/2007
17226 0	61 ANTRIM ROAD	01/08/2009	0	1	0	0.07	NOT STARTED	
17226 0	61 ANTRIM ROAD	01/08/2006	1	0	0.067	0.00	COMPLETE	01/08/2006
17227 0	107 ANTRIM ROAD	01/08/2009	0	4	0	0.18	NOT STARTED	
17228 0	40 BELFAST ROAD	01/08/2009	1	0	0.157	0.00	COMPLETE	01/08/2009
18095 0	31-35 SLOAN STREET	01/08/2009	0	8	0	0.10	NOT STARTED	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18096 0	LAND ADJACENT TO 51 MOIRA ROAD	01/08/2009	0	8	0	0.18	NOT STARTED	
18097 0	21-27 KILLANEY AVENUE	01/08/2009	0	15	0	0.42	NOT STARTED	
18098 0	LAND AT 70-78 TROWEN DRIVE	01/08/2008	20	0	0.43	0.00	COMPLETE	01/08/2008
18099 0	MOD PLAYING FIELDS KIRKWOODS ROAD	01/08/2009	0	110	0	3.55	NOT STARTED	
18306 0	ARDFOYLE FORTHILL	01/08/2009	0	1	0	0.02	NOT STARTED	
18308 0	LAND BETWEEN AVONMORE PARK AND WARREN GARDENS	01/08/2008	12	0	0.38	0.00	COMPLETE	01/08/2008
18309 0	135 WARREN GARDENS	01/08/2009	0	15	0	0.08	NOT STARTED	
18310 0	ADJACENT TO 14 GLENNAVY GARDENS	01/08/2009	0	1	0	0.01	NOT STARTED	
18311 0	2 THORNLEIGH DRIVE	01/08/2008	7	0	0.176	0.00	COMPLETE	01/08/2008
18312 0	23 BENSON STREET	01/08/2009	0	2	0	0.05	NOT STARTED	

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Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18316 0	SIDE GARDEN 27 LAURELHILL PARK	01/08/2009	0	1	0	0.03	NOT STARTED	
18317 0	LAND ADJACENT TO AND INCLUDING 10/12 GLENAVY ROAD	01/08/2009	7	14	0.75	0.38	DEVELOPMENT ON-GOING	
18319 0	38 POND PARK ROAD	01/08/2009	0	1	0	0.13	NOT STARTED	
18320 0	REAR OF THOMPSON HOUSE HOSPITAL MAGHERALAVE ROAD	01/08/2009	5	31	0.17	1.07	DEVELOPMENT ON-GOING	
18321 0	ADJACENT TO 2 WHITLA ROAD	01/08/2007	4	0	0.06	0.00	COMPLETE	01/08/2007
18322 0	14 LONGSTONE STREET	01/08/2008	20	0	0.15	0.00	COMPLETE	01/08/2008
18323 0	3 AND 5 SMITHFIELD SQUARE	01/08/2009	0	24	0	0.16	NOT STARTED	
18328 0	149 HILLSBOROUGH ROAD	01/08/2009	0	14	0	0.24	NOT STARTED	
18329 0	5 SANDOWN PARK	01/08/2009	0	1	0	0.02	NOT STARTED	
18330 0	166 MOIRA ROAD	01/08/2009	0	14	0	0.31	DEVELOPMENT ON-GOING	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18331 0	1A-F, 3A-F, 5A-F, 7 A-F DRUMBEG DRIVE	01/08/2006	12	0	0.343	0.00	COMPLETE	01/08/2006
18333 0	29-33 LONGSTONE ROAD	01/08/2009	14	0	0.083	0.00	COMPLETE	01/08/2009
18334 0	21A BALLINDERRY ROAD	01/08/2009	0	2	0	0.08	DEVELOPMENT ON-GOING	
18335 0	1A MANDEVILLE AVENUE	01/08/2008	6	0	0.14	0.00	COMPLETE	01/08/2008
18564 0	ADJACENT TO 3 BARSCOURT	01/08/2009	0	1	0	0.03	NOT STARTED	
18640 0	OPPOSITE HILDEN PRIMARY SCHOOL 4 BRIDGE STREET	01/08/2009	0	3	0	0.07	NOT STARTED	
18642 0	GARDEN OF 2 HILLVIEW AVENUE	01/08/2009	0	1	0	0.01	NOT STARTED	
18644 0	SIDE GARDEN OF 1 FERDELL	01/08/2009	0	1	0	0.04	NOT STARTED	
18648 0	34-44 GRAND STREET	01/08/2009	0	8	0	0.07	NOT STARTED	
18650 0	LAND ADJACENT TO MILL STREET	01/08/2009	3	27	0.06	0.56	DEVELOPMENT ON-GOING	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18655 0	ADJACENT TO 31 BLARIS ROAD	01/08/2009	0	1	0	0.14	NOT STARTED	
18659 0	LAND TO REAR OF 22 DERRYVOLLIE PARK, LAMBEG	01/08/2009	0	1	0	0.05	NOT STARTED	
18666 0	11.5 QUEENSWAY, DUNMURRY	01/08/2009	0	5	0	0.12	DEVELOPMENT ON-GOING	
18677 0	ADJACENT TO 1 WOODVALE, NETTLEHILL ROAD	01/08/2008	1	0	0.06	0.00	COMPLETE	01/08/2008
18678 0	ADJACENT TO 6 PORTULLA DRIVE	01/08/2009	1	0	0.07	0.00	COMPLETE	01/08/2009
18679 0	169-171 MOIRA ROAD	01/08/2009	0	12	0	0.20	NOT STARTED	
18680 0	KNOCKMORE BUSINESS CENTRE MOIRA ROAD	01/08/2009	0	36	0	0.43	NOT STARTED	
18688 0	ADJACENT TO 2 CLONEVIN PARK	01/08/2009	0	2	0	0.16	NOT STARTED	
18690 0	ADJACENT TO 12 MONAVILLE GARDENS	01/08/2008	1	0	0.039	0.00	COMPLETE	01/08/2008
18692 0	99 ANTRIM ROAD	01/08/2009	0	3	0	0.10	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18693 0	ADJACENT TO 65 ANTRIM ROAD	01/08/2009	0	1	0	0.06	NOT STARTED	
18694 0	210 OLD HILLSBOROUGH ROAD	01/08/2009	3	2	0.15	0.12	DEVELOPMENT ON-GOING	
18696 0	17 MAGHERALAVE ROAD	01/08/2009	0	1	0	0.14	NOT STARTED	
18698 0	ADJACENT TO 23 WYNCROFT CRESCENT	01/08/2009	0	1	0	0.03	NOT STARTED	
18699 0	ADJACENT TO 2 SEYMOR STREET	01/08/2009	0	48	0	0.24	DEVELOPMENT ON-GOING	
18710 0	ADJACENT TO 32 WALLACE AVENUE	01/08/2009	0	14	0	0.14	NOT STARTED	
18711 0	BETWEEN 2&2A WALLACE AVENUE	01/08/2009	0	2	0	0.04	NOT STARTED	
18712 0	46C CASTLE STREET	01/08/2009	0	42	0	0.56	NOT STARTED	
19047 0	165 WARREN GARDENS	01/08/2009	0	7	0	0.09	DEVELOPMENT ON-GOING	
19410 0	ADJACENT TO 184 BELSIZE ROAD,	01/08/2008	1	0	0.23	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19465 0	96 POND PARK ROAD	01/08/2009	0	7	0	0.11	NOT STARTED	
19466 0	96 BALLYMACASH ROAD	01/08/2009	2	0	0.01	0.00	COMPLETE	01/08/2009
19467	LANDS FRONTING WINDERMERE ROAD, NORTH OF AND ADJACENT TO 101 - 0105 KNOCKMORE ROAD	01/08/2009	0	4	0	0.09	NOT STARTED	
19468 0	52 NETTLE HILL ROAD	01/08/2008	1	0	0.09	0.00	COMPLETE	01/08/2008
19469 0	6 RATHVARNA CLOSE	01/08/2009	0	1	0	0.01	NOT STARTED	
19470 0	52 MILL STREET	01/08/2009	0	14	0	0.15	NOT STARTED	
19471 0	LANDS ADJACENT TO 1 LAWNMOUNT CRESCENT	01/08/2009	1	0	0.03	0.00	COMPLETE	01/08/2009
19472 0	SITE ADJACENT 18 DELACHEROIS AVENUE	01/08/2009	0	1	0	0.05	DEVELOPMENT ON-GOING	
19473 0	SITE ADJACENT TO 15 GRAND STREET	01/08/2009	0	1	0	0.03	DEVELOPMENT ON-GOING	
19474 0	98 GRAND STREET	01/08/2009	0	1	0	0.01	DEVELOPMENT ON-GOING	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19486 0	13 PLANTATION DRIVE	01/08/2009	0	1	0	0.02	NOT STARTED	
19488 0	FORMERLY 8 CROMWELLS CLOSE AND 10-16 HILLHALL ROAD	01/08/2009	7	0	0.16	0.00	COMPLETE	01/08/2009
19494 0	99 BALLYNAHINCH ROAD	01/08/2009	0	8	0	0.23	NOT STARTED	
19497 0	134A BALLYNAHINCH ROAD	01/08/2009	0	5	0	0.14	NOT STARTED	
19500 0	4 THE CLOSE, HILLSBOROUGH OLD ROAD	01/08/2009	0	1	0	0.02	DEVELOPMENT ON-GOING	
19506 0	TO SIDE OF 42 BROOKVALE RISE	01/08/2008	1	0	0.03	0.00	COMPLETE	01/08/2008
19507 0	23 BALLINDERRY ROAD	01/08/2009	0	3	0	0.17	NOT STARTED	
19508 0	REAR OF 76 CAUSEWAY END ROAD	01/08/2009	0	1	0	0.06	NOT STARTED	
19509 0	ADJACENT TO 24 WYNCROFT GARDENS, TONAGH	01/08/2009	0	1	0	0.02	NOT STARTED	
19515 0	19A BALLYMACASH ROAD	01/08/2009	0	4	0	0.03	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19518 0	10 ABERCORN, ANTRIM ROAD	01/08/2009	0	9	0	0.18	NOT STARTED	
19523 0	10 FORTHILL, MAGHERALEVE ROAD	01/08/2009	0	2	0	0.04	DEVELOPMENT ON-GOING	
19537 0	10 KENNEDY DRIVE	01/08/2009	0	1	0	0.02	NOT STARTED	
19551 0	SITE ADJACENT TO 21 GREENBURN WAY	01/08/2009	0	1	0	0.03	NOT STARTED	
19552 0	74 GREENBURN WAY	01/08/2009	0	1	0	0.04	NOT STARTED	
19570 0	94/96 WOODLAND PARK	01/08/2009	8	6	0.17	0.12	DEVELOPMENT ON-GOING	
19572 0	193 & 195 HILLSBOROUGH OLD ROAD	01/08/2009	0	6	0	0.66	NOT STARTED	
19576 0	122 HILLSBOROUGH OLD ROAD	01/08/2008	5	0	0.07	0.00	COMPLETE	01/08/2008
19577 0	121 - 123 OLD HILLSBOROUGH ROAD	01/08/2009	0	7	0	0.15	NOT STARTED	
19702 0	RATHVARNA AVENUE	01/08/2009	0	150	0	4.83	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19928 0	REAR GARDEN 61 MOSS ROAD	01/08/2009	0	4	0	0.13	NOT STARTED	
19929 0	ADJACENT 18 ABERDELGHY GARDENS	01/08/2009	0	1	0	0.02	DEVELOPMENT ON-GOING	
19931 0	21 EAST DOWN VIEW	01/08/2009	0	5	0	0.04	NOT STARTED	
19933 0	34A BELFAST ROAD	01/08/2009	0	3	0	0.08	NOT STARTED	
19934 0	LAND TO REAR OF 34 - 38 DALBOYNE PARK	01/08/2009	0	1	0	0.14	NOT STARTED	
19935 0	24 MAGHERALAVE ROAD	01/08/2009	0	18	0	0.28	NOT STARTED	
19942 0	12 AND 14 CASTLE STREET	01/08/2009	0	4	0	0.01	DEVELOPMENT ON-GOING	
19944 0	6 RICHMOND DRIVE	01/08/2009	0	10	0	0.23	NOT STARTED	
19947 0	20 THE GREEN TONAGH DRIVE	01/08/2009	0	2	0	0.02	NOT STARTED	
19948 0	SIDE GARDEN 31 INNISFAYLE ROAD	01/08/2009	0	1	0	0.03	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19949 0	18 POND PARK ROAD	01/08/2009	0	5	0	0.05	NOT STARTED	
19983 0	LAND EAST KNOCKMORE ROAD	01/08/2009	0	45	0	3.31	NOT STARTED	
20003 0	LANDS BETWEEN 29 7 37 GLENNAVY GARDENS	01/08/2009	0	4	0	0.07	NOT STARTED	
20004 0	14 WARREN GARDENS	01/08/2009	0	3	0	0.04	NOT STARTED	
20031 0	28 FULMAR AVENUE	01/08/2009	0	2	0	0.11	NOT STARTED	
20032 0	1 WOODVALE NETTLEHILL ROAD	01/08/2009	0	1	0	0.09	DEVELOPMENT ON-GOING	
20033 0	108 - 110 BALLYMACASH ROAD	01/08/2009	0	8	0	0.27	NOT STARTED	
20034 0	13 RATHVARNA DRIVE	01/08/2009	0	1	0	0.01	NOT STARTED	
20035 0	114 - 116 BALLYMACASH ROAD	01/08/2009	0	6	0	0.30	NOT STARTED	
20036 0	18 - 24 BROKERSTOWN ROAD	01/08/2009	0	16	0	0.46	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
20037 0	BALLYMACROSS PHASE 5	01/08/2009	0	8	0	1.12	NOT STARTED	
20038 0	110 BALLYNAHINCH ROAD	01/08/2009	0	5	0	0.09	NOT STARTED	
SETTLEMENT TOTALS			6277	5830	255.51	219.17		

This report excludes Phase 2 Development Land



HOUSING SITES NORTHERN IRELAND LAND USE DATABASE DEVELOPMENT

STATUS OF ALL MONITORABLE SITES IN BUA - LISBURN AS OF 1 AUGUST 2009

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
7158	LAGMORE AVENUE / LAGMORE ROAD LAGMORE	01/08/2008	227	0	11.4	0.00	COMPLETE	01/08/2008
7159	KESTRAL GRANGE, LAGMORE SPRINGBANK	01/08/1999	9	0	0.4	0.00	COMPLETE	01/08/1999
7160	LANDS NORTH OF LAGMORE AVENUE, LAGMORE LAGMORE	01/08/1999	204	0	6.7	0.00	COMPLETE	01/08/1999
7161	LAND AT GLENDOWEN PARK LAGMORE	01/08/1999	50	0	1.8	0.00	COMPLETE	01/08/1999
7162	LAND SOUTH OF LAGMORE AVENUE LAGMORE	01/08/1997	79	0	3.8	0.00	COMPLETE	01/08/1997
7163	LAND AT LAGMORE DRIVE LAGMORE	01/08/2000	205	0	9.5	0.00	COMPLETE	01/08/2000
7164	LAND AT STEWARTSTOWN ROAD OPPOSITE JUNCTION WITH TWINBROOK ROAD LAGMORE	01/08/2005	71	0	3.04	0.00	COMPLETE	01/08/2005

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
7165	LAND AT LAGMORE MEADOWS LAGMORE	01/08/1999	120	0	3.8	0.00	COMPLETE	01/08/1999
7166	MAYSFIELD / KIRKWOOD PARK BUA	01/08/1999	110	0	4.83	0.00	COMPLETE	01/08/1999
7167	LAND AT OLD STEWARTSTOWN ROAD BUA	01/08/1999	41	0	0.17	0.00	COMPLETE	01/08/1999
7168	ADLON BUA	01/08/1997	130	0	6.6	0.00	COMPLETE	01/08/1997
7170	179 STEWARTSTOWN ROAD BUA	01/08/2001	8	0	0.2	0.00	COMPLETE	01/08/2001
7171	LAND AT LAGMORE (PHASE 4) LAGMORE	01/08/1997	196	0	4.5	0.00	COMPLETE	01/08/1997
7172	LAND AT ARDCAOIN PARK HILLVIEW	01/08/2000	214	0	11.7	0.00	COMPLETE	01/08/2000
7174	LAND AT LAGMORE ROAD AND BARNFIELD ROAD BUA	01/08/2009	444	176	39.5	15.70	DEVELOPMENT ON-GOING	
7176	LAND AT LAGMORE DALE, STEWARTSTOWN ROAD BUA	01/08/2009	260	133	16.7	8.60	DEVELOPMENT ON-GOING	
7213	FOREST PARK BUA	01/08/1997	28	0	2.07	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
7214	LANDS TO THE SOUTH OF CORRINA PARK BUA	01/08/1997	38	0	1.56	0.00	COMPLETE	01/08/1997
7215	BROOKLANDS BUA	01/08/1997	52	0	3.81	0.00	COMPLETE	01/08/1997
7216	MARGARITE PARK / COURT BUA	01/08/1997	66	0	1.84	0.00	COMPLETE	01/08/1997
7217	MERRION PARK BUA	01/08/1997	116	0	3.05	0.00	COMPLETE	01/08/1997
7218	SPRINGBANK BUA	01/08/1997	92	0	2.63	0.00	COMPLETE	01/08/1997
7219	POLEGLASS BUA	01/08/1997	917	0	54.7	0.00	COMPLETE	01/08/1997
7220	LAGMORE NORTH BUA	01/08/1997	237	0	15.12	0.00	COMPLETE	01/08/1997
7223	GLENGOLAND PARADE BUA	01/08/1997	38	0	1.69	0.00	COMPLETE	01/08/1997
7224	GLENGOLAND PARK BUA	01/08/1997	3	0	0.77	0.00	COMPLETE	01/08/1997
7225	PEMBROOKE LOOP ROAD BUA	01/08/1997	5	0	0.09	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
7226	SUFFOLK HOUSE BUA	01/08/1997	1	0	0.31	0.00	COMPLETE	01/08/1997
7238	PEMBROOKE LODGE BUA	01/08/1997	49	0	1.3	0.00	COMPLETE	01/08/1997
7291	COLIN ROAD BUA	01/08/1998	4	0	0.2	0.00	COMPLETE	01/08/1998
7307	LAGMORE AVENUE BUA	01/08/1998	74	0	2.6	0.00	COMPLETE	01/08/1998
11408	BETWEEN PEMBROOKE LOOP ROAD & GOOD SHEPHERD ROAD BUA	01/08/2002	17	0	0.22	0.00	COMPLETE	01/08/2002
11517	LAND AT MARGARETTA PARK BUA	01/08/2002	103	0	2.08	0.00	COMPLETE	01/08/2002
11527	LAND AT BRIANSWELL AND BELLSTEEL ROAD WRIGHTS VIEW	01/08/1997	274	0	9.14	0.00	COMPLETE	01/08/1997
11529	LAND AT PEMBROKE LOOP ROAD BUA	01/08/2002	27	0	0.6	0.00	COMPLETE	01/08/2002
12282	LAGMORE PHASE 5 LAGMORE	01/08/2004	99	0	3.2	0.00	COMPLETE	01/08/2004
12295	HAZELWOOD SPRINGBANK	01/08/1997	140	0	4	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12557	LAND AT THE JUNCTION OF SUMMERHILL DRIVE & SUMMERHILL ROAD BUA	01/08/2003	16	0	0.6	0.00	COMPLETE	01/08/2003
12558	UNITS C & D 208 STEWARTSTOWN ROAD BUA	01/08/2009	0	2	0	0.03	NOT STARTED	
12559	LAND ADJACENT TO ST KIERANS NURSERY SCHOOL BELL STEEL ROAD BUA	01/08/2006	17	0	0.5	0.00	COMPLETE	01/08/2006
12560	SITE OPPOSITE 200 PEMBROOKE LOOP ROAD BUA	01/08/2005	4	0	0.16	0.00	COMPLETE	01/08/2005
12561	2 THE PARK, UPPER DUNMURRY LANE BUA	01/08/2002	9	0	0.2	0.00	COMPLETE	01/08/2002
12562	126 UPPER DUNMURRY LANE BUA	01/08/2006	5	0	0.1	0.00	COMPLETE	01/08/2006
12563	ADJACENT TO 24 CREDENHILL PARK, DUNMURRY BUA	01/08/2002	1	0	0.05	0.00	COMPLETE	01/08/2002
12564	142 UPPER DUNMURRY LANE BUA	01/08/2004	13	0	0.23	0.00	COMPLETE	01/08/2004
12565	LANDS BETWEEN 142-154 UPPER DUNMURRY LANE BUA	01/08/2009	0	50	0	1.70	NOT STARTED	
12566	VACANT LAND AT KILWEE UPPER DUNMURRY LANE BUA	01/08/2009	0	60	0	2.93	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12567	FORMER BOILER SITE SUMMERHILL ROAD, TWINBROOK BUA	01/08/2002	12	0	0.3	0.00	COMPLETE	01/08/2002
12781	SUMMERHILL DRIVE BUA	01/08/2004	17	0	1.72	0.00	COMPLETE	01/08/2004
12783	33 OLD COLIN ROAD BUA	01/08/2003	12	0	0.25	0.00	COMPLETE	01/08/2003
12784	152 UPPER DUNMURRY LANE BUA	01/08/2004	6	0	0.12	0.00	COMPLETE	01/08/2004
12906	CHERRY ROAD BUA	01/08/2004	15	0	0.68	0.00	COMPLETE	01/08/2004
12907	ADJACENT TO CLOONA HOUSE COLLINGLEN ROAD BUA	01/08/2006	86	0	2.03	0.00	COMPLETE	01/08/2006
12908	SITE TO NORTH OF 19-15 LAGMORE GROVE BUA	01/08/2009	23	0	0.41	0.00	COMPLETE	01/08/2009
15268	GLENBURN ROAD BUA	01/08/2009	33	4	0.8	0.06	DEVELOPMENT ON-GOING	
16447	LANDS TO REAR AND WEST OF NO. 36 THE CUTTS BUA	01/08/2009	1	0	0.06	0.00	COMPLETE	01/08/2009
16523	SEYMOUR HILL INDUSTRIAL ESTATE SEYMOUR HILL MEWS BUA	01/08/2009	0	10	0	0.70	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16525 11655	FORTE POSTHOUSE, THE CONWAY 300 RED WOODS, KINGSWAY BUA	01/08/2009	235	251	6	2.09	DEVELOPMENT ON-GOING	
16530 11664	12 - 14 GLEBE ROAD BUA	01/08/2009	0	5	0	0.08	NOT STARTED	
16557 11825	EDENVALE PARK BUA	01/08/2009	41	0	3.2	0.00	COMPLETE	01/08/2009
16646 12132	24 BARBOUR GARDENS BUA	01/08/2009	0	36	0	0.30	NOT STARTED	
16829 12758	LAND ADJACENT TO 16 ASHLEY PARK BUA	01/08/2009	0	4	0	0.28	NOT STARTED	
16898 12987	SITE TO THE REAR OF AUBURN PLACE 4-16 GLENBURN ROAD BUA	01/08/2009	93	0	1.86	0.00	COMPLETE	01/08/2009
16942 13052	STATTON VIEW BUA	01/08/2009	12	0	0.12	0.00	COMPLETE	01/08/2009
16943 13053	AREEMA COURT BUA	01/08/2008	5	0	0.1	0.00	COMPLETE	01/08/2008
16944 13054	11 GLEBE ROAD BUA	01/08/2007	1	0	0.01	0.00	COMPLETE	01/08/2007
17158 0	GLENDALE HOUSE THE MANOR BUA	01/08/2009	0	14	0	0.63	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
17177 0	ADJACENT TO 41 GLENHEAD AVENUE	01/08/2008	1	0	0.02	0.00	COMPLETE	01/08/2008
17178 0	ADJACENT TO 12 THE GREEN	01/08/2009	0	1	0	0.12	NOT STARTED	
17179 0	150 - 158 KINGSWAY 11 DUNMURRY LANE	01/08/2009	0	57	0	0.38	NOT STARTED	
17234 0	47 AND 49 GARDENMORE ROAD	01/08/2007	11	0	0.195	0.00	COMPLETE	01/08/2007
17235 0	BLOCK 1 JUNIPER SQUARE	01/08/2006	5	0	0.056	0.00	COMPLETE	01/08/2006
17236 0	TO THE REAR OF 84 GLENGOLAND PARK	01/08/2005	1	0	0.085	0.00	COMPLETE	01/08/2005
17237 0	LAND TO THE REAR OF 54 AND 56 BROOM PARK BUA	01/08/2009	0	11	0	0.35	NOT STARTED	
18100 0	LAND ON GLENBURN ROAD	01/08/2009	0	8	0	0.21	NOT STARTED	
18101 0	FORMER STEWARTS SITE QUEENSWAY	01/08/2009	50	56	1.46	1.64	DEVELOPMENT ON-GOING	
18351 0	REAR OF NO.4 5-7 KILMAKEE COTTAGES, WILLOW GARDENS	01/08/2009	0	79	0	0.70	NOT STARTED	

This report excludes Phase 2 Development Land

04 February 2010

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18354 0	265-267 KINGSWAY	01/08/2009	0	18	0	0.24	NOT STARTED	
18357 0	227 KINGSWAY	01/08/2009	0	1	0	0.02	NOT STARTED	
18358 0	REAR OF 86 SUNNYHILL PARK	01/08/2009	0	1	0	0.05	NOT STARTED	
18374 0	REAR OF 220 STEWARTSTOWN ROAD	01/08/2008	18	0	0.21	0.00	COMPLETE	01/08/2008
18658 0	28 STATION ROAD BUA	01/08/2007	4	0	0.07	0.00	COMPLETE	01/08/2007
18660 0	ADJACENT TO 6 BURN ROAD BUA	01/08/2007	1	0	0.716	0.00	COMPLETE	01/08/2007
18661 0	65 MOSSIDE ROAD, DERRIAGHY BUA	01/08/2009	0	5	0	0.13	NOT STARTED	
18662 0	ADJACENT TO 52A QUARTERLANDS ROAD, DRUMBEG BUA	01/08/2007	1	0	0.08	0.00	COMPLETE	01/08/2007
18663 0	REAR OF 3 KILMAKEE COTTAGES, WILLOW GARDENS, DUNMURRY BUA	01/08/2009	0	6	0	0.21	NOT STARTED	
18664 0	283 & 285 KINGSWAY, DUNMURRY BUA	01/08/2009	0	3	0	0.16	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18665 0	145-153 KINGSWAY, DUNMURRY BUA	01/08/2008	19	0	0.12	0.00	COMPLETE	01/08/2008
18667 0	254 KINGSWAY, DUNMURRY BUA	01/08/2009	0	48	0	0.65	NOT STARTED	
18670 0	248-250 KINGSWAY, DUNMURRY BUA	01/08/2009	0	8	0	0.11	NOT STARTED	
18671 0	169A KINGSWAY, DUNMURRY BUA	01/08/2009	0	1	0	0.01	NOT STARTED	
18672 0	ADJACENT TO 1 OAKHURST AVENUE BUA	01/08/2009	0	1	0	0.05	NOT STARTED	
18673 0	ADJACENT TO 19 CLOONA CRESCENT BUA	01/08/2007	2	0	0.02	0.00	COMPLETE	01/08/2007
18674 0	NORTH OF 80 CLOONA PARK BUA	01/08/2009	0	2	0	0.05	NOT STARTED	
18675 0	1 THE GREEN BUA	01/08/2009	0	4	0	0.20	DEVELOPMENT ON-GOING	
18676 0	ADJACENT TO 3 THE MANOR, DUNMURRY BUA	01/08/2009	6	12	0.13	0.27	DEVELOPMENT ON-GOING	
18685 0	53 HALFPENNY GATE ROAD BUA	01/08/2007	2	0	0.112	0.00	COMPLETE	01/08/2007

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18691 0	ADJACENT TO 2 WYNCROFT GARDENS BUA	01/08/2007	1	0	0.027	0.00	COMPLETE	01/08/2007
18766 0	LAUREL WOOD, AGHALEE ROAD, LOWER BALLINDERRY BUA	01/08/2007	1	0	0.023	0.00	COMPLETE	01/08/2007
19454	LANDS AT 9 THE PARK AND INCORPORATING NO.6 FOREST PARK, UPPER DUNMURRY LANE BUA	01/08/2009	18	0	0.6	0.00	COMPLETE	01/08/2009
19456 0	64 MOSSIDE ROAD, DERRYAGHY, DUNMURRY BUA	01/08/2009	0	2	0	0.08	NOT STARTED	
19458 0	ADJACENT TO 6 LARCH GROVE BUA	01/08/2009	0	1	0	0.03	NOT STARTED	
19459 0	REAR OF 6 GLENARIFF DRIVE BUA	01/08/2009	0	1	0	0.05	NOT STARTED	
20283 0	REAR OF 4 GLENGOLAND GARDENS	01/08/2009	0	1	0	0.09	NOT STARTED	
20284 0	28 GLENGOLAND PARADE	01/08/2009	0	3	0	0.08	NOT STARTED	
20285 0	PART OF GROUNDS OF ASHLEY LODGE AND 21 ASHLEY PARK	01/08/2009	0	7	0	0.16	NOT STARTED	
SETTLEMENT TOTALS			5546	1082	259.04	39.12		

This report excludes Phase 2 Development Land



HOUSING SITES NORTHERN IRELAND LAND USE DATABASE DEVELOPMENT

STATUS OF ALL MONITORABLE SITES IN BUA - CASTLEREAGH AS OF 1 AUGUST 2009

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
178	59 GILNAHIRK ROAD BUA	01/08/2000	4	0	0.11	0.00	COMPLETE	01/08/2000
539	16 ROBBS ROAD, DUNDONALD BUA	01/08/1997	3	0	0.1	0.00	COMPLETE	01/08/1997
541	465 UPPER NEWTOWARDS ROAD BEECHHILL	01/08/1997	100	0	7.7	0.00	COMPLETE	01/08/1997
542	ADJACENT TO 140 UPPER KNOCKBREDA ROAD BUA	01/08/1997	13	0	1.72	0.00	COMPLETE	01/08/1997
543	3 GRAND PRIX PARK, DUNDONALD BUA	01/08/1999	6	0	0.4	0.00	COMPLETE	01/08/1999
544	GARLAND GREEN, ADJACENT TO GARLAND HILL, GLENCREGAGH	01/08/1997	10	0	0.65	0.00	COMPLETE	01/08/1997
545	BETWEEN CHURCH ROAD / BALLYGOWAN ROAD ROSEMOUNT	01/08/1999	103	0	7.8	0.00	COMPLETE	01/08/1999

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
546	SAINTFIELD ROAD, NEWTOWNBREDA CAIRNSHILL	01/08/1997	271	0	11.33	0.00	COMPLETE	01/08/1997
547	GARLAND HILL, MANSE ROAD GLENCREGAGH	01/08/1997	34	0	2.02	0.00	COMPLETE	01/08/1997
548	BALLYORAN, REAR OF QUARRY INN BALLYORAN	01/08/1997	289	0	15.4	0.00	COMPLETE	01/08/1997
550	PHASE 6 GREER PARK BEECHILL	01/08/1997	32	0	1.17	0.00	COMPLETE	01/08/1997
551	REAR OF 10 UPPER KNOCKBREDA ROAD BUA	01/08/1997	3	0	0.18	0.00	COMPLETE	01/08/1997
553	77 BEECHILL ROAD BUA	01/08/2009	0	2	0	0.16	NOT STARTED	
554	SITES 69-71 & 124-133 GREENWOOD GLEN BEECHILL	01/08/1997	49	0	2.4	0.00	COMPLETE	01/08/1997
556	GARLAND HILL, MANSE ROAD GLENCREGAGH	01/08/1997	80	0	6.5	0.00	COMPLETE	01/08/1997
557	BALLYMACONAGHY ROAD CAIRNSHILL	01/08/2009	196	0	10.1	0.00	COMPLETE	01/08/2009
558	BEECHILL ROAD BUA	01/08/2009	0	44	0	1.73	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
560	CASAELODA DRIVE BUA	01/08/1997	5	0	0.2	0.00	COMPLETE	01/08/1997
561	LANDS N W OF KNOCKBRAKEN HOUSE BALLYMACONAGHY ROAD CAIRNSHILL	01/08/1999	99	0	4.9	0.00	COMPLETE	01/08/1999
562	ADJACENT TO 8 BEECHILL ROAD BUA	01/08/1999	1	0	0.15	0.00	COMPLETE	01/08/1999
565	BALLYREGAN ROAD, DUNDONALD BALLYREGAN	01/08/1997	284	0	14	0.00	COMPLETE	01/08/1997
567	GILNAHIRK ROAD BUA	01/08/1997	7	0	0.57	0.00	COMPLETE	01/08/1997
568	THE PINES, BEECHILL, PURDYSBURN ROAD BEECHILL	01/08/1997	82	0	8.2	0.00	COMPLETE	01/08/1997
570	DUNLADY ROAD, DUNDONALD BALLYREGAN	01/08/2005	180	0	5.74	0.00	COMPLETE	01/08/2005
574	PHASE 2 GREER PARK BEECHILL	01/08/1997	13	0	0.77	0.00	COMPLETE	01/08/1997
576	PHASE 4 GREER PARK BEECHILL	01/08/1997	36	0	0.75	0.00	COMPLETE	01/08/1997
577	LAMBERT COURT, DUNLADY ROAD BALLYREGAN	01/08/1997	112	0	7.8	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
578	DRUMADOON PARK, BALLYBEEN BUA	01/08/2009	0	15	0	0.52	NOT STARTED	
588	1 KINGSWAY DRIVE BUA	01/08/2009	0	5	0	0.18	NOT STARTED	
589	LAND OFF PURDYSBURN ROAD BEECHILL	01/08/2000	115	0	5.35	0.00	COMPLETE	01/08/2000
592	BETWEEN 3 & 5 DOWNSHIRE ROAD BUA	01/08/2000	1	0	0.05	0.00	COMPLETE	01/08/2000
593	REAR OF 122-124 UPPER KNOCKBREDA ROAD BUA	01/08/2004	2	0	0.31	0.00	COMPLETE	01/08/2004
595	160 GILNAHIRK ROAD BUA	01/08/1999	15	0	0.29	0.00	COMPLETE	01/08/1999
596	1 GALWAY PARK BUA	01/08/2000	20	0	0.23	0.00	COMPLETE	01/08/2000
597	REAR OF 70-90 MOUNT MICHAEL PARK GLENCREGAGH	01/08/1999	22	0	1.01	0.00	COMPLETE	01/08/1999
598	REAR OF 20 CAIRNSHILL ROAD BUA	01/08/2001	1	0	0.2	0.00	COMPLETE	01/08/2001
599	981 UPPER NEWTOWARDS ROAD BUA	01/08/2001	17	0	0.15	0.00	COMPLETE	01/08/2001

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
600	6 CAIRNSHILL ROAD BUA	01/08/1999	2	0	0.07	0.00	COMPLETE	01/08/1999
603	1A HAMEL DRIVE BUA	01/08/2001	4	0	0.03	0.00	COMPLETE	01/08/2001
604	ADJACENT TO 27 BREDA GARDENS BUA	01/08/2002	2	0	0.03	0.00	COMPLETE	01/08/2002
606	LANDS ADJACENT TO DUNDONALD ELIM PENTECOSTAL CHURCH EAST LINK ROAD BUA	01/08/2001	5	0	0.12	0.00	COMPLETE	01/08/2001
609	BARCLAY SITE, MILLTOWN HILL, SHAW'S BRIDGE BUA	01/08/2001	48	0	1.06	0.00	COMPLETE	01/08/2001
610	BRANIEL SQUARE, BRANIEL ESTATE BUA	01/08/2001	12	0	0.32	0.00	COMPLETE	01/08/2001
611	PHASE 7 GREER PARK BEECHILL	01/08/1997	22	0	1.24	0.00	COMPLETE	01/08/1997
612	53 OLD DUNDONALD ROAD BUA	01/08/2003	7	0	0.2	0.00	COMPLETE	01/08/2003
613	REAR OF 142 UPPER KNOCKBREDA ROAD BUA	01/08/2009	3	1	0.2	0.08	DEVELOPMENT ON-GOING	
614	34 BREDA GARDENS BUA	01/08/1997	2	0	0.03	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
615	ADJACENT TO 2 BEECHILL ROAD BUA	01/08/1999	2	0	0.31	0.00	COMPLETE	01/08/1999
617	180 NEWTOWNBRED A ROAD BUA	01/08/2001	63	0	1.2	0.00	COMPLETE	01/08/2001
618	PHASE 3 ROYAL LODGE, PURDYSBURN ROAD. BEECHILL	01/08/1997	21	0	1.71	0.00	COMPLETE	01/08/1997
622	4 GRAHAM'S BRIDGE ROAD BUA	01/08/1997	2	0	0.2	0.00	COMPLETE	01/08/1997
624	PHASE 3 GREENWOOD GLEN BEECHILL	01/08/1998	46	0	1.78	0.00	COMPLETE	01/08/1998
625	REAR OF 54-70 MOUNT MICHAEL PARK GLENCREGAGH	01/08/2000	22	0	1.2	0.00	COMPLETE	01/08/2000
626	PHASE 8 GREER PARK, NEWTOWNBRED A ROAD BEECHILL	01/08/1997	16	0	1	0.00	COMPLETE	01/08/1997
628	69 NEWTOWNBRED A ROAD BUA	01/08/1998	8	0	0.25	0.00	COMPLETE	01/08/1998
631	10 GRANSHA ROAD BUA	01/08/2000	4	0	0.25	0.00	COMPLETE	01/08/2000
633	98 COMBER ROAD BUA	01/08/2003	4	0	0.15	0.00	COMPLETE	01/08/2003

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
634	PHASE 9 GREER PARK BEECHILL	01/08/1998	22	0	1.35	0.00	COMPLETE	01/08/1998
635	46 DOWNSHIRE ROAD BUA	01/08/1997	2	0	0.05	0.00	COMPLETE	01/08/1997
637	LANDS ADJACENT TO 59 ROCHESTER ROAD BUA	01/08/2001	5	0	0.18	0.00	COMPLETE	01/08/2001
639	366-369 GRANGEWOOD MANOR BALLYREGAN	01/08/1998	4	0	0.24	0.00	COMPLETE	01/08/1998
640	67 BALLYGOWAN ROAD BUA	01/08/2001	5	0	0.6	0.00	COMPLETE	01/08/2001
11425	CROFT HILL CASTLEREAGH	01/08/2005	14	0	0.65	0.00	COMPLETE	01/08/2005
11433	1 CUMBERLAND DRIVE BUA	01/08/1999	3	0	0.09	0.00	COMPLETE	01/08/1999
11464	LAND AT MILL MOUNT ROAD BUA	01/08/2000	20	0	1.2	0.00	COMPLETE	01/08/2000
11465	LANDS ADJACENT TO 76 BALLYGOWAN ROAD ROSEMOUNT	01/08/2004	29	0	1.3	0.00	COMPLETE	01/08/2004
11468	LAND AT DUNDONALD	01/08/2009	111	1104	6.5	69.60	DEVELOPMENT ON-GOING	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
11470	LAND AT KNOCKBRACKEN RD & BALLYMACONAGHY RD BUA	01/08/2009	131	329	10.3	25.83	DEVELOPMENT ON-GOING	
11735	22 BALLYHANWOOD ROAD OFF BALLYHANWOOD ROAD	01/08/2000	1	0	0.5	0.00	COMPLETE	01/08/2000
11942	201-211 & 213-259 ORBY DRIVE BUA	01/08/2002	24	0	1.1	0.00	COMPLETE	01/08/2002
11959	83A GILNAHIRK ROAD BUA	01/08/2009	8	2	0.264	0.07	DEVELOPMENT ON-GOING	
11960	38 KINGSWAY PARK BUA	01/08/2001	4	0	0.08	0.00	COMPLETE	01/08/2001
11961	9 SPERRIN DRIVE BUA	01/08/2001	1	0	0.03	0.00	COMPLETE	01/08/2001
11962	SITE ADJACENT TO 246 CREAGHA ROAD BUA	01/08/2000	3	0	0.03	0.00	COMPLETE	01/08/2000
11963	73 BALLYGOWAN ROAD BUA	01/08/2001	26	0	0.5	0.00	COMPLETE	01/08/2001
11965	SITE ADJACENT TO 2 MC CAUGHAN PARK BUA	01/08/2000	1	0	0.09	0.00	COMPLETE	01/08/2000
11966	LAND AT CORNER OF DUNSEVERICK AVENUE BUA	01/08/2005	12	0	0.38	0.00	COMPLETE	01/08/2005

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
11968	2 BEECHILL PARK EAST BUA	01/08/2003	4	0	0.19	0.00	COMPLETE	01/08/2003
11969	LAND TO THE REAR OF 2-8 NEWTOWN PARK BUA	01/08/2002	1	0	0.02	0.00	COMPLETE	01/08/2002
11970	LAND TO THE REAR OF 28-30 NEWTOWNBREDA ROAD BUA	01/08/2000	1	0	0.08	0.00	COMPLETE	01/08/2000
11971	LAND TO THE NORTH OF 9 BALLYMACONAGHY ROAD CAIRNSHILL	01/08/2003	1	0	0.15	0.00	COMPLETE	01/08/2003
11973	79-81 OLD MILL TOWN ROAD BUA	01/08/2004	12	0	0.12	0.00	COMPLETE	01/08/2004
11977	129A COMBER ROAD BUA	01/08/2004	1	0	0.04	0.00	COMPLETE	01/08/2004
11978	125-127 COMBER ROAD BUA	01/08/2002	16	0	0.4	0.00	COMPLETE	01/08/2002
11982	PLOTS 1-28 & 38-40 STRONE PARK BUA	01/08/2001	36	0	0.9	0.00	COMPLETE	01/08/2001
11987	LAND TO THE REAR OF 92 COMBER ROAD BUA	01/08/2004	1	0	0.04	0.00	COMPLETE	01/08/2004
12099	23-25 SAINTFIELD ROAD BUA	01/08/2001	5	0	0.11	0.00	COMPLETE	01/08/2001

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12100	SITE ADJACENT TO 8 MOUNT MICHAEL GROVE GLENCREGAGH	01/08/2008	2	0	0.05	0.00	COMPLETE	01/08/2008
12102	176 UPPER KNOCKBREDA ROAD BUA	01/08/2004	4	0	0.42	0.00	COMPLETE	01/08/2004
12103	1 LEADHILL BUA	01/08/2004	5	0	0.107	0.00	COMPLETE	01/08/2004
12104	LANDS ADJACENT TO AND INCLUDING 70 BALLYGOWAN ROAD BUA	01/08/2002	38	0	0.912	0.00	COMPLETE	01/08/2002
12105	70 GALWAY PARK BUA	01/08/2001	2	0	0.086	0.00	COMPLETE	01/08/2001
12106	10 ROBB'S ROAD BUA	01/08/2003	2	0	0.04	0.00	COMPLETE	01/08/2003
12107	131 COMBER ROAD BUA	01/08/2001	1	0	0.1	0.00	COMPLETE	01/08/2001
12122	156A UPPER KNOCKBREDA ROAD BUA	01/08/2002	1	0	0.29	0.00	COMPLETE	01/08/2002
12140	ADJACENT TO WEST SIDE OF 8 MILLMOUNT ROAD BUA	01/08/2005	8	0	0.4	0.00	COMPLETE	01/08/2005
12145	LANDS AT COLESHILL GARDENS BUA	01/08/2009	0	12	0	0.17	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12149	2-4 CREGAGH PARK BUA	01/08/2007	9	0	0.16	0.00	COMPLETE	01/08/2007
12153	4 MYRTLEDENE DRIVE BUA	01/08/2006	1	0	0.059	0.00	COMPLETE	01/08/2006
12155	PLAYING FIELDS EAST LINK ROAD BUA	01/08/2005	91	0	2.3	0.00	COMPLETE	01/08/2005
12193	11 CLIVEDEN CRESCENT BUA	01/08/2004	1	0	0.03	0.00	COMPLETE	01/08/2004
12194	1 QUARRY COTTAGES QUARRY LANE BUA	01/08/2006	1	0	0.014	0.00	COMPLETE	01/08/2006
12196	350 SAINTFIELD ROAD BUA	01/08/2009	0	20	0	0.72	NOT STARTED	
12243	76 BALLYGOWAN ROAD ROSEMOUNT	01/08/2003	1	0	0.1	0.00	COMPLETE	01/08/2003
12266	REAR OF BEECHILL INDUSTRIAL ESTATE CEDARHURST ROAD BUA	01/08/2005	5	0	0.3	0.00	COMPLETE	01/08/2005
12297	CAIRNSHILL CAIRNSHILL	01/08/1997	240	0	9.9	0.00	COMPLETE	01/08/1997
12301	ADJACENT TO 132 RAVENSWOOD PARK BUA	01/08/2009	0	1	0	0.04	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12302	HANWOOD HOUSE 125 OLD DUNDONALD ROAD BUA	01/08/2009	0	44	0	0.82	NOT STARTED	
12303	167 LOWER BRANIEL ROAD BUA	01/08/2003	1	0	0.04	0.00	COMPLETE	01/08/2003
12304	BETWEEN 10 AND 16 GRANSHA ROAD BUA	01/08/2002	2	0	0.06	0.00	COMPLETE	01/08/2002
12306	159 COMBER ROAD BUA	01/08/2003	2	0	0.04	0.00	COMPLETE	01/08/2003
12307	15 GALWAY PARK BUA	01/08/2009	0	12	0	0.15	NOT STARTED	
12308	5 BALLYREGAN ROAD BUA	01/08/2004	6	0	0.464	0.00	COMPLETE	01/08/2004
12309	SIDE GARDEN OF 10 DUNLADY ROAD BUA	01/08/2002	5	0	0.09	0.00	COMPLETE	01/08/2002
12310	14 BRISTOW DRIVE BUA	01/08/2009	0	8	0	0.30	NOT STARTED	
12311	ADJACENT TO JUNCTION WITH CASTLEMORE AVENUE / CASTLEMORE PARK BUA	01/08/2002	2	0	0.05	0.00	COMPLETE	01/08/2002
12312	2 BEECHILL ROAD BUA	01/08/2002	8	0	0.16	0.00	COMPLETE	01/08/2002

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12313	SOUTH OF 9 BALLYMACONAGHY ROAD BUA	01/08/2004	2	0	0.18	0.00	COMPLETE	01/08/2004
12319	1 & 2 SANDYMOUNT, CUMBERLAND ROAD BUA	01/08/2003	6	0	0.13	0.00	COMPLETE	01/08/2003
12321	ADJACENT TO 3 & 2-23 MYRTLEDENE DRIVE / MYRTLEDENE ROAD BUA	01/08/2006	7	0	0.43	0.00	COMPLETE	01/08/2006
12324	39 UPPER KNOCKREDA ROAD BUA	01/08/2009	0	1	0	0.06	NOT STARTED	
12325	16B COMBER ROAD BUA	01/08/2002	16	0	0.17	0.00	COMPLETE	01/08/2002
12431	ADJACENT TO 2 MEROK CRESCENT BUA	01/08/2005	2	0	0.029	0.00	COMPLETE	01/08/2005
12447	ADJACENT TO JUNCTION OF NEW LINK ROAD , BEECHILL ROAD AND SAINTFIELD ROAD BUA	01/08/2009	0	70	0	2.20	NOT STARTED	
12448	LAND TO THE NORTH OF 15 OLD SAINTFIELD ROAD BUA	01/08/2004	1	0	0.06	0.00	COMPLETE	01/08/2004
12517	LAND ADJACENT TO 26 - 29 ELSMERE PARK BUA	01/08/2002	3	0	0.29	0.00	COMPLETE	01/08/2002
12597	SIDE GARDEN OF 72 NORTH SPERRIN DUNDONALD	01/08/2006	2	0	0.08	0.00	COMPLETE	01/08/2006

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12668	210-216 LOWER BRANIEL ROAD BUA	01/08/2009	0	3	0	0.23	DEVELOPMENT ON-GOING	
12678	32 & 34 OLD DUNDONALD ROAD BUA	01/08/2009	0	13	0	0.29	NOT STARTED	
12679	REAR GARDEN AT NO. 32 NEWTOWNBREDA ROAD BUA	01/08/2004	1	0	0.05	0.00	COMPLETE	01/08/2004
12680	86 BEECHILL ROAD BUA	01/08/2009	0	1	0	0.50	NOT STARTED	
12689	7 KINGS LINK BUA	01/08/2003	4	0	0.09	0.00	COMPLETE	01/08/2003
12693	1 REAVILLE PARK BUA	01/08/2003	2	0	0.06	0.00	COMPLETE	01/08/2003
12757	186A UPPER KNOCKBREDA ROAD BUA	01/08/2009	1	0	0.14	0.00	DEVELOPMENT ON-GOING	
12758	279-281 LOWER BRANIEL ROAD BUA	01/08/2003	2	0	0.1	0.00	COMPLETE	01/08/2003
12769	LANDS AT DUNLADY ROAD BETWEEN JUNCTION OF NEWTOWNARDS ROAD AND CANBERRA PARK BUA	01/08/2009	0	1	0	0.10	NOT STARTED	
12770	8-10 GRAHAMSBRIDGE ROAD BUA	01/08/2008	13	0	0.4	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12771	LANDS TO THE REAR OF NO 57 OLD DUNDONALD ROAD BUA	01/08/2005	4	0	0.4	0.00	COMPLETE	01/08/2005
12779	LAND ADJACENT TO 76 BALLYGOWAN ROAD (SITE 2 BUSBY'S FARMYARD) ROSEMOUNT	01/08/2005	1	0	0.16	0.00	COMPLETE	01/08/2005
12787	LAND OFF ELSMERE PARK BUA	01/08/2005	9	0	0.96	0.00	COMPLETE	01/08/2005
12802	36 CHURCH ROAD BUA	01/08/2006	4	0	0.1	0.00	COMPLETE	01/08/2006
12810	6 MILLTOWN HILL MILLTOWN	01/08/2006	10	0	0.216	0.00	COMPLETE	01/08/2006
12929	LAND ADJACENT TO 2 CARROWREAGH GARDENS	01/08/2009	0	1	0	0.05	NOT STARTED	
12968	298 & 300 CREGAGH ROAD E	01/08/2006	2	0	0.08	0.00	COMPLETE	01/08/2006
12969	LAND ADJACENT TO AND IN FRONT OF 2 THIEPVAL AVENUE BUA	01/08/2009	0	1	0	0.03	NOT STARTED	
12970	LAND ADJACENT TO 4 OLD DUNDONALD ROAD BUA	01/08/2007	1	0	0.05	0.00	COMPLETE	01/08/2007
12971	LANDS TO REAR OF 63 DUNDONALD ROAD BUA	01/08/2005	3	0	0.18	0.00	COMPLETE	01/08/2005

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12972	111-113 KINGS ROAD BUA	01/08/2009	0	3	0	0.06	NOT STARTED	
12980	188 NEWTOWNBREDA ROAD BUA	01/08/2006	3	0	0.12	0.00	COMPLETE	01/08/2006
12981	30 GLENVIEW PARK BUA	01/08/2009	0	1	0	0.02	NOT STARTED	
12982	GARDEN TO SIDE OF 67 NEWTON PARK BUA	01/08/2009	1	0	0.29	0.00	COMPLETE	01/08/2009
12983	164 NEWTOWNBREDA ROAD BUA	01/08/2009	0	2	0	0.07	NOT STARTED	
13011	53 CHURCH ROAD NEWTOWNBREDA	01/08/2006	11	0	0.186	0.00	COMPLETE	01/08/2006
13202	7 BALLYREGAN ROAD DUNDONALD	01/08/2008	4	0	0.045	0.00	COMPLETE	01/08/2008
13203	49 & 51 SAINTFIELD ROAD NEWTOWNBREDA	01/08/2009	3	5	0.15	0.24	DEVELOPMENT ON-GOING	
13221	294A SAINTFIELD ROAD CASTLEREAGH	01/08/2005	2	0	0.012	0.00	COMPLETE	01/08/2005
13240	57 LENAGHAN PARK BUA	01/08/2009	2	0	0.09	0.00	COMPLETE	01/08/2009

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
13246	ELIM PENTECOSTAL CHURCH YOUTH HALL GRAND PRIX PARK DUNDONALD	01/08/2005	6	0	0.17	0.00	COMPLETE	01/08/2005
13249	29 FERDENE PARK DUNDONALD	01/08/2008	4	0	0.285	0.00	COMPLETE	01/08/2008
13250	5-7 OLD SAINTFIELD ROAD CASTLEREAGH	01/08/2005	1	0	0.011	0.00	COMPLETE	01/08/2005
13252	40 & 42 KINGSWAY PARK CASTLEREAGH	01/08/2006	6	0	0.126	0.00	COMPLETE	01/08/2006
13256	LAND ADJACENT TO 76 BALLYGOWAN ROAD BUA	01/08/2005	1	0	0.116	0.00	COMPLETE	01/08/2005
13260	LAND ADJACENT TO 2 MINNOWBURN GARDENS BUA	01/08/2007	2	0	0.027	0.00	COMPLETE	01/08/2007
13264	LANDS SOUTH OF CASTLEREAGH COLLEGE MONTGOMERY ROAD BUA	01/08/2008	67	0	1.428	0.00	COMPLETE	01/08/2008
13272	SITE ADJACENT TO 39 OLD DUNDONALD ROAD BUA	01/08/2005	1	0	0.034	0.00	COMPLETE	01/08/2005
13276	SITE ADJACENT TO 43 BALLYREGAN ROAD DUNDONALD	01/08/2009	0	3	0	0.16	NOT STARTED	
13277	12 GRAHAMSBRIDGE ROAD BUA	01/08/2009	0	6	0	0.20	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
13278	70 CHURCH ROAD BUA	01/08/2008	13	0	0.355	0.00	COMPLETE	01/08/2008
13284	LAND ADJACENT TO 16 KNOCKBRACKEN ROAD BUA	01/08/2009	0	1	0	0.08	NOT STARTED	
17283	16-20 GRAHMSBRIDGE ROAD BUA	01/08/2009	0	32	0	0.66	DEVELOPMENT ON-GOING	
17284	TO THE REAR OF 310 COMBER ROAD BUA	01/08/2009	0	1	0	0.11	NOT STARTED	
17285	72-80 DRUMADOON DRIVE AND 1-5 BALLYBEEN PARK BUA	01/08/2008	6	0	0.66	0.00	COMPLETE	01/08/2008
17286	GARDEN TO THE REAR OF 34 NEWTOWNBRED A ROAD BUA	01/08/2005	4	0	0.07	0.00	COMPLETE	01/08/2005
18084	LAND ADJACENT TO 111 LOWER BRANIEL ROAD BUA	01/08/2009	0	12	0	0.19	NOT STARTED	
18085	LAND TO REAR OF 106-118 KNOCKBRED A ROAD BUA	01/08/2009	0	5	0	0.34	NOT STARTED	
18086	LAND TO REAR OF 6-10 GLENVIEW PARK, BALLYGOWAN ROAD BUA	01/08/2009	0	8	0	0.46	NOT STARTED	
18087	JUNCTION OF CRAIGLEITH DRIVE AND DRUMADOON DRIVE BUA	01/08/2009	0	17	0	0.69	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18088 0	FORMER ROADS SERVICE DEPOT NEWTOWNBREA ROAD BUA	01/08/2008	39	0	1.26	0.00	COMPLETE	01/08/2008
18089 0BUA	LADAS DRIVE BETWEEN BELLS BRIDGE ROUNDABOUT AND ALEXANDER ROAD	01/08/2009	0	47	0	1.55	NOT STARTED	
18090 0	FORSTER GREEN HOSPITAL UPPER KNOCKBREA ROAD BUA	01/08/2009	0	104	0	4.35	NOT STARTED	
18217 0	WEST OF CAPPAGH GARDENS AND NORTH OF SOUTH BANK	01/08/2008	8	0	0.376	0.00	COMPLETE	01/08/2008
18218 0	1 WILLOWBANK CRESCENT	01/08/2008	9	0	0.177	0.00	COMPLETE	01/08/2008
18219 0	BETWEEN 14 & 16 LANCEDEAN ROAD BELFAST	01/08/2009	0	2	0	0.03	NOT STARTED	
18221 0	22 GILNAHIRK WALK	01/08/2008	1	0	0.149	0.00	COMPLETE	01/08/2008
18222 0	REAR OF 18 GILNAHIRK CRESCENT	01/08/2009	0	1	0	0.07	NOT STARTED	
18223 0	232 LOWER BRANIEL ROAD	01/08/2007	3	0	0	0.15	COMPLETE	01/08/2007
18224 0	REAR GARDENS OF 41-57 GRANSHA ROAD	01/08/2009	0	38	0	0.81	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18225 0	804 UPPER NEWTOWNARDS ROAD	01/08/2009	0	4	0	0.10	NOT STARTED	
18226 0	67 GRANSHA ROAD	01/08/2009	1	0	0.174	0.00	COMPLETE	01/08/2009
18227 0	39 & 41 OLD DUNDONALD ROAD	01/08/2006	1	0	0.083	0.00	COMPLETE	01/08/2006
18228 0	18 OLD DUNDONALD ROAD	01/08/2009	0	23	0	0.90	DEVELOPMENT ON-GOING	
18229 0	REAR OF 39 & 41 OLD DUNDONALD ROAD	01/08/2006	5	0	0.142	0.00	COMPLETE	01/08/2006
18230 0	REAR OF 17 - 23 FERNDENE PARK	01/08/2009	0	6	0	0.24	NOT STARTED	
18232 0	QUARRY CORNER UPPER NEWTOWNARDS ROAD	01/08/2009	0	110	0	1.71	NOT STARTED	
18233 0	12A COMBER ROAD	01/08/2008	3	0	0.063	0.00	COMPLETE	01/08/2008
18234 0	104, 106, 108 COMBER ROAD	01/08/2009	0	6	0	0.21	NOT STARTED	
18235 0	274 COMBER ROAD	01/08/2009	0	1	0	0.07	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18236 0	292 COMBER ROAD	01/08/2009	0	2	0	0.20	NOT STARTED	
18240 0	183 SAINTFIELD ROAD	01/08/2008	4	0	0.195	0.00	COMPLETE	01/08/2008
18241 0	182 SAINTFIELD ROAD	01/08/2006	3	0	0.071	0.00	COMPLETE	01/08/2006
18245 0	43 CAIRNHILL ROAD	01/08/2006	2	0	0.07	0.16	COMPLETE	01/08/2006
18370 0	55 BREDA PARK	01/08/2007	1	0	0.02	0.00	COMPLETE	01/08/2007
18527 0	1 GILBOURNE COURT	01/08/2009	0	14	0	0.28	DEVELOPMENT ON-GOING	
18528 0	BELVOIR PARK HOSPITAL ROAD	01/08/2009	0	230	0	9.58	NOT STARTED	
18529 0	LAND AT STONEY ROAD	01/08/2009	0	174	0	14.50	NOT STARTED	
18813 0	1027 TO 1035 UPPER NEWTOWNARDS ROAD	01/08/2009	0	32	0	0.29	NOT STARTED	
18814 0	GARDEN OF 3 GLENSHARRAGH GARDENS	01/08/2009	0	1	0	0.01	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18815 0	1 FOURWINDS AVENUE	01/08/2009	0	5	0	0.08	NOT STARTED	
18817 0	REAR OF 228 LOWER BRAMIEL ROAD	01/08/2009	1	0	0.031	0.00	COMPLETE	01/08/2009
18818 0	2 CARNBRAE AVENUE	01/08/2009	0	1	0	0.02	DEVELOPMENT ON-GOING	
18819 0	37A OLD SAINTFIELD ROAD	01/08/2009	0	1	0	0.04	NOT STARTED	
18821 0	29 GLENVIEW PARK	01/08/2008	29	0	0.391	0.00	COMPLETE	01/08/2008
18822 0	4 WINDRUSH AVENUE	01/08/2009	1	0	0.026	0.00	COMPLETE	01/08/2009
18829 0	REAR OF 19 BREDAS PARK	01/08/2009	0	1	0	0.02	NOT STARTED	
18830 0	SITE AT BRENNAN PARK ARDNOE AVENUE	01/08/2007	11	0	0.914	0.00	COMPLETE	01/08/2007
18831 0	REAR OF 94 COMBER ROAD	01/08/2009	0	4	0	0.09	NOT STARTED	
18834 0	219 AND 221 SAINTFIELD ROAD	01/08/2009	0	21	0	0.29	DEVELOPMENT ON-GOING	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18835 0	67 CHURCH ROAD SOUTH	01/08/2009	4	0	0.109	0.00	COMPLETE	01/08/2009
18842 0	7 TO 37 ARDNOE AVENUE BALLYBEEN	01/08/2008	12	0	0.404	0.00	COMPLETE	01/08/2008
18843 0	22 TO 24 COMBER ROAD CHURCH QUARTER	01/08/2009	0	13	0	0.13	NOT STARTED	
18844 0	40 GILNAHIRK CRESCENT	01/08/2009	0	4	0	0.15	NOT STARTED	
18846 0	9 GALWAY DRIVE	01/08/2009	0	12	0	0.22	NOT STARTED	
18847 0	40 GLENHOLM PARK	01/08/2009	0	1	0	0.05	NOT STARTED	
18848 0	14 MOUNT MICHAEL DRIVE	01/08/2009	0	1	0	0.08	NOT STARTED	
18850 0	129 COMBER ROAD	01/08/2008	10	0	0.211	0.00	COMPLETE	01/08/2008
18860 0	103 TO 107 SAINTFIELD ROAD	01/08/2009	0	6	0	0.09	NOT STARTED	
18861 0	REAR OF NO.S 632 AND 634 SAINTFIELD ROAD	01/08/2009	0	5	0	0.17	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18862 0	20 KINGSWAY PARK	01/08/2008	1	0	0.023	0.00	COMPLETE	01/08/2008
18898 0	REAR OF 37 & 39 ROSETTA ROAD	01/08/2009	0	2	0	0.40	NOT STARTED	
19035 0	16 MANSE ROAD CARRYDUFF	01/08/2008	4	0	0.34	0.00	COMPLETE	01/08/2008
19038 0	130A UPPER KNOCKBREDA ROAD	01/08/2008	13	0	0.334	0.00	COMPLETE	01/08/2008
19608 0	ADJACENT TO 264 BELVOIR DRIVE	01/08/2009	1	0	0.06	0.00	COMPLETE	01/08/2009
19610 0	2 RODDENS PARK	01/08/2009	0	4	0	0.06	NOT STARTED	
19611 0	38-46 OLD DUNDONALD ROAD	01/08/2009	0	19	0	0.49	NOT STARTED	
19615 0	ADJACENT TO 12 MONTGOMERY ROAD	01/08/2009	0	1	0	0.02	NOT STARTED	
19616 0	WEST OF MCLAUGHLIN PARK, KNOCK DUAL CARRIAGEWAY	01/08/2009	0	1	0	0.56	NOT STARTED	
19617 0	ADJACENT TO 9 ALTNACREEVA CLOSE	01/08/2008	1	0	0.01	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19622 0	133A COMBER ROAD	01/08/2009	0	3	0	0.26	NOT STARTED	
19624 0	ADJACENT TO 53 CHURCH ROAD	01/08/2009	0	6	0	0.13	DEVELOPMENT ON-GOING	
19625 0	GRANTON HEIGHTS, KINGS ROAD	01/08/2009	0	93	0	0.61	NOT STARTED	
19628 0	REAR OF 180 SAINTFIELD ROAD	01/08/2009	0	1	0	0.02	NOT STARTED	
19629 0	116 CUMBERLAND ROAD	01/08/2009	0	12	0	0.21	NOT STARTED	
19630 0	SIDE GARDEN OF 1 BROOKLANDS PARK	01/08/2009	0	1	0	0.04	NOT STARTED	
19631 0	28 BEECHILL PARK SOUTH	01/08/2009	0	1	0	0.04	NOT STARTED	
19632 0	FORMER RETAIL UNITS AT 9-16 GLENSHARRAGH PARK	01/08/2009	0	9	0	0.12	NOT STARTED	
19634 0	18 COTSWOLD AVENUE PLUS PART GARDEN AT 1 CHARTWELL PARK	01/08/2009	3	0	0.08	0.00	COMPLETE	01/08/2009
19635 0	LAND AT ISLAY GARDENS	01/08/2009	0	8	0	0.15	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19636 0	98 GILNAHIRK ROAD	01/08/2009	0	1	0	0.08	NOT STARTED	
19638 0	ADJACENT AND TO THE WEST OF 73 ROYAL LODGE ROAD	01/08/2009	0	1	0	0.04	NOT STARTED	
19640 0	190 NEWTOWNARDS ROAD	01/08/2009	0	2	0	0.13	NOT STARTED	
19642 0	26-28 GLENEAGLES GARDENS	01/08/2009	12	0	0.35	0.00	COMPLETE	01/08/2009
19688 0	ADJACENT TO 30 ROSSDALE HEIGHTS	01/08/2009	0	1	0	0.01	NOT STARTED	
19695 0	156A UPPER KNOCKBREDA ROAD	01/08/2009	0	1	0	0.05	NOT STARTED	
20028 0	1 CLONDUFF DRIVE	01/08/2009	0	1	0	0.04	NOT STARTED	
20030 0	6-12 BRED A PARK	01/08/2009	0	34	0	0.60	NOT STARTED	
20044 0	BEECHILL INDUSTRIAL ESTATE CEDARHURST ROAD	01/08/2009	0	51	1.75	0.00	NOT STARTED	
20045 0	70 BEECHILL PARK WEST	01/08/2009	0	1	0	0.07	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
20046 0	KNOCKBRACKEN HEALTHCARE PARK SAINTFIELD ROAD	01/08/2009	22	0	0.77	0.00	COMPLETE	01/08/2009
20047 0	LANDS OPPOSITE 1-6 LAUREL GROVE MANOR	01/08/2009	0	6	0	0.24	NOT STARTED	
20048 0	19 CAIRNHILL AVENUE	01/08/2009	0	1	0	0.17	NOT STARTED	
20049 0	ST. ANDREWS & KNOCKBREDA CHURCH ROSETTA ROAD	01/08/2009	0	10	0	0.38	NOT STARTED	
20050 0	ADJACENT TO 6 CARNAMENA GARDENS	01/08/2009	0	1	0	0.03	NOT STARTED	
20051 0	ADJACENT TO 168 MOUNT MERRION AVENUE	01/08/2009	0	4	0	0.03	NOT STARTED	
20054 0	20 ALBERT DRIVE	01/08/2009	1	0	0.05	0.00	COMPLETE	01/08/2009
20055 0	143 & 154 KINGS ROAD	01/08/2009	0	5	0	0.07	NOT STARTED	
20056 0	ADJACENT TO 36 LEVEN PARK	01/08/2009	0	1	0	0.01	NOT STARTED	
20057 0	SITE TO THE NORTH OF UPPER NEWTOWARDS ROAD AND ADJACENT TO DUNLADY ROAD	01/08/2009	0	165	0	2.39	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
20058 0	SITE ADJACENT TO 2 CUMNOCK WALK	01/08/2009	1	0	0.01	0.00	COMPLETE	01/08/2009
20061 0	REAR GARDEN 65 OLD DUNDONALD ROAD	01/08/2009	0	1	0	0.11	NOT STARTED	
20062 0	32 GRAND PRIX PARK	01/08/2009	0	2	0	0.11	NOT STARTED	
20064 0	66 CHURCH ROAD	01/08/2009	0	11	0	0.26	NOT STARTED	
20065 0	33-37 GRANSHA ROAD	01/08/2009	0	55	0	0.73	NOT STARTED	
20066 0	42-52 GRANSHA ROAD	01/08/2009	0	15	0	0.89	NOT STARTED	
20067 0	31 & 33 OLD DUNDONALD ROAD	01/08/2009	0	5	0	0.13	NOT STARTED	
20068 0	99-107 COMBER ROAD	01/08/2009	0	45	0	0.43	NOT STARTED	
20069 0	155 & 157 COMBER ROAD	01/08/2009	0	2	0	0.08	NOT STARTED	
20070 0	LANDS TO THE SIDE OF 22 ORBY CLOSE & ORBY DRIVE	01/08/2009	0	25	0	1.02	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
20071 0	LAND TO THE FRONT OF 115 LOWER BRANIEL ROAD	01/08/2009	0	1	0	0.08	NOT STARTED	
20074 0	58 OLD DUNDONALD ROAD	01/08/2009	0	5	0	0.16	NOT STARTED	
SETTLEMENT TOTALS			3882	3270	190.43	155.20		

This report excludes Phase 2 Development Land



HOUSING SITES NORTHERN IRELAND LAND USE DATABASE DEVELOPMENT

STATUS OF ALL MONITORABLE SITES IN CARRYDUFF AS OF 1 AUGUST 2009

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
536	56 HILLSBOROUGH ROAD CARRYDUFF	01/08/1998	34	0	2.6	0.00	COMPLETE	01/08/1998
549	MUSKETT AVENUE CARRYDUFF	01/08/1997	8	0	0.4	0.00	COMPLETE	01/08/1997
587	REAR OF 14 QUEENSFORT PARK SOUTH CARRYDUFF	01/08/2005	1	0	0.05	0.00	COMPLETE	01/08/2005
591	ADJACENT TO 22 LOUGH MOSS PARK CARRYDUFF	01/08/2009	0	16	0	0.60	NOT STARTED	
594	14 HILLSBOROUGH ROAD CARRYDUFF	01/08/1999	3	0	0.1	0.00	COMPLETE	01/08/1999
601	24-25A HILLSBOROUGH ROAD CARRYDUFF	01/08/2000	14	0	0.15	0.00	COMPLETE	01/08/2000
605	ADJACENT TO 57 HILLSBOROUGH ROAD BUA	01/08/2001	4	0	0.4	0.00	COMPLETE	01/08/2001

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
623	EDGAR AVENUE / SAINTFIELD ROAD BUA	01/08/1997	2	0	0.11	0.00	COMPLETE	01/08/1997
11376	ADJACENT TO 33 MANSE ROAD CARRYDUFF	01/08/1999	1	0	0.19	0.00	COMPLETE	01/08/1999
11426	ADJACENT TO 80 BALLYNAHINCH ROAD CARRYDUFF	01/08/1999	1	0	0.12	0.00	COMPLETE	01/08/1999
11427	LAND TO THE REAR OF 2 BLENNHEIM PARK CARRYDUFF	01/08/2001	1	0	0.18	0.00	COMPLETE	01/08/2001
11434	33 MANSE ROAD CARRYDUFF	01/08/1999	1	0	0.3	0.00	COMPLETE	01/08/1999
11435	LANDS AT "OLD QUARRY" HILLSBOROUGH ROAD CARRYDUFF	01/08/2009	122	53	2.24	0.99	DEVELOPMENT ON-GOING	
11437	LAND TO THE SOUTHEAST OF MEADOWVALE ROAD CARRYDUFF	01/08/2009	0	174	0	4.97	NOT STARTED	
11463	LANDS AT 115-117 BALLYNAHINCH ROAD CARRYDUFF	01/08/2009	10	0	0.77	0.00	COMPLETE	01/08/2009
11954	23 LOUGH MOSS PARK CARRYDUFF	01/08/2007	1	0	0.12	0.00	COMPLETE	01/08/2007
11979	MANSE GARDENS CARRYDUFF	01/08/2002	6	0	0.46	0.00	COMPLETE	01/08/2002

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
11980	3 BALLYNAHINCH ROAD CARRYDUFF	01/08/2001	6	0	0.09	0.00	COMPLETE	01/08/2001
11981	REAR OF 21 HOLLYGATE AVENUE CARRYDUFF	01/08/2007	1	0	0.1	0.00	COMPLETE	01/08/2007
11983	LAND ADJOINING THE WEST OF AND 200M SOUTH OF MUSKET MEWS AND MUSKET COURT CARRYDUFF	01/08/2000	53	0	3.38	0.00	COMPLETE	01/08/2000
11988	26 BALLYNAHINCH ROAD CARRYDUFF	01/08/2009	0	2	0	0.12	NOT STARTED	
12098	ADJACENT TO 24 MUSKETT GARDENS CARRYDUFF	01/08/2002	4	0	0.04	0.00	COMPLETE	01/08/2002
12143	ADJACENT TO 56 THOMPSON'S GRANGE CARRYDUFF	01/08/2009	1	0	0.09	0.00	COMPLETE	01/08/2009
12152	32-34 BALLYNAHINCH ROAD CARRYDUFF	01/08/2009	0	3	0	1.20	NOT STARTED	
12160	LAND TO THE SOUTH EAST OF 655 SAINTFIELD ROAD CARRYDUFF	01/08/2002	1	0	0.05	0.00	COMPLETE	01/08/2002
12262	SUNNYHOLME 11 QUEENSFORT ROAD BUA	01/08/2009	0	3	0	0.06	NOT STARTED	
12285	OAKWOOD HEIGHTS / OAKWOOD AVENUE CARRYDUFF	01/08/1997	42	0	2.44	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12286	SOUTH OF OAKWOOD AVENUE CARRYDUFF	01/08/1997	20	0	1.04	0.00	COMPLETE	01/08/1997
12314	89-91 BALLYNAHINCH ROAD CARRYDUFF	01/08/2006	8	0	0.13	0.00	COMPLETE	01/08/2006
12315	ADJACENT TO 47 HILLSBOROUGH ROAD CARRYDUFF	01/08/2003	1	0	0.25	0.00	COMPLETE	01/08/2003
12322	642 SAINTFIELD ROAD CARRYDUFF	01/08/2005	13	0	0.173	0.00	COMPLETE	01/08/2005
12323	BETWEEN 7 & 9 THORNDALE ROAD SOUTH CARRYDUFF	01/08/2009	0	1	0	0.05	NOT STARTED	
12591	20 CHURCH ROAD CARRYDUFF	01/08/2009	0	1	0	0.02	NOT STARTED	
12754	SITE ADJACENT TO 2,3 AND 4 MEADOWVALE CLOSE CARRYDUFF	01/08/2004	4	0	0.17	0.00	COMPLETE	01/08/2004
12756	648 SAINTFIELD ROAD CARRYDUFF	01/08/2009	26	19	0.86	0.66	DEVELOPMENT ON-GOING	
12973	8 ANNAVALE AVENUE CARRYDUFF	01/08/2005	1	0	1	0.00	COMPLETE	01/08/2005
12974	37 QUEENSFORT PARK SOUTH CARRYDUFF	01/08/2008	13	0	0.5	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
12975	9-11 WINCHESTER GARDENS CARRYDUFF	01/08/2004	1	0	0.06	0.00	COMPLETE	01/08/2004
12976	LANDS TO E & S OF BARONSCOURT & TO N OF EDGAR ROAD & COMBER ROAD CARRYDUFF	01/08/2009	0	400	0	17.79	NOT STARTED	
12977	LANDS TO N OF MARLBOROUGH CRESCENT, BLENHEIM PARK & QUEENSFORT COURT, W OF SAINTFIELD ROAD AND S OF MEALOUGH ROAD CARRYDUFF	01/08/2009	0	349	0	19.21	NOT STARTED	
13205	33 - 35 HILLSBOROUGH ROAD CARRYDUFF	01/08/2009	1	3	0.06	0.30	DEVELOPMENT ON-GOING	
13230	ADJACENT TO 123 BALLYNAHINCH ROAD CARRYDUFF	01/08/2005	1	0	0.029	0.00	COMPLETE	01/08/2005
13233	101 BALLYNAHINCH ROAD CARRYDUFF	01/08/2009	0	110	0	4.06	NOT STARTED	
13274	6 THORNDALE ROAD NORTH CASTLEREAGH	01/08/2009	0	1	0	0.16	NOT STARTED	
13279	30 BALLYNAHINCH ROAD CARRYDUFF	01/08/2009	0	2	0	0.08	NOT STARTED	
17281 0	26 MANSE ROAD	01/08/2005	3	0	0.463	0.00	COMPLETE	01/08/2005

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18239 0	REAR OF 1 BALLYNAHINCH ROAD	01/08/2009	0	1	0	0.06	NOT STARTED	
18242 0	8 HILLSBOROUGH ROAD	01/08/2008	14	0	0.238	0.00	COMPLETE	01/08/2008
18243 0	37 CHURCH ROAD	01/08/2009	0	6	0	0.09	NOT STARTED	
18244 0	ADJACENT TO 694 SAINTFIELD ROAD	01/08/2009	0	30	0	1.10	NOT STARTED	
18530 0	SOUTH OF KILLYNURE CLOSE	01/08/2009	0	45	0	1.93	NOT STARTED	
18531 0	NORTH OF THORNDALE PARK	01/08/2009	0	24	0	0.98	NOT STARTED	
18827 0	31 CHURCH ROAD	01/08/2009	0	3	0	0.05	NOT STARTED	
18836 0	16 MANSE ROAD	01/08/2008	4	0	0.362	0.00	COMPLETE	01/08/2008
18845 0	93 BALLYNAHINCH ROAD	01/08/2009	0	4	0	0.16	NOT STARTED	
19657 0	16 HILLSBOROUGH ROAD	01/08/2009	0	3	0	0.05	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19661 0	15 THORNDALE ROAD SOUTH	01/08/2009	0	1	0	0.16	NOT STARTED	
20077 0	70-72 BALLYNAHINCH ROAD	01/08/2009	0	31	0	0.80	NOT STARTED	
20078 0	ADJACENT TO 4 MUSKETT GLEN	01/08/2009	0	2	0	0.04	DEVELOPMENT ON-GOING	
20079 0	83 BALLYNAHINCH ROAD	01/08/2009	0	1	0	0.11	NOT STARTED	
20080 0	ADJACENT TO 10 & 15 BARONSCOURT LANE	01/08/2009	0	2	0	0.14	NOT STARTED	
20081 0	REAR OF 2 THOMPSONS GRANGE	01/08/2009	0	1	0	0.07	NOT STARTED	
20082 0	ADJACENT TO 1 GLENNOR CRESCENT WEST	01/08/2009	0	2	0	0.04	NOT STARTED	
20083 0	REAR OF 60 LOUGH MOSS PARK	01/08/2009	1	0	0.09	0.00	COMPLETE	01/08/2009
20087 0	644 SAINTFIELD ROAD	01/08/2009	0	7	0	0.39	NOT STARTED	
SETTLEMENT TOTALS			428	1300	19.81	56.45		

This report excludes Phase 2 Development Land



HOUSING SITES NORTHERN IRELAND LAND USE DATABASE DEVELOPMENT

STATUS OF ALL MONITORABLE SITES IN HILLSBOROUGH AS OF 1 AUGUST 2009

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15313 7351	CARNREAGH ESTATE	01/08/2003	363	0	23.08	0.00	COMPLETE	01/08/2003
15314 7352	THE PINES	01/08/1997	23	0	0.79	0.00	COMPLETE	01/08/1997
15315 7353	OGLES GROVE	01/08/1997	24	0	2.49	0.00	COMPLETE	01/08/1997
15316 7354	EGLANTINE PARK	01/08/1997	67	0	6.93	0.00	COMPLETE	01/08/1997
15317 7355	AUGHNATRISK ROAD	01/08/1997	191	0	3.03	0.00	COMPLETE	01/08/1997
15318 7356	HAMILTON HARTY COURT	01/08/1997	13	0	0.33	0.00	COMPLETE	01/08/1997
15319 7357	COACHMANS WAY	01/08/1997	14	0	0.97	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15320 7358	MILLVALE COURT	01/08/1997	10	0	0.17	0.00	COMPLETE	01/08/1997
15321 7359	SANDRINGHAM	01/08/1997	6	0	1.84	0.00	COMPLETE	01/08/1997
15322 7360	BLUNDELL HILL	01/08/2009	0	6	0	0.68	NOT STARTED	
15323 7361	CULCAVY ROAD	01/08/1997	4	0	0.57	0.00	COMPLETE	01/08/1997
15324 7362	DROMORE ROAD	01/08/2005	16	0	1.18	0.00	COMPLETE	01/08/2005
15325 7363	LISBURN ROAD	01/08/2009	0	150	0	6.00	NOT STARTED	
15327 7365	8-10 CULCAVY ROAD	01/08/1998	7	0	0.12	0.00	COMPLETE	01/08/1998
15328 7366	MILLSIDE TERRACE	01/08/1998	17	0	0.53	0.00	COMPLETE	01/08/1998
15329 7367	6 CULCAVEY ROAD	01/08/2001	4	0	0.07	0.00	COMPLETE	01/08/2001
16463 11298	REAR OF 18 LISBURN STREET	01/08/2006	1	0	0.03	0.00	COMPLETE	01/08/2006

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16464 11299	REAR OF 16 MAIN STREET	01/08/2006	8	0	0.25	0.00	COMPLETE	01/08/2006
16465 11300	TO THE REAR OF 1 AND 3 BALLYNAHINCH STREET	01/08/2002	6	0	0.1	0.00	COMPLETE	01/08/2002
16514 11635	ADJACENT TO 25 LISBURN ROAD	01/08/2003	1	0	0.11	0.00	COMPLETE	01/08/2003
16515 11636	REAR OF 47 LISBURN STREET	01/08/2009	0	5	0	0.03	NOT STARTED	
16516 11638	27 BALLYNAHINCH STREET	01/08/2004	1	0	0.1	0.00	COMPLETE	01/08/2004
16517 11639	WAPPING LANE BALLYNAHINCH STREET	01/08/2006	2	0	0.02	0.00	COMPLETE	01/08/2006
16518 11640	LAND OFF WAPPING LANE, BALLYNAHINCH STREET	01/08/2006	20	0	0.34	0.00	COMPLETE	01/08/2006
16519 11641	SITE TO THE REAR OF 27A LISBURN RD	01/08/2002	1	0	0.12	0.00	COMPLETE	01/08/2002
16520 11642	29/31 LISBURN STREET	01/08/2003	2	0	0.02	0.00	COMPLETE	01/08/2003
16521 11644	38 CULCAVY ROAD	01/08/2008	5	0	0.42	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16558 11826	GOVERNORS GATE CARNREAGH	01/08/2009	110	200	5.5	9.50	DEVELOPMENT ON-GOING	
16559 11827	WHITEGABLES DROMORE ROAD	01/08/2009	0	40	0	3.37	NOT STARTED	
16663 12171	11 MAIN STREET	01/08/2002	1	0	0.07	0.00	COMPLETE	01/08/2002
16664 12172	25 MILLVALE ROAD	01/08/2002	1	0	0.12	0.00	COMPLETE	01/08/2002
16665 12174	18 MILLVALE WOOD, MILLVALE ROAD	01/08/2004	6	0	0.88	0.00	COMPLETE	01/08/2004
16666 12175	25 LISBURN ROAD	01/08/2009	0	10	0	0.32	NOT STARTED	
16667 12176	20 BLACKBERRY LANE, CULCAVY ROAD	01/08/2005	9	0	0.73	0.00	COMPLETE	01/08/2005
16668 12177	15 CULCAVY ROAD	01/08/2008	4	0	0.15	0.00	COMPLETE	01/08/2008
16669 12178	ADJACENT TO 25 CULCAVY ROAD	01/08/2006	1	0	0.37	0.00	COMPLETE	01/08/2006
16670 12180	48 WALKERS FARM, CULCAVY ROAD	01/08/2008	11	0	0.73	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16671 12181	CULCAVY ROAD	01/08/2004	62	0	1.91	0.00	COMPLETE	01/08/2004
16672 12182	CARNREAGH ROAD	01/08/2002	1	0	0.06	0.00	COMPLETE	01/08/2002
16673 12184	43A CARNREAGH	01/08/2005	1	0	0.32	0.00	COMPLETE	01/08/2005
16674 12185	43 CARNREAGH	01/08/2003	2	0	0.37	0.00	COMPLETE	01/08/2003
16675 12186	49 CARNREAGH	01/08/2002	1	0	0.18	0.00	COMPLETE	01/08/2002
16837 12773	MAIN FORMER BOROUGH COUNCIL OFFICES BUILDING THE SQUARE	01/08/2009	27	6	0.7	0.23	DEVELOPMENT ON-GOING	
16838 12774	20 CARNREAGH ROAD	01/08/2004	4	0	0.26	0.00	COMPLETE	01/08/2004
16848 12799	LAND BETWEEN HARRY'S ROAD & EGLANTINE PARK	01/08/2008	11	0	0.59	0.00	COMPLETE	01/08/2008
16910 13007	LANDS TO THE REAR OF NO. 32 LISBURN STREET	01/08/2005	1	0	0.1	0.00	COMPLETE	01/08/2005
16914 13012	5 MOIRA ROAD	01/08/2006	5	0	0.09	0.00	COMPLETE	01/08/2006

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16927 13031	WAPPING LANE BALLYNAHINCH STREET	01/08/2006	2	0	0.0222	0.00	COMPLETE	01/08/2006
17212 0	3 BALLYNAHINCH ROAD	01/08/2009	0	6	0	0.13	NOT STARTED	
17213 0	19 MILLVALE HILLSBOROUGH	01/08/2008	2	0	0.18	0.00	COMPLETE	01/08/2008
17217 0	16 LISBURN STREET	01/08/2008	1	0	0.036	0.00	COMPLETE	01/08/2008
17218 0	TO THE REAR OF CHURCH HALLS MEETING STREET	01/08/2008	5	0	0.124	0.00	COMPLETE	01/08/2008
18336 0	ADJACENT TO THE OLD MILL DEVELOPMENT CULCAVY ROAD	01/08/2009	0	1	0	0.33	NOT STARTED	
18338 0	SITE 2 OPPOSITE 49 LISBURN ROAD	01/08/2009	0	1	0	0.09	NOT STARTED	
18339 0	MILLSTREAM 25 CULCAVY ROAD	01/08/2009	8	0	0.63	0.00	COMPLETE	01/08/2009
18340 0	OPPOSITE 51 LISBURN ROAD	01/08/2009	0	1	0	0.06	NOT STARTED	
18349 0	17 DROMORE ROAD	01/08/2009	0	1	0	0.42	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
18532 0	ADJACENT TO KILWARLIN HOUSE 22 LISBURN ROAD	01/08/2008	4	0	0.41	0.00	COMPLETE	01/08/2008
18718 0	7 ABERCORN PARK	01/08/2009	0	2	0	0.14	NOT STARTED	
18731 0	29 MILLVALE ROAD, HILLSBOROUGH	01/08/2008	1	0	0.099	0.00	COMPLETE	01/08/2008
18733 0	ADJACENT TO 15 DROMORE ROAD, HILLSBOROUGH	01/08/2009	1	0	0.094	0.00	COMPLETE	01/08/2009
18738 0	OPPOSITE 25-29 DROMORE ROAD, HILLSBOROUGH	01/08/2009	0	15	0	0.95	NOT STARTED	
18739 0	45 CARNREAGH, HILLSBOROUGH	01/08/2009	0	1	0	0.20	NOT STARTED	
18740 0	REAR OF 4-14 LISBURN STREET, HILLSBOROUGH	01/08/2009	0	10	0	0.35	NOT STARTED	
19242 0	16 DROMORE ROAD	01/08/2009	0	15	0	0.27	NOT STARTED	
19243 0	WAPPING LANE BALLYNAHINCH ST	01/08/2009	2	0	0.023	0.00	COMPLETE	01/08/2009
19245 0	10 MAIN STREET	01/08/2009	0	2	0	0.11	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
20184 0	1 PARK STREET	01/08/2009	0	1	0	0.17	NOT STARTED	
20186 0	OPPOSITE 19 - 23 DROMORE ROAD	01/08/2009	0	29	0	0.98	NOT STARTED	
20195 0	7 HILL COURT	01/08/2009	0	2	0	0.24	NOT STARTED	
20201 0	VACANT SITE TO REAR 45 - 53 OLD MILL HEIGHTS CULCARY ROAD	01/08/2009	0	8	0	0.37	NOT STARTED	
20205 0	30 - 32 CULCARY ROAD	01/08/2009	0	16	0	0.75	NOT STARTED	
20206 0	MAISEMORE 41 LISBURN ROAD	01/08/2009	0	2	0	0.22	NOT STARTED	
SETTLEMENT TOTALS			1090	530	58.36	25.91		

This report excludes Phase 2 Development Land



HOUSING SITES NORTHERN IRELAND LAND USE DATABASE DEVELOPMENT

STATUS OF ALL MONITORABLE SITES IN MOIRA AS OF 1 AUGUST 2009

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15330 7368	HILLSBOROUGH ROAD	01/08/1997	38	0	3.63	0.00	COMPLETE	01/08/1997
15331 7369	OLD KILMORE ROAD, FOTHWILLIAM	01/08/2009	0	50	0	2.02	NOT STARTED	
15332 7370	OLD KILMORE ROAD (BEECHWOOD COURT)	01/08/1997	10	0	0.72	0.00	COMPLETE	01/08/1997
15333 7371	OLD FORT	01/08/1997	172	0	9.01	0.00	COMPLETE	01/08/1997
15334 7372	KILMORE PARK	01/08/1997	34	0	1.82	0.00	COMPLETE	01/08/1997
15335 7373	KINGSFORT LODGE	01/08/1997	31	0	3.31	0.00	COMPLETE	01/08/1997
15336 7374	EARLSFORT	01/08/1997	9	0	0.82	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15337 7375	DANESFORT	01/08/1997	46	0	3.17	0.00	COMPLETE	01/08/1997
15338 7376	CLAREMONT AV, PK, DR, CRT	01/08/1997	112	0	3.71	0.00	COMPLETE	01/08/1997
15339 7377	RECTORY FIELDS	01/08/2009	63	117	2.47	4.60	NOT STARTED	
15340 7378	LAGANVALE, LURGAN ROAD	01/08/2001	171	0	12.26	0.00	COMPLETE	01/08/2001
15341 7379	LAGANVALE MANOR	01/08/1997	58	0	1.99	0.00	COMPLETE	01/08/1997
15342 7380	CASTLE AVENUE	01/08/1997	57	0	2.81	0.00	COMPLETE	01/08/1997
15343 7381	CASTLEVIEW	01/08/1997	28	0	0.99	0.00	COMPLETE	01/08/1997
15344 7382	TANNERS COURT	01/08/1997	16	0	0.45	0.00	COMPLETE	01/08/1997
15345 7383	DEMENSE GROVE	01/08/1997	22	0	0.86	0.00	COMPLETE	01/08/1997
15346 7384	HENRY COURT	01/08/1997	31	0	0.92	0.00	COMPLETE	01/08/1997

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
15347 7385	BERWICK VIEW	01/08/2000	38	0	3.7	0.00	COMPLETE	01/08/2000
15348 7386	CLAREMONT CRESCENT	01/08/1997	29	0	0.92	0.00	COMPLETE	01/08/1997
15349 7387	18-26 LURGAN ROAD	01/08/1997	4	0	0.15	0.00	COMPLETE	01/08/1997
15350 7388	ADJACENT TO DEMENSE GROVE	01/08/1998	19	0	0.39	0.00	COMPLETE	01/08/1998
15351 7389	EARLSFORT	01/08/2005	51	0	6.5	0.00	COMPLETE	01/08/2005
15352 7390	1-3 MEETING STREET	01/08/2003	25	0	0.3	0.00	COMPLETE	01/08/2003
16504 11612	REAR OF RAWDON COURT 76-80 MAIN STREET	01/08/2003	12	0	0.46	0.00	COMPLETE	01/08/2003
16505 11614	REAR OF 100 MAIN STREET	01/08/2009	0	1	0	0.06	NOT STARTED	
16506 11615	ADJACENT TO 29 OLD KILMORE RD	01/08/2007	1	0	0.1	0.00	COMPLETE	01/08/2007
16560 11828	AUGHAFOSKER	01/08/2008	105	0	5.25	0.00	COMPLETE	01/08/2008

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
16561 11829	CLAREHILL	01/08/2009	34	20	3.5	2.66	DEVELOPMENT ON-GOING	
16562 11830	WYNFORT LODGE, BACKWOOD ROAD/OLD KILMORE ROAD	01/08/2009	77	103	3.12	4.18	DEVELOPMENT ON-GOING	
16609 12059	SOUTH OF 23-25 ST JOHNS PARK	01/08/2009	0	1	0	0.17	NOT STARTED	
16610 12062	ADJACENT TO BERWICK VIEW	01/08/2003	12	0	1.64	0.00	COMPLETE	01/08/2003
16611 12063	1-3 OLD KILMORE ROAD	01/08/2003	12	0	0.31	0.00	COMPLETE	01/08/2003
16835 12767	ADJACENT TO BERWICK HEIGHTS & BERWICK VIEW	01/08/2009	4	6	0.39	0.55	DEVELOPMENT ON-GOING	
16940 13050	LAND TO THE REAR OF 35 - 37 MAIN STREET	01/08/2009	0	9	0	0.21	NOT STARTED	
16953 13083	ADJACENT TO 28 ST JOHN'S PARK	01/08/2007	1	0	0.09	0.00	COMPLETE	01/08/2007
17171 0	ADJACENT TO 2 WARRINGMORE	01/08/2008	1	0	0.23	0.00	COMPLETE	01/08/2008
17173 0	8 LURGAN ROAD	01/08/2009	0	6	0	0.41	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
17174 0	LANDS TO THE REAR OF 62-74 MAIN STREET	01/08/2008	24	0	0.444	0.00	COMPLETE	01/08/2008
17175 0	REAR OF 84 MAIN STREET	01/08/2005	6	0	0.118	0.00	COMPLETE	01/08/2005
17176 0	ADJACENT TO 33 LURGAN ROAD	01/08/2009	0	5	0	0.31	NOT STARTED	
18102 0	LAND AT 89-101 MAIN STREET	01/08/2009	0	10	0	0.24	NOT STARTED	
18103 0	LAND ADJACENT TO 1A HILLSBOROUGH ROAD	01/08/2009	0	19	0	0.80	NOT STARTED	
18104 0	LAND ADJACENT TO 45 LURGAN ROAD	01/08/2009	0	67	0	2.78	NOT STARTED	
18353 0	113 MAIN STREET	01/08/2009	0	4	0	0.19	NOT STARTED	
18366 0	17 LURGAN ROAD	01/08/2009	4	2	0.1	0.05	DEVELOPMENT ON-GOING	
18372 0	REAR OF 8 BACKWOOD ROAD	01/08/2008	2	0	0.107	0.00	COMPLETE	01/08/2008
18756 0	4A LURGAN ROAD, MOIRA	01/08/2009	0	1	0	0.06	NOT STARTED	

This report excludes Phase 2 Development Land

Site Ref	Site Name	Date of Survey	Units Complete	Remaining Potential	Area Developed	Area Remaining	Development Status	Completion Date
19117 0	LANDS TO SOUTH-EAST OF 45 MAIN STREET	01/08/2009	0	6	0	0.24	NOT STARTED	
19118 0	35 - 37 MAIN STREET	01/08/2009	0	3	0	0.01	NOT STARTED	
19119 0	ADJACENT TO 31 LURGAN ROAD	01/08/2009	0	1	0	0.06	NOT STARTED	
19121 0	LANDS ADJACENT TO AND INCLUDING LURGAN ROAD	01/08/2009	0	47	0	23.40	NOT STARTED	
20216 0	LANDS NORTH 10 WARINGFIELD PARK	01/08/2009	0	1	0	1.00	DEVELOPMENT ON-GOING	
20217 0	REAR 4 WARINGMORE	01/08/2009	0	1	0	0.17	NOT STARTED	
20219 0	REAR 18 - 20 WOODHALL	01/08/2009	0	1	0	0.02	NOT STARTED	
SETTLEMENT TOTALS			1359	481	76.76	44.20		

This report excludes Phase 2 Development Land

Appendix 6: Urban Capacity Study Analysis

Lisburn & Castlereagh City Council LDP Technical Supplement 2: Urban Capacity Study - Assessment of Identified Sites by Turley (January 2020)

Lisburn City Centre

Unique ID	Source ID	Address	Yield	Comment by Turley	Status in Lisburn City Centre Masterplan 2019-2023	Status in Lisburn City Centre Masterplan 2010
1	75	Level car park fronting Lisburn Health Centre	102 Apartments	The limited amount of recent apartment development in Lisburn city centre may point to a potential lack of demand. There is uncertainty around the timing of any potential disposal. Turley question whether the proposed 102 units will be delivered during the Plan period.	Site D14. Identified for residential or mixed use development.	Site 6A. Identified for Commercial, Residential and Parking. Approximate number of dwellings - 65.
2	76	Site and associated surface level car park of Lisburn Health Centre	60 Apartments	The limited amount of recent apartment development in Lisburn city centre may point to a potential lack of demand. There is uncertainty around the timing of any potential disposal. Turley question whether the proposed 60 units will be delivered during the Plan period.	Site D16. Identified for reuse of all or part of building as flexible workspace for small businesses and co-working with associated supporting facilities. Potential longer term redevelopment of site for mixed-use development.	Sites 6E & 6F. 6E identified for Retail and Commercial use. Approximate Number of Dwellings - 55; 6F identified for Retail and Commercial use.
3	77	Royal Mail Depot. Linenhall Street.	72 Apartments	The limited amount of recent apartment development in Lisburn city centre may point to a potential lack of demand. There is uncertainty around the timing of any potential disposal. Turley question whether the proposed 72 units will be delivered during the Plan period.	Site D15. Identified for large scale residential or mixed use development replacing existing building.	Site 3B. Identified for commercial development
4	80	Surface level car park bounding Smithfield Street.	26 Apartments	The limited amount of recent apartment development in Lisburn city centre may point to a potential lack of demand. There is uncertainty around the timing of any potential disposal. Turley question whether the proposed 26 units will be delivered during the Plan period.	Car Park is not identified as a Development Opportunity Site. The 'Projects Framework: Public Realm Enhancement' states that the car park use should be retained most of the time.	Site 2B & 2C. 2B identified for Retail and Residential development. Approximate Number of Dwellings - 4; 2C identified for Retail and Residential development. Approximate Number of Dwellings - 12
5	82	Surface level car park at Barrack Street.	8 Townhouses	The scale of the development suggests it may be deliverable within the Plan period.	Site E19. Identified for residential development.	Site not identified
6	84	Units fronting Bachelors walk with rear car park bounding McKeown St.	21 Apartments	Given the lack of recent apartment development in Lisburn city centre, the potential lack of demand and the site's private ownership, Turley question whether the proposed 21 units will be delivered during the Plan period.	Site B5. Identified for mixed use development including retail	Identified as an extension to the existing car park
7	85	Graham Gardens	45 Apartments	Given the lack of recent apartment development in Lisburn city centre, the potential lack of demand and the site's private ownership, Turley question whether the proposed 45 units will be delivered during the Plan period.	Site B6. Identified for refurbishment of vacant sites and poor quality buildings, potential for residential or mixed use development.	Identified as part of Sites 8B and 8C. The sites are identified for retail development

8	87	135	Antrim Rd surface level car park	45 Apartments	Given the lack of recent apartment development in Lisburn city centre, the potential lack of demand and the site's private ownership, Turley question whether the proposed 45 units will be delivered during the Plan period.	Site A2. Identified as having potential to form part of Bow Street Mall site or stand alone mixed-use development / extension of existing mall.	Identified as Sites 1A & 1B. Site 1A identified for Retail & Car parking; Site 1B identified for retail
9	88	136	Site north of 42 Castle Street	24 Apartments	Given the lack of recent apartment development in Lisburn city centre, the potential lack of demand and the site's private ownership, Turley question whether the proposed 24 units will be delivered during the Plan period.	Site 13. Identified as a small infill site needed to repair dereliction and townscape. No use identified.	Identified within the wider 7C area. Approximate Number of Dwellings - 21
10	109	0	Sloan Street	21 Apartments	Planning application LA05/2017/0537/F for the demolition of existing buildings and erection of 21 new affordable apartments and associated car parking is currently PENDING. DFI Roads are currently objecting to the planning application due to the lack of car development parking spaces proposed and this may impact on the ability to deliver the suggested 21 no. units.	Site D18. Identified for residential car development	Within the wider Site 4C. Identified as Commercial, Residential and Multi-Storey Car Park development. Approximate number of dwellings - 55
11	110	0	Vacant units fronting Market Square and rear at Wardsborough Road.	28 Apartments	Planning Application LA05/2017/0907/F GRANTED planning permission for Demolition of The Fire Place showrooms & associated workshops. Demolition of the corrugated iron hall, the rear return of 23 Railway Street & partial demolition of the rear return of 25-27 Railway St. Partial demolition of the existing Smyth Patterson Department Store. Construction of 28 two-bed apartments for social housing. Alterations to existing three-storey elevation to create new frontage & internal alterations to the first floor of the Smyth Patterson Department Store & two new storage buildings. Amalgamation of 23-27 Railway St into one retail unit, changes to elevation & alterations to shop front. Associated access, parking & servicing arrangements (Amended Proposal).	Within Area B but not identified as a Development Opportunity Site.	Not identified
12	111	0	Site at Graham Gardens adjacent to new housing scheme.	6 apartments	The scale of the development may be deliverable within the Plan period.	Within Area B but not identified as a Development Opportunity Site.	Not identified
13	112	0	Small infill site on Antrim Street opposite Jordan's Mill	3 apartments	The scale of the development may be deliverable within the Plan period.	Site A2. Identified as having potential to form part of Bow Street Mall site or stand alone mixed use development/extension of existing mall.	Not identified

14	116	0	Bow Lane, car park to the rear of bank.	8 apartments	The scale of the development may be deliverable within the Plan period.	Site A2. Identified as having potential to form part of Bow Street Mall site or stand alone mixed use development / extension of existing mall.	Not identified
15	118	0	Site on Bridge Street adjacent to Health Centre Car Park	6 apartments	Planning application S/2014/0797/F GRANTED permission for Demolition of existing buildings and construction of a new mixed-use development incorporating 3 No Retail Units and 6 No Apartments.	Site D16. Identified for reuse of all or part of building as flexible workspace for small businesses and co-working with associated supporting facilities. Potential longer term redevelopment of site for mixed-use development.	Within Sites 6E. Site identified for Retail and Commercial use. Approximate Number of Dwellings - 55 (counted previously above)

Lisburn

Unique ID	Source ID	Address	Yield	Comment by Turley	
16	29	54	111 Mountview Dr, Lisburn BT27 4JL	13 Semi-detached	Site is undesignated public open space but is afforded protection under PPS 8 Policy OS 1 Protection of Open Space and draft LDP Policy OS1 Protection of Open Space. Turley question whether this site should have been identified as a potential residential development site.
17	36	64	145 Hillborough Old Rd, Lisburn BT27	7 detached	The location and scale of the development should be deliverable within the Plan period.
18	47	75	10 Manor Dr, Lisburn BT28 1JH	21 apartments	Site is designated as a Local Landscape Policy Area (LC47) and a future planning application would currently be assessed against Policy ENV 1 Local Landscape Policy Areas. The site is undesignated public open space but is afforded protection under PPS 8 Policy OS 1 Protection of Open Space and draft LDP Policy OS1 Protection of Open Space. Given the existing planting on the site and the proximity to a designated archaeological site Turley question whether this site should have been identified as a potential residential development site.
19	48	76	20 Ballinderry Rd, Lisburn BT28 1UF	30 Townhouses	Site is designated as a Site of Local Nature Conservation Importance (LC20/06) and a future planning application would be assessed against PPS 2 Natural Heritage Policy NH 4 - Sites of Nature Conservation Importance and draft LDP Policy NH4 Sites of Nature Conservation Importance - Local. The site is undesignated public open space but is afforded protection under PPS 8 Policy OS 1 Protection of Open Space and draft LDP Policy OS1 Protection of Open Space. Given the existing planting on the site Turley question whether this site should have been identified as a potential residential development site.

20	49	77	Land at Moira Road	13 Townhouses	The location and scale of the development should be deliverable within the Plan period.
21	91	57	69 Richmond Ct, Lisburn BT27 4QX	12 Semi-detached	Site is undesignated wooded open space but is afforded protection under PPS 8 Policy OS 1 Protection of Open Space and draft LDP Policy OS1 Protection of Open Space. Turley question whether this site should have been identified as a potential residential development site.
22	138	105	56 Saintfield Rd, Lisburn BT27 5BE	13 Detached	Planning application LA05/2015/0559/F GRANTED permission for the <i>Erection of 3 No. detached and 4 No. pairs of semi-detached dwellings with single storey garages, car parking, landscaping, associated site works and access arrangements from Ballynahinch Road, Lisburn (11 No. residential units in total) (amended address)</i> . Turley note that planning permission has been granted for 11 no. units rather than the 13 no. units identified by the Urban Capacity Study.
23	204	NA	Between Belmont Drive & Haddingtonhill Derrigahy Rd	7 Semi-detached	Planning application LA05/2018/1102/F for <i>Proposed construction of 8 no dwellings 6no garages with associated parking and landscaping (Additional information received)</i> is currently PENDING . The location and scale of the development should be deliverable within the Plan period.
24	205	NA	Former Filling Station adj 151Moira Road	10 Townhouses	The site's historic use as a petrol filling station may have caused localised ground contamination that may have implications for the redevelopment of site. The southern part of the site is within the floodplain and this may reduce the size of the developable area and the aspiration to deliver 10 no. townhouses.
25	206	NA	134 Causeway End Road	25 Semi-Detached	Site is undesignated wooded open space but is afforded protection under PPS 8 Policy OS 1 Protection of Open Space and draft LDP Policy OS1 Protection of Open Space. Turley question whether this site should have been identified as a potential residential development site.

Planning application LA05/2015/0466/F for the Demolition of residential premises and the erection of 26 nr semi-detached dwellings and 1 nr detached dwelling (27 nr dwellings in total) site access works, development roads, associated site works and landscaping was **REFUSED**. The decision has been appealed to the Planning Appeals Commission. Turley note that permission is sought for 27 no. houses across the wider site rather than the 20. no. houses and 29 no. apartments identified by LCCC.

26 208 NA Adj to Dobbies Garden Centre
Saintfield Road

29 Apartments

Planning application LA05/2015/0466/F for the Demolition of residential premises and the erection of 26 nr semi-detached dwellings and 1 nr detached dwelling (27 nr dwellings in total) site access works, development roads, associated site works and landscaping was **REFUSED**. The decision has been appealed to the Planning Appeals Commission. Turley note that permission is sought for 27 no. houses across the wider site rather than the 20 no. houses and 29 no. apartments identified by LCCC.

27 226 NA Adj to Dobbies Garden Centre
Saintfield Road

20 Semi-detached

Moira

Unique ID	Source ID	Address	Yield	Comment by Turley
28	1	20 Meeting Street, Moira, Craigavon, BT67	24 Semi-detached	The location and scale of the development should be deliverable within the Plan period.

Hillsborough

Unique ID	Source ID	Address	Yield	Comment by Turley
29	7	Blundell Hill, Hillsborough, BT26 6LD	15 detached	The location and scale of the development should be deliverable within the Plan period. However, the proposed yield may be high given character of surrounding area.

Unique ID	Source ID	Address	Yield	Comment by Turley
30	120	62 Lisburn St, Hillsborough, BT26 6LL	13 Townhouses	Planning application LA05/2017 /0218/O GRANTED planning permission for Proposed demolition of existing two storey detached dwelling and erection of thirteen dwellings and associated site works

Carryduff

Unique ID	Source ID	Address	Yield	Comment by Turley
31	13	6 Lough Brin Park, Carryduff, BT8 8PL	11 Semi-detached	Site is undesignated public open space but is afforded protection under PPS 8 Policy OS 1 Protection of Open Space and draft LDP Policy OS1 Protection of Open Space. Turley question whether this site should have been identified as a potential residential development site.

32	123	19	610 Saintfield Road, Carryduff, BT8 8BL	16 Townhouses	<p>Site is designated as a Local Landscape Policy Area (CF14) and a future planning application would currently be assessed against Policy ENV 1 Local Landscape Policy Areas. Turley question whether this site should have been identified as a potential residential development site. The site is in joint public and private ownership and this may impact on its deliverability. It is also unclear how the site could be safely accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3: Access to Protected Routes and draft LDP Policy TRA3 Access.</p>
33	124	20	634 Saintfield Road, Carryduff, BT8 8BT	13 Townhouses	<p>Site is designated as a Local Landscape Policy Area (CF14) and a future planning application would currently be assessed against Policy ENV 1 Local Landscape Policy Areas. Turley question whether this site should have been identified as a potential residential development site. The site is in joint public and private ownership and this may impact on its deliverability. It is also unclear how the site could be safely accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3: Access to Protected Routes and draft LDP Policy TRA3 Access.</p>
34	126	24	646-644 Saintfield Road, Carryduff, BT8	11 Semi-detached	<p>Site is designated as a Local Landscape Policy Area (CF14) and a future planning application would currently be assessed against Policy ENV 1 Local Landscape Policy Areas. Turley question whether this site should have been identified as a potential residential development site. The Carryduff River runs through the site and this may have implications for the site's development. It is also unclear how the site could be safely accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3: Access to Protected Routes and draft LDP Policy TRA3 Access.</p>
35	128	34	53 Alveston Park, Carryduff, BT8 8RP	9 Semi-detached	<p>It is unclear how the site can be accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3: Access to Protected Routes and draft LDP Policy TRA3 Access to Protected Routes.</p>

It is unclear how the site can be accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3. Access to Protected Routes and draft LDP Policy TRA3 Access. It is also unclear how the site could be safely accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3. Access to Protected Routes and draft LDP Policy TRA3 Access.

It is unclear how the site can be accessed. Saintfield Road is a 'Protected Route' and a future planning application would be assessed against PPS 3 Access Movement & Parking Policy AMP 3. Access to Protected Routes and draft LDP Policy TRA3 Access to Protected Routes. Turley note that DFI Roads currently considers planning application LA05/2018/1069/F for *Proposed residential development of 18 No. dwellings comprised of 16 No. semi-detached dwellings and 2 No. detached dwellings access via the approved development to the west and north from Mealough Road together with all ancillary development to be unacceptable.* The southern & western sections of the site are within the floodplain. The application will be assessed against PPS 15 Planning & Flood Risk Policy FLD 1 Development in Fluvial (River) and Coastal Flood Plains and draft LDP Policy FLD1 Development in Fluvial (River) Flood Plains. The lands are under multiple private ownership and this may impact on the deliverability of the site.

Planning application LA05/2016/0504/F GRANTED planning permission for *D1 community and cultural use and associated offices (Amended site address) in the southern portion of the subject lands.* If implemented this permission would preclude residential development on this part of the site.

The lands are zoned in draft BMAP for a 'Park & Ride' car park; Planning application for *The development is for a asphalt surfaced car park, which shall be an extension to the existing DFI Park and Ride site. The extension shall provide 359 additional parking spaces. The scheme shall include new concrete kerbs and boundary fencing. Additional street lighting shall be provided for the extension (additional info - Environmental Assessment Report, Transport Assessment, Drainage info, amended plan 06A and additional plan 09 is currently PENDING.* If approved and implemented this application would preclude residential development at the site.

36 209 MA Adj junction of Mealough and Saintfield 38 Detached

37 210 NA Adj to 615 Saintfield Road 22 Detached

38 211 NA Land to the rear of 25 Baronscourt Road 13 Detached

Purdy'sburn

Unique ID Source ID Address Yield Comment by Turley

39 212 NA Rear of 279 Saintfield Road adjacent 36 Semi-detached

Newtownbreda

Unique ID	Source ID	Address	Yield	Comment by Turley
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40	216	NA	Lands opposite Beechill Business Park	13 Semi-detached
The identified lands may be required for a road proposal identified in draft BMAP. A future application would be assessed against PPS 3 Policy AMP 4: Protection for New Transport Schemes and draft LDP Policy TR44 Protection of New Transport Schemes. The lands may also be considered as 'open space' and would therefore be afforded protection by PPS 8 and draft LDP Policy OS1.				

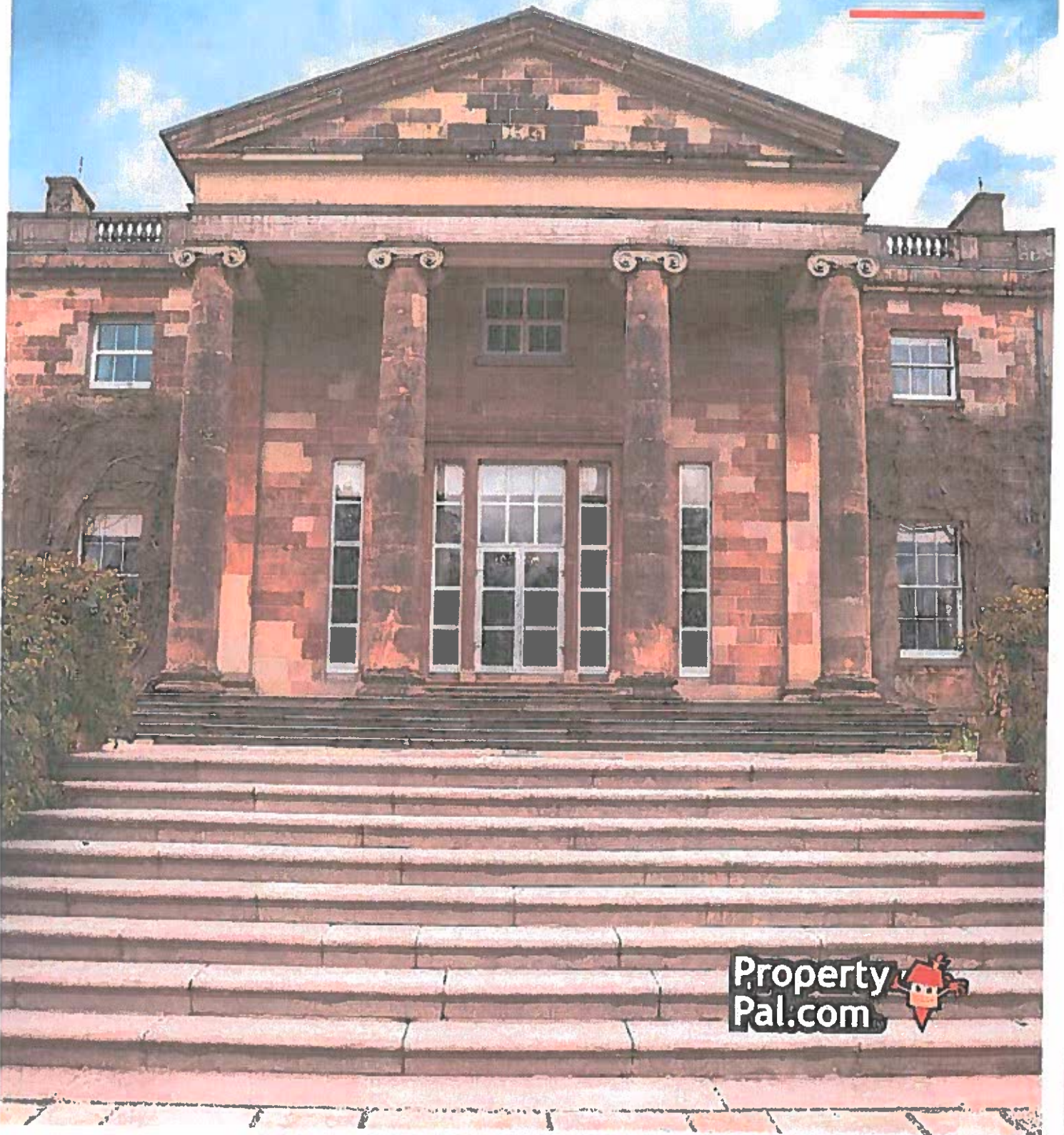
Millmount / Dundonald

Unique ID	Source ID	Address	Yield	Comment by Turley
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41	223	NA	Rear of 25 Millar's Forge	66 Semi-detached
The extent of the Enler River's floodplain and the need to maintain a buffer for a link relief road through the site will reduce the developable area and may preclude the development of all of the 66 semi-detached houses.				

Appendix 7: Property Pal Analysis

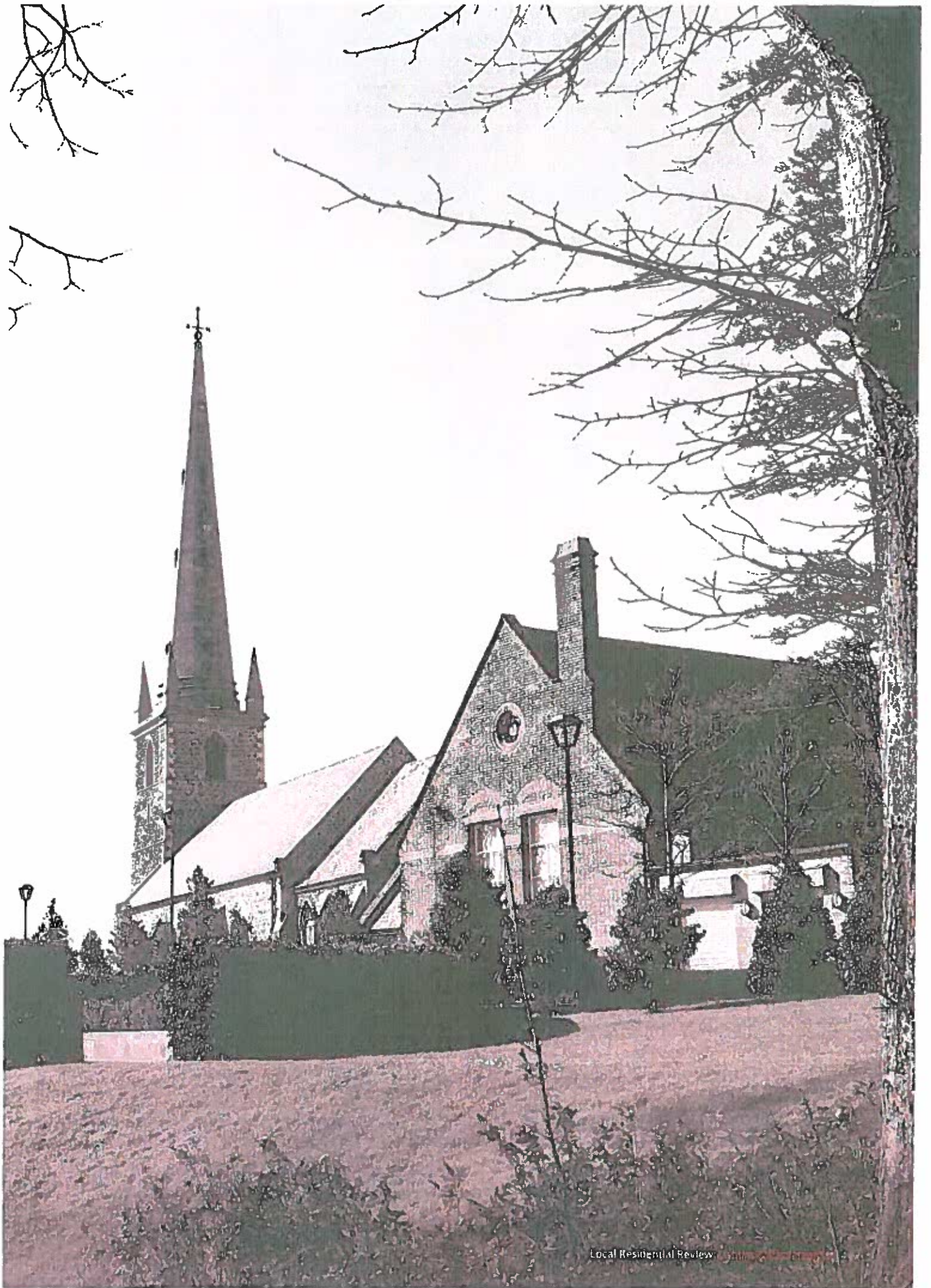
LOCAL PROPERTY REVIEW:
Lisburn & Castlereagh



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Introduction to PropertyPal's Local Residential Review

PropertyPal's Local Residential Review series offers data driven economic analysis on the residential property market in Northern Ireland. At PropertyPal we recognise that buying, selling, moving or renting a home is one of the biggest decisions of a lifetime. We aim to provide informative insights on current market trends as well as providing forecasts and outlooks on the future performance of the N.Ireland residential property market.

The official sales and house price information is a fascinating insight into local economic performance. However, one of the challenges with the N.Ireland data is the inability to understand market performance at more disaggregated geography levels, particularly as headline statistics can disguise significant underlying variations.

At PropertyPal we have been researching the housing market activity at a truly granular level. In conjunction with the N.Ireland Statistics and Research Agency, we have subdivided N.Ireland's 11 council areas into almost 500 smaller 'micro-areas', equivalent to an average of 1,700 homes per micro-area. This is then further split to include analysis by property type within each micro-area.

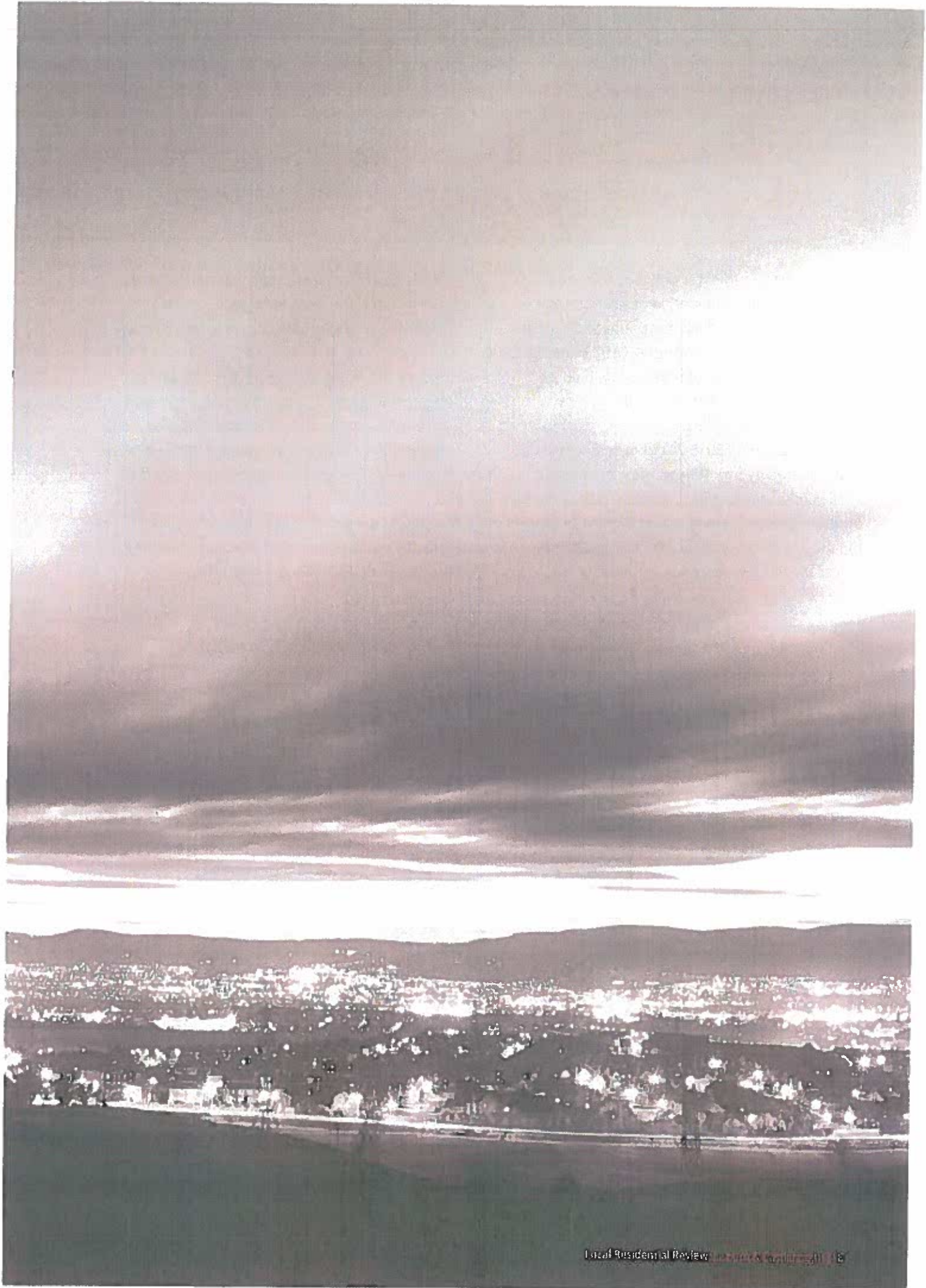
PropertyPal is delighted to provide a comprehensive overview of the residential property market with a truly local dimension. The report can help inform all stakeholders with an interest in the local property market including: estate agents, developers, government policy makers, property professionals, the media and the general public.

At PropertyPal we aim to give our users the best experience in their home searching journey and we hope this addition of market analysis is a useful gauge of developments in the property market.

Number of homes sold and house prices by property type in Lisburn & Castlereagh

Number of homes sold and median price by home type (1998) - Lisburn & Castlereagh areas (2011)								
Electoral area	Q=1 (All home types)	Q=2 (All home types)	Q=3 (All home types)	Q=4 (All home types)	Q=5 (All home types)	Q=6 (All home types)	Q=7 (All home types)	Q=8 (All home types)
CASTLEREAGH EAST	Ballyharwood	40	£162,500	£181,200	£200,000	£148,000	£110,300	£104,400
	Carrowraugh	179	£180,000	£181,600	£200,300	£170,000	£115,000	£156,800
	Dundonald	52	£124,800	£139,200	£167,600	£130,300	£97,200	£80,200
	Erlar	30	£82,800	£92,300	£111,200	£80,800	£52,900	£83,500
	Graham's Bridge	50	£126,800	£141,400	£237,500	£125,000	£81,000	£115,000
	Monysreagh	41	£225,000	£232,500	£248,300	£225,000	£143,800	£177,600
CASTLEREAGH SOUTH	Beeshill	75	£182,000	£203,000	£205,000	£176,500	£116,300	£117,000
	Carrishill	47	£190,000	£211,300	£250,000	£175,800	£121,400	£121,100
	Carrystur East	55	£174,000	£191,100	£216,500	£152,500	£111,200	£111,900
	Carrystur West	72	£139,000	£245,800	£213,000	£146,000	£101,800	£120,000
	Galwally	52	£178,000	£198,000	£238,200	£177,300	£114,800	£114,400
	Knockracken Newtownbreda	45	£184,000	£200,500	£225,000	£163,300	£115,000	£115,700
DOWNSHIRE EAST	Ballymacbrennan	18	£169,000	£188,500	£188,000	£165,000	£108,000	£108,600
	Drumara	33	£139,000	£155,100	£192,000	£134,300	£88,800	£89,400
	Drumbo	45	£232,000	£258,800	£280,200	£226,500	£148,300	£149,100
	Hillhall	56	£201,500	£260,000	£257,500	£192,900	£128,800	£85,300
	Ravenet	29	£255,000	£284,500	£276,000	£249,000	£163,000	£169,900
	DOWNSHIRE WEST	Blans	76	£115,000	£162,500	£276,600	£162,600	£79,900
Hillborough		43	£215,000	£316,400	£285,000	£287,900	£156,600	£177,500
Lagan		70	£166,000	£170,000	£258,300	£161,000	£106,100	£106,700
Knaze		44	£167,000	£186,300	£213,500	£146,800	£106,700	£107,400
Mura		67	£174,500	£176,000	£226,000	£170,900	£110,300	£134,000
JILLULTAGH		Ballinderry	47	£150,000	£146,500	£190,000	£128,000	£95,900
	Glenavy	52	£157,800	£166,300	£175,000	£134,800	£100,600	£101,400
	Maghera	63	£161,100	£166,000	£170,000	£140,000	£102,900	£135,900
	Stonyford	17	£147,000	£141,100	£176,000	£88,300	£94,000	£94,500
	White Mountain	105	£148,000	£170,000	£231,000	£145,000	£106,700	£147,300
	LISBURN NORTH	Derryagh	81	£130,000	£175,000	£181,000	£170,800	£97,300
Marion Hill		42	£177,000	£197,400	£225,000	£113,400	£113,800	£113,800
Hillside		46	£81,000	£90,400	£108,800	£79,100	£65,000	£85,000
Lambeg		70	£110,000	£130,000	£117,300	£107,000	£70,300	£85,800
Maghera Vale		75	£167,600	£172,000	£185,000	£167,900	£107,100	£152,500
Wallace Park		33	£205,000	£228,700	£270,000	£179,600	£131,000	£131,800
LISBURN SOUTH	Ballymacash	31	£182,500	£181,300	£178,500	£125,000	£103,900	£104,500
	Ballymacross	95	£127,300	£142,000	£171,100	£124,300	£81,400	£81,800
	Knockmore	54	£120,000	£134,000	£175,000	£197,000	£75,000	£98,000
	Lagan Valley	30	£91,500	£102,100	£122,900	£124,500	£58,500	£85,500
	Lisnagarvey	30	£130,300	£145,300	£230,700	£125,000	£83,200	£83,700
	Old Warren	33	£85,000	£94,800	£114,100	£113,300	£54,300	£78,200
LISBURN & CASTLEREAGH		£149,400	£172,700	£211,200	£154,000	£100,800	£100,000	

Source: Department of Enterprise, Trade and Innovation



Overview of Lisburn & Castlereagh's housing market performance

The property market continues to recover in both prices and the number of homes being sold. House prices have grown for 6 consecutive years with typical homes in Lisburn & Castlereagh (LCC) experiencing similar rates of growth in prices compared to the wider N.Ireland economy.

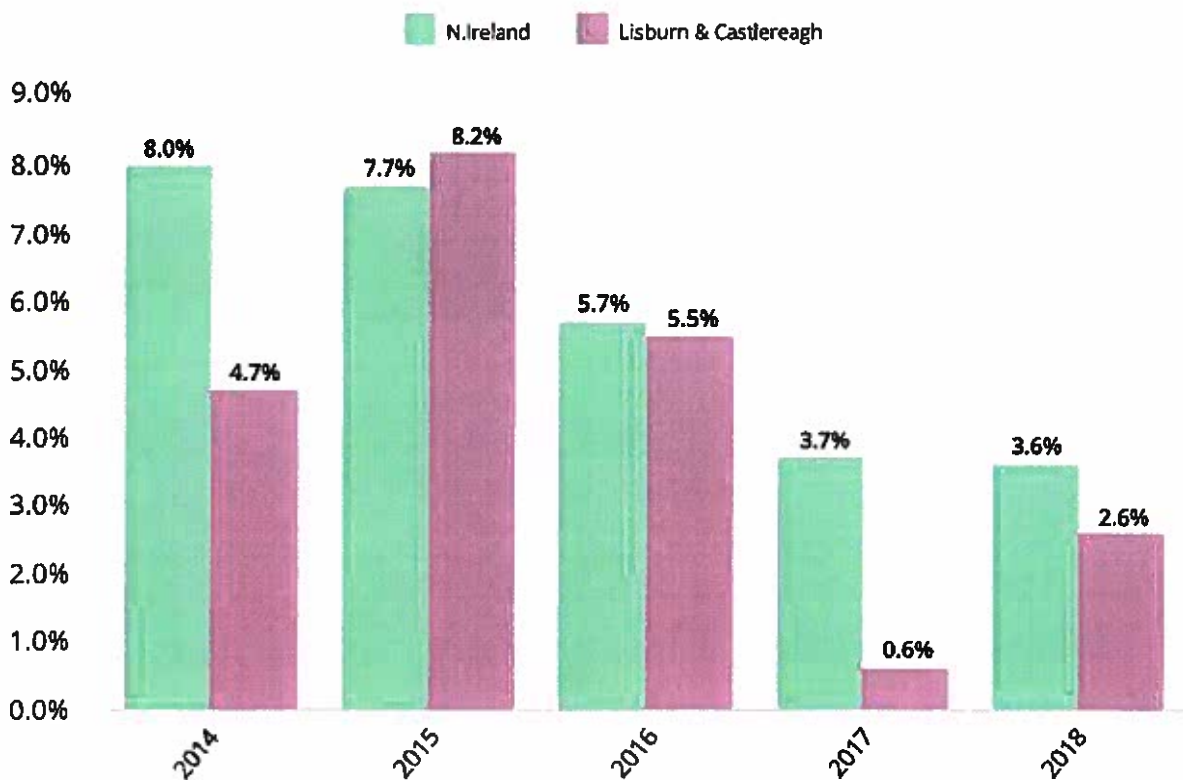
During the period 2013-2016 house prices in LCC appreciated by over 6% each year on average, reflecting the return of confidence in the housing market following a long period of price contraction in the aftermath of the credit crisis in 2007-08. Over the last few years house prices have

moderated to a more sustainable 1.8% annual growth and closer aligned to wages which has helped support affordability pressures in the area.

To date, the median house price in LCC stands at approximately £158,000, the most expensive council area across all of N.Ireland. Despite recent appreciation, house prices remain 31% below peak levels in 2007 when typical prices were £230,000.

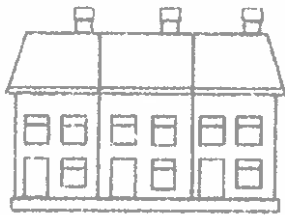
In total, house prices in LCC have increased in value by over £30,000 since low points in 2013, equivalent to 23% cumulative growth.

Figure 1: House price growth in Lisburn & Castlereagh vs. N. Ireland; 2014-2018



Source: PropertyPal, NISRA
Note: Using median property prices

House prices have increased/remained stable across all home types compared to last year with the exception of detached properties



TERRACE HOMES



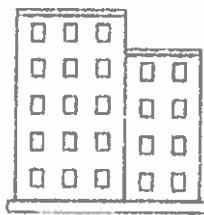
increased by **5.0%** to **£105,000**,
an increase in value of **£5,000**



SEMI-DETACHED HOMES



increased by **2.7%** to **£154,000**,
an increase in value of **£4,000**



APARTMENTS

remained stable
with growth of **0.0%**
and typical prices of **£100,000**



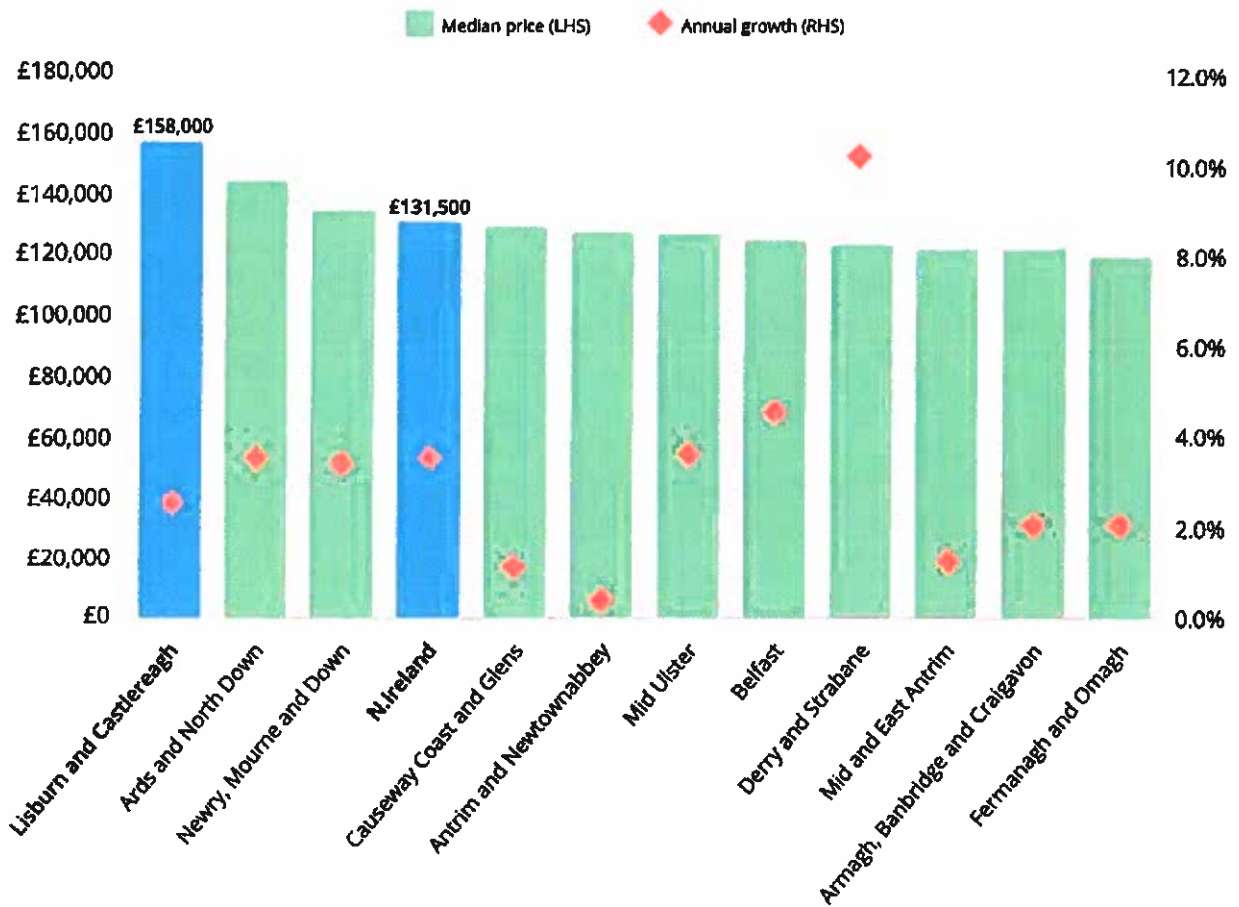
DETACHED HOMES



increased by **-0.6%** to **£211,200**,
an increase in value of **£1,300**

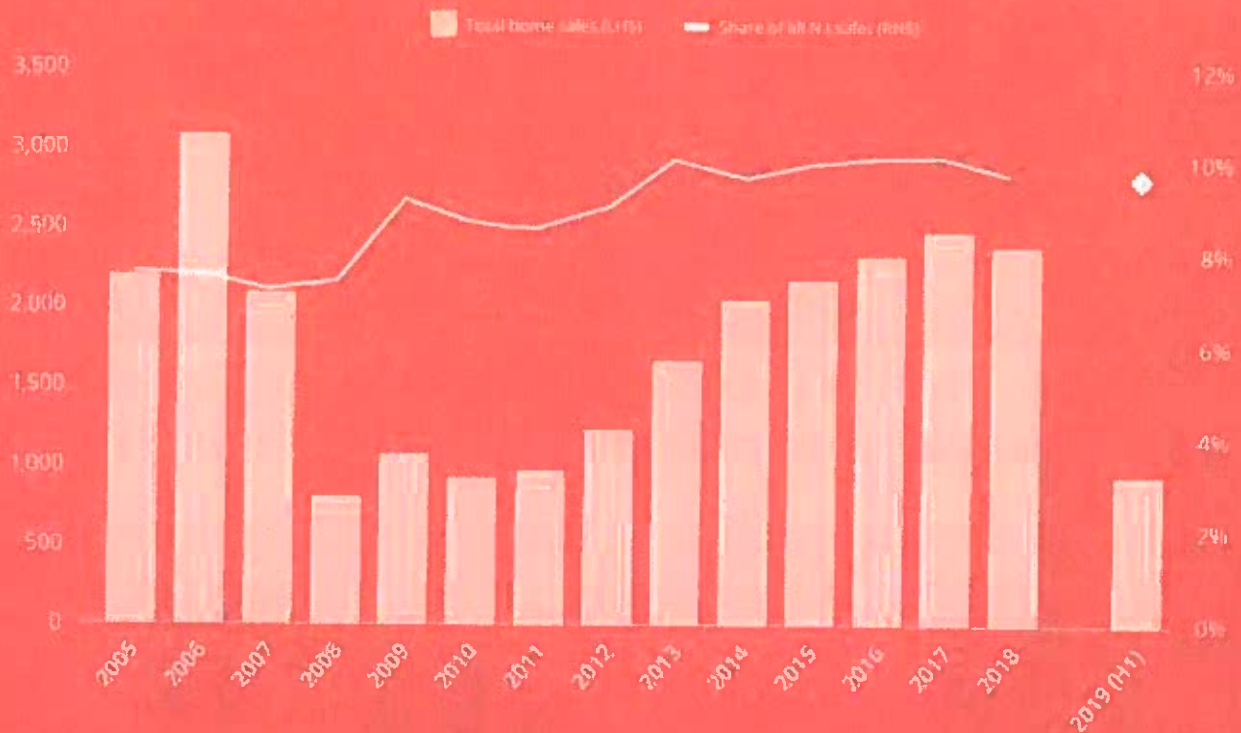
Source: PropertyPal, NISRA

Figure 2: House prices across N. Ireland council areas; 2018



Source: PropertyPal, NISRA, LPS
 Note: Based on median property prices.

Figure 3: Home sales in Lisburn & Castlereagh; 2005-2019



Source: NIA, LCC, Residential Analytics

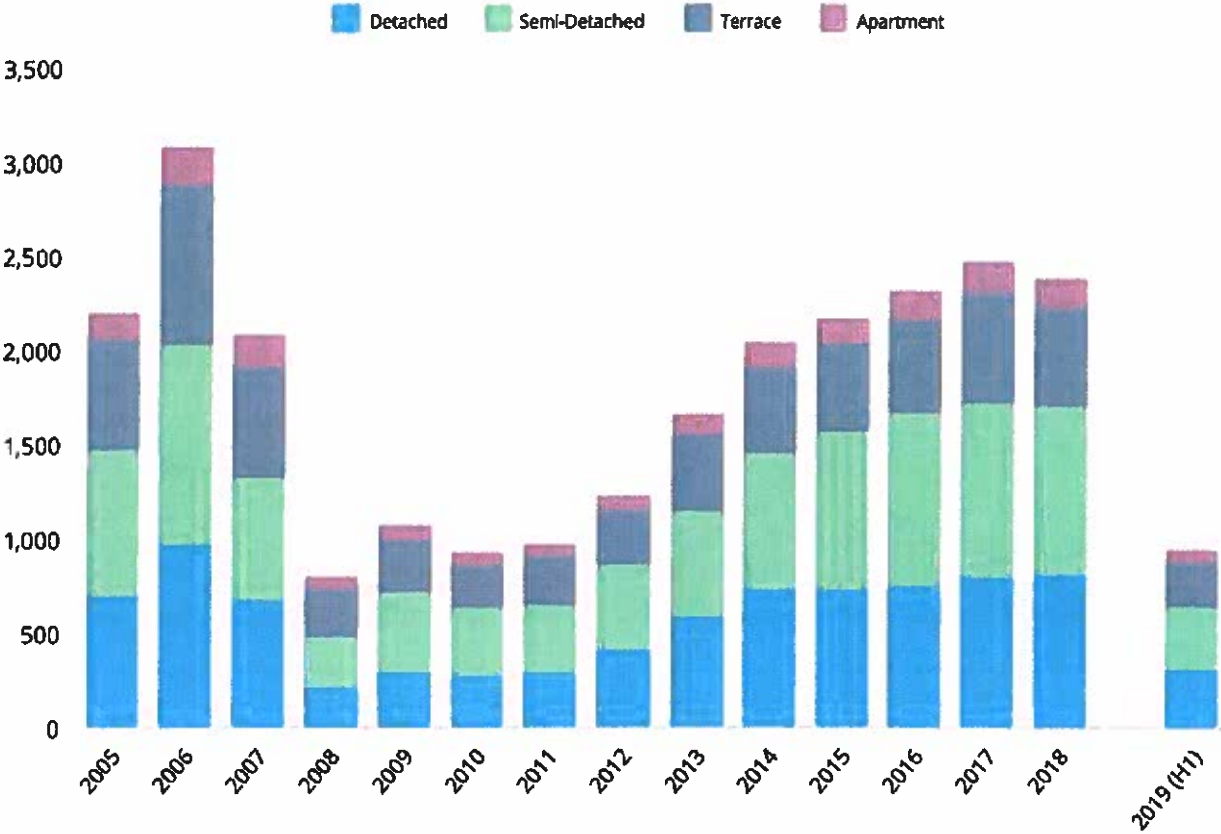
Home sales in LCC have accounted for 7-10% of all homes sales in N.Ireland over the last 15 years. During the boom era in the mid 2000's there were almost 3,100 recorded home sales in LCC in a single year. This was followed by 4-year period of depressed activity with an average of fewer than 1,000 recorded sales each year.

Since 2014, the property market has been in recovery mode with approximately 2,300 homes sold each year in LCC, equivalent to a sustainable halfway point between pre recessionary highs and post recessionary lows.

In first half of 2019 there have been approximately 950 homes sold in Lisburn & Castlereagh, equivalent to 10% of all sales across N.Ireland and broadly matching the upper end of recent trends over the previous 5 years.

Semi-detached properties are the most popular style of home, accounting for 38% of all homes sold whilst detached properties are slightly lower (34%). Terrace properties share of total sales has fallen from 27% in 2005 to 22% in 2018 and apartments are consistently the least popular choice making up fewer than 1 in every 10 homes sold.

Figure 4: Home sales in Lisburn & Castlereagh by type of home; 2005-2019



Source: NISRA, LPS, PropertyPal analysis

Analysis by micro-area in Lisburn & Castlereagh

Council level trends are useful to give a barometer of local housing market activity. However, there are approximately 60,000 homes across the whole LCC boundary. As such, there can be significant variation in home prices within more specific areas. Furthermore, in absence of more granular information there is a gap in understanding which areas within councils are most popular for home purchase and underlying trends in price movements by different property types.

At PropertyPal we have analysed the underlying performance at the more disaggregated geographical range. In total, LCC has been split into 40 micro-areas, each with an average of approximately 1,500 homes. Each micro-area is then subdivided into property types to

enable further understanding of the most in demand areas for both home purchase and price movements of different property styles. All analysis of house price data used within this report is based on **median prices**.

In 2018 typical property prices in LCC were £158,000. However, house prices ranged from £81,000 in the most affordable area to £255,000 in the most expensive.

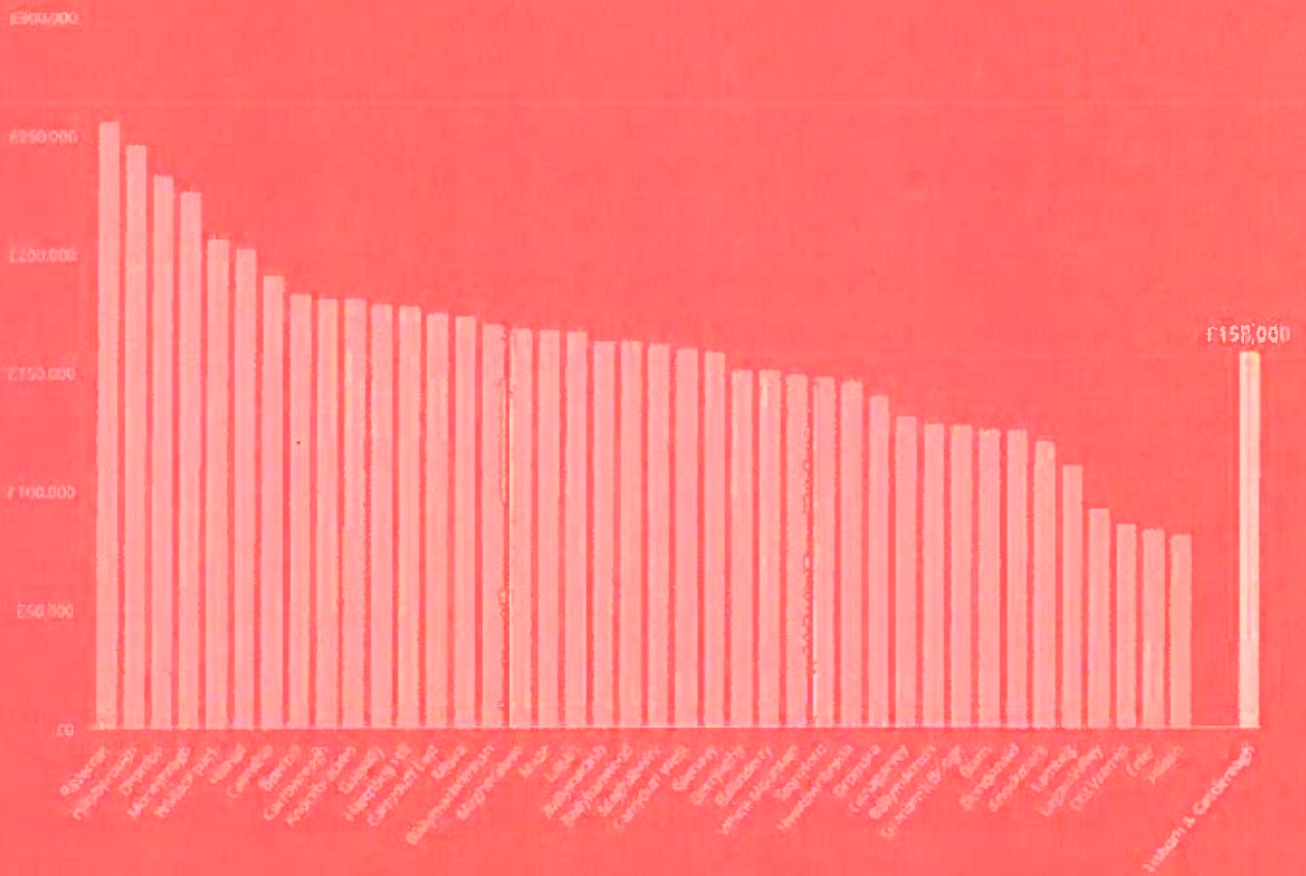
In 2018 typical property prices in LCC were £158,000. However, house prices ranged from £81,000 in the most affordable area to £255,000 in the most expensive, reflecting the underlying differences within the wider council boundary.

[Methodology: The micro-areas are not mix adjusted but use annual transactional data from Land Registry to better reflect the actual mix of properties sold. This is particularly useful when identifying the change in prices for properties sold in a given period and area but is not designed to represent the overall dwelling stock. The micro-areas report median price paid and the methodology is in line with that used for the Office for National Statistics for reporting on small area house prices. Full methodology is available on propertypal.com/insights]

The three most expensive micro-areas were:

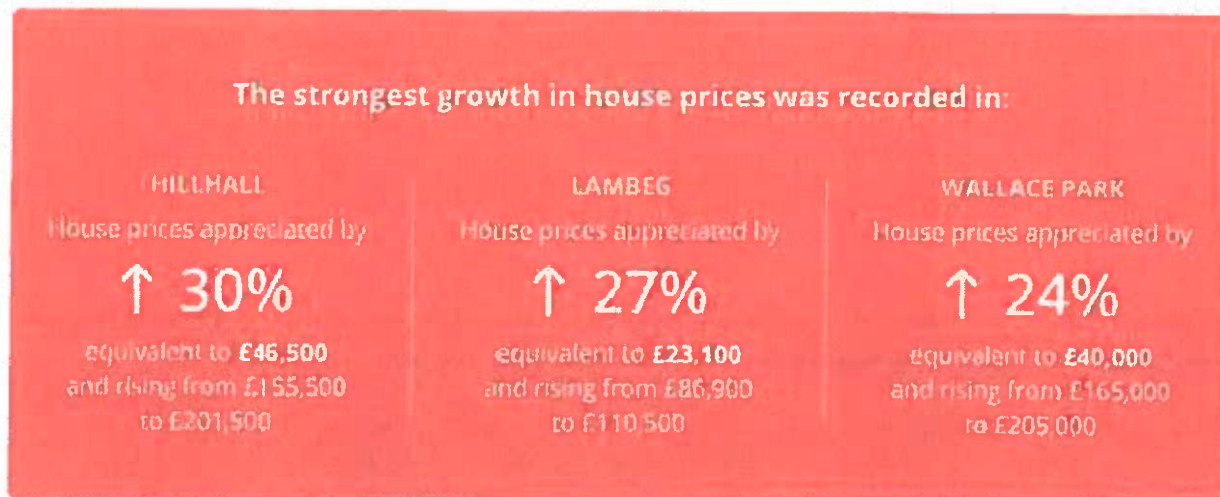


Figure 5: House prices by micro-area in Lisburn & Castlereagh



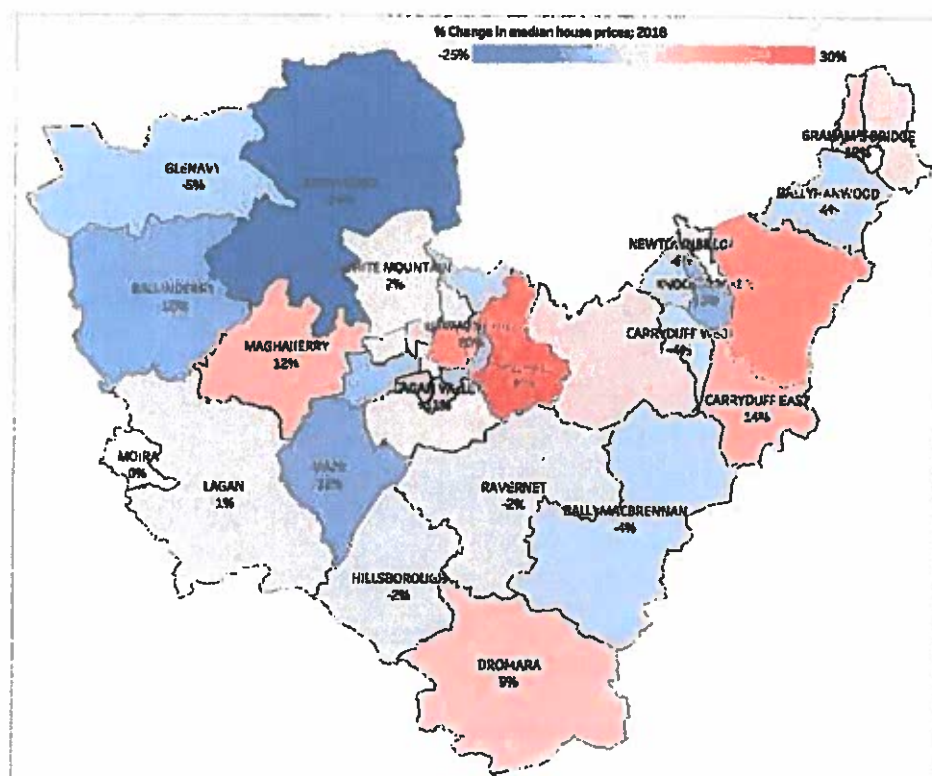
Source: PropertyHub

Of the 40 recorded micro-areas in LCC, 23 experienced growth in house prices over the last year, with 10 areas showing double digit levels of growth.



The 7 other micro-areas experiencing double digit levels of house price growth included; Moneyreagh, Harmony Hill, East Carryduff, Old Warren, Maghaberry, Graham's Bridge and Lagan Valley. In contrast, house prices fell at the fastest rate in Stonyford (-24%), Maze (-12%) and Ballinderry (-10%).

Figure 6: House price growth by micro-area in Lisburn & Castlereagh; 2018



Source: PropertyPal

Compared to peak levels in 2007, median house prices across all of N.Ireland remain approximately 29% below peak and equivalent levels in LCC.

Given the nature of the property crash in 2007/08, all micro-areas with the exception of one in Mid & East Antrim has property prices lower than peak levels. As such, it is most likely that any homebuyer in mid-2007 period is likely to be in negative equity. Across all of LCC, house prices have recovered the most value in Carrowreagh whereas they remain most negatively impacted in the Ballymacbrennan area.

Top 3 areas with house prices closest to peak levels in 2007/08
(as measured by % difference):

CARROWREAGH
House prices are
↓ 15%
below peak levels,
equivalent to **£31,000**

LISNAGARVEY
House prices are
↓ 17%
below peak levels,
equivalent to **£27,000**

DERRYAGHY
House prices are
↓ 18%
below peak levels,
equivalent to **£32,500**

Bottom 3 areas with house prices furthest from peak levels in 2007/08 are:

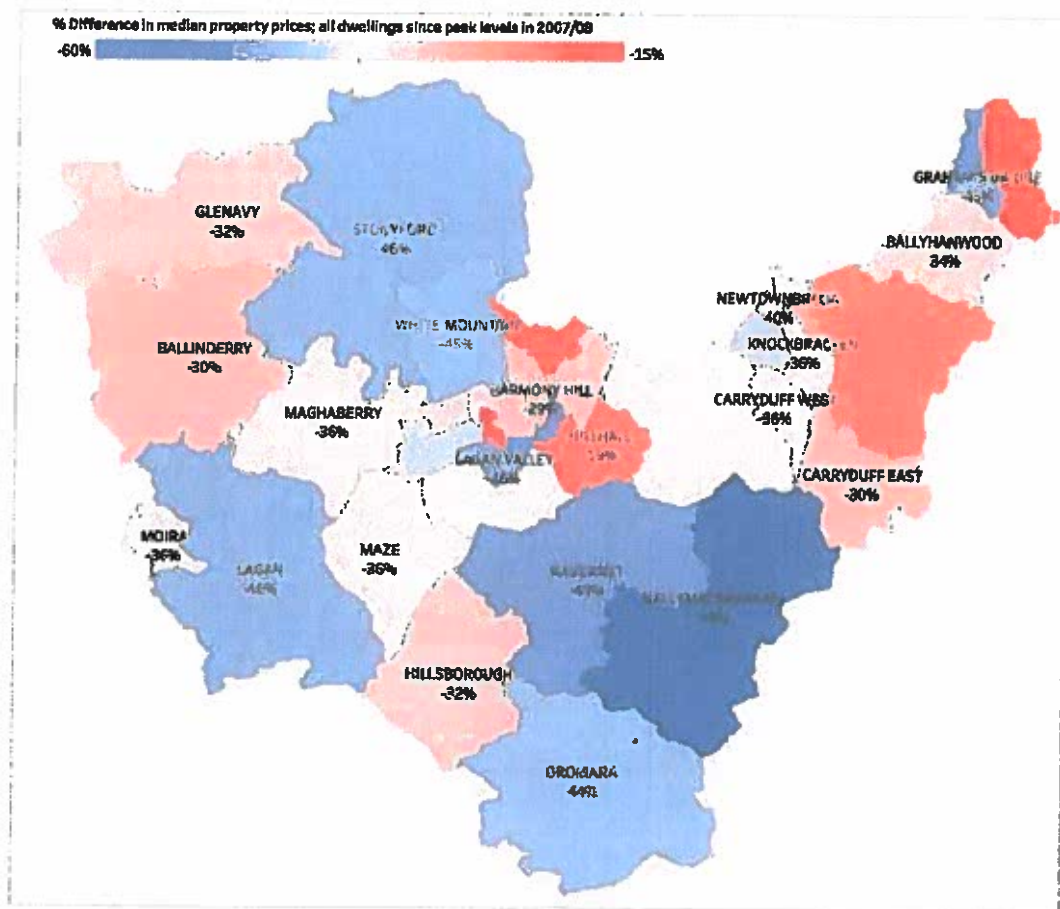
BALLYMACBRENNAN
House prices remain
↓ 59%
below peak levels,
equivalent to **£238,500**

DUNDONALD
House prices remain
↓ 50%
below peak levels,
equivalent to **£125,200**

HILDEN
House prices remain
↓ 49%
below peak levels,
equivalent to **£78,000**

Source: PropertyPal

Figure 7: % change in house prices since peak levels before financial crash; 2007/08-2018



Source: PropertyPal

House prices by property type

The micro-areas can be aggregated to match the wider Electoral Area (EA) boundaries to enable comparisons by type of home within the overall council boundary. Each EA is comprised of approximately 5 micro-areas with an average total of 8,500 homes.

Areas which are comprised of a higher proportion of detached homes tend to have higher property prices compared to areas with a larger makeup of terrace/ properties or apartments.

From a household structural perspective, the Downshire East EA is comprised of 66% detached homes, whilst semi-detached are most common in the South Castlereagh EA (48%). South Lisburn EA has the highest proportion of terrace homes (40%) and the largest share of apartments are in the North Lisburn (19%).

Figure 8: Breakdown of electoral areas in Lisburn & Castlereagh by property type, 2018



Source: Land & Property Services, HGIS, PropertyNetAnalysis

DETACHED HOMES

Detached homes range in price from £255,500 in the South Castlereagh EA, to £165,000 in South Lisburn EA. However, of all micro-areas, detached properties are the most expensive in Knockbracken (£325,000) and most affordable in Hilden (£108,800).

SEMI-DETACHED HOMES

Semi-detached homes range from £194,000 in the East Downshire EA to £125,000 in South Lisburn EA. However, of all micro-areas, semi-detached properties are the most expensive in Hillsborough (£287,900) and most affordable in Hilden (£79,100).

TERRACE PROPERTIES

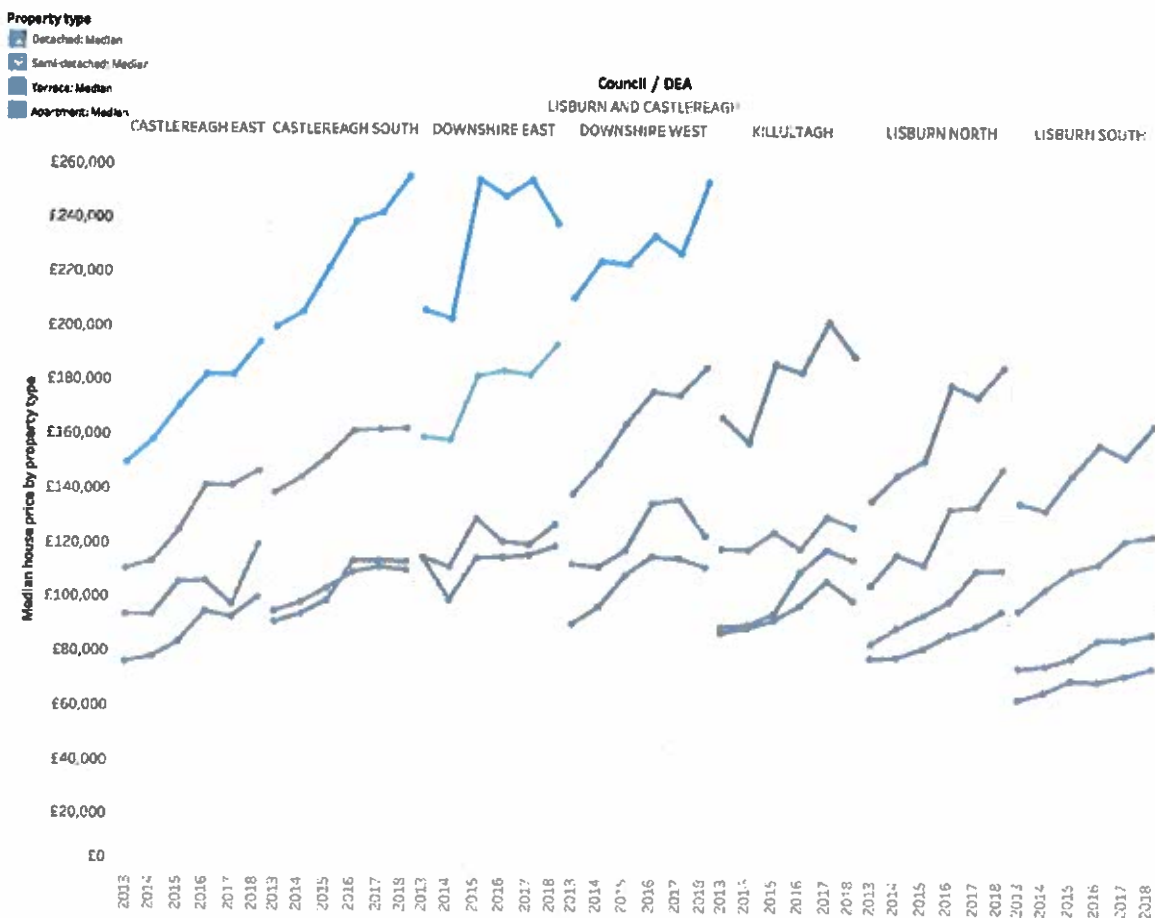
Terrace properties range from £123,000 in the West Downshire EA to £89,000 in South Lisburn EA. However, of all micro-areas, terrace properties are the most expensive in Moneyreagh (£177,600) and most affordable in Old Warren (£78,200).

APARTMENTS

Apartments range from £127,000 in the East Downshire EA to £76,000 in South Lisburn EA. However, of all micro-areas, apartments are the most expensive in Ravernet (£163,000) and most affordable in Enler (£52,900).

(note; the full breakdown of house prices by type of home, across all micro-areas is provided in the table overview at the beginning of the report).

Figure 9: House prices by property type in Lisburn & Castlereagh electoral areas; 2013-2018



Source: PropertyPal

New build properties

There were approximately 4,000 new build properties sold in N.Ireland last year with an estimated median price of approximately £160,000.

New build sales as a proportion of all home sales has remained fairly stable over the last decade, typically accounting for 15-20% of all homes sold.

In 2018 the median price of a new build property in LCC was approximately £172,700, almost 8% more expensive than the national selling point. However, the headline estimate disguises significant underlying variation in pricing points in neighbouring areas. Prices for a new build

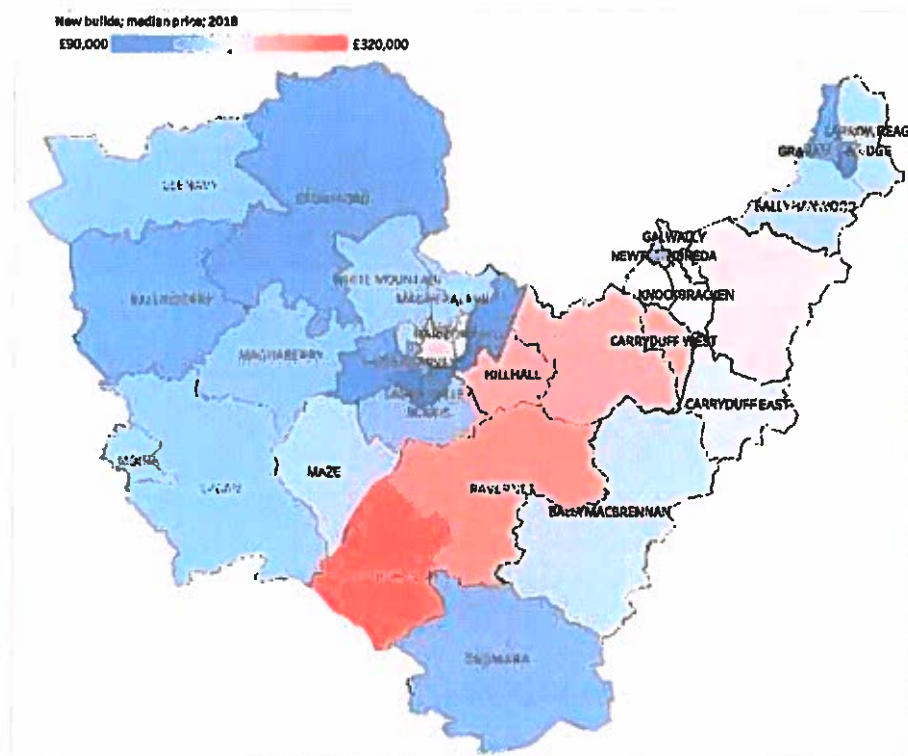
property ranged from £316,400 in Hillsborough, to £90,400 in Hilden.

Prices for a new build property ranged from £316,400 in Hillsborough, to £90,400 in Hilden.

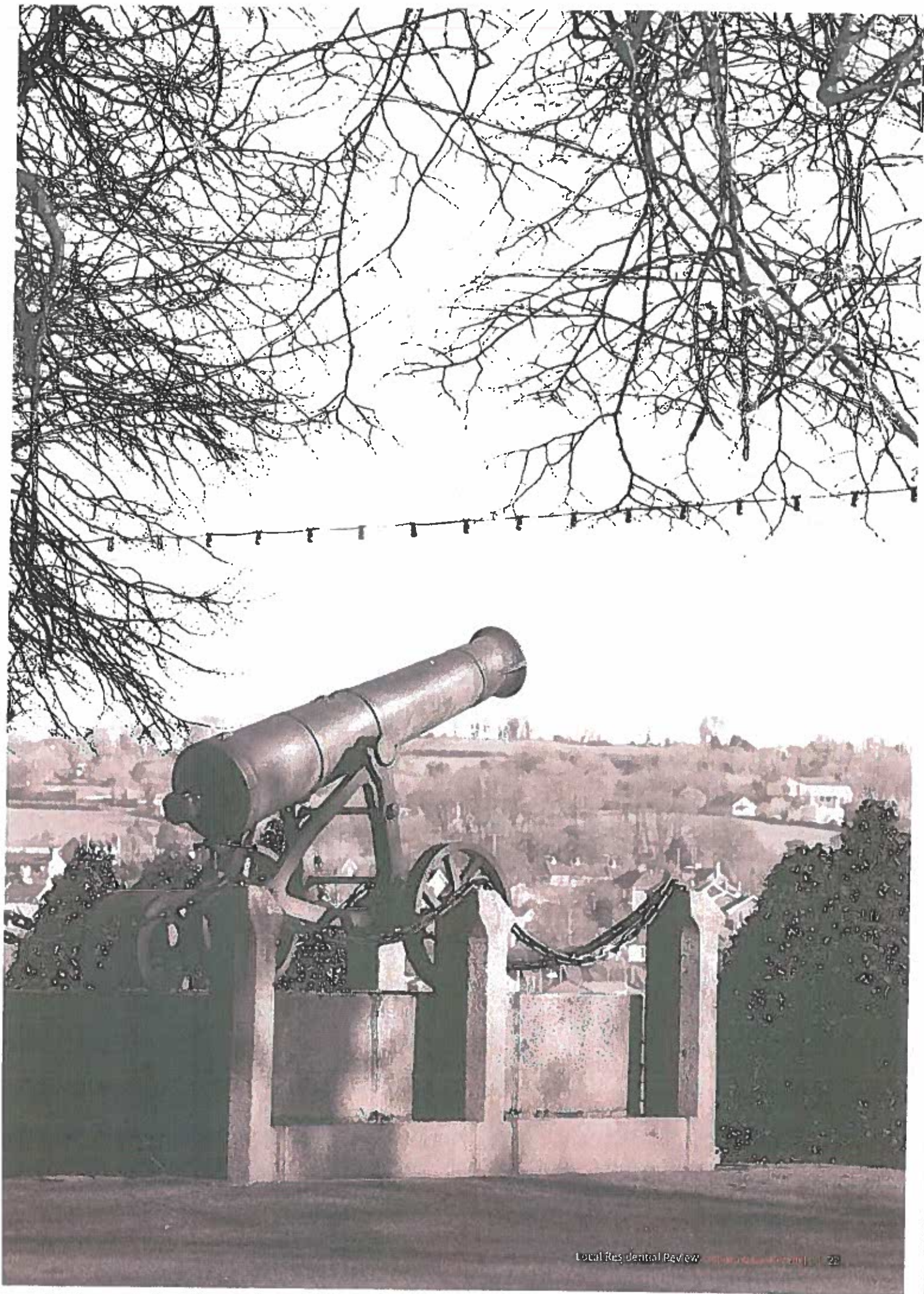
The most expensive new build properties tend to have been developed in Central LCC areas including Hillsborough, Ravernet, West Carryduff and Hillhall.

In contrast, more western micro-areas such as Ballinderry, Stonyford and Glenavy tended to experience prices for new homes significantly below the median, typically in the £140,000-£160,000 range.

Figure 10: New build property prices in Lisburn & Castlereagh; 2018



Source: PropertyPal



Home sales activity in Lisburn & Castlereagh

Lisburn & Castlereagh was the 4th most popular council for home purchase in N.Ireland with approximately 2,400 properties sold last year.

The most popular locations for home purchase:

CARROWREAGH

179 sales

with a median price of
£180,000

WHITE MOUNTAIN

105 sales

with a median price of
£148,000

BALLYMACROSS

96 sales

with a median price of
£127,300

DERRYAGHY

81 sales

with a median price of
£150,000

BLARIS

76 sales

with a median price of
£125,000

The least popular locations for home purchase:

STONYFORD

17 sales

with a median price of
£147,000

BALLYMACBRENNAN

18 sales

with a median price of
£169,000

RAVERNET

29 sales

with a median price of
£255,000

ENLER

30 sales

with a median price of
£85,800

LISNAGARVEY

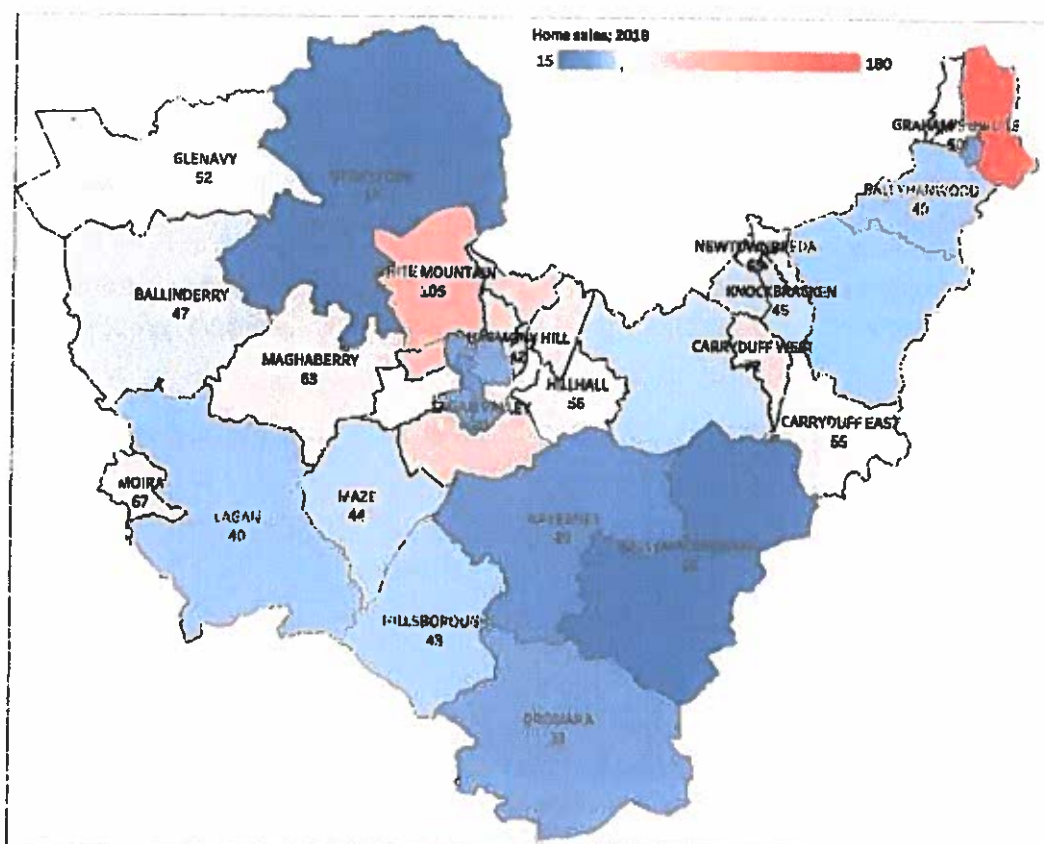
30 sales

with a median price of
£130,300

Source: PropertyPal, NISRA

(note; the full breakdown of sales activity, across all 40 micro-areas is provided in the overview at the beginning of the report).

Figure 11: Home sales by micro-area in Lisburn & Castlereagh; 2018



Source: NISRA, PropertyPal

Hotspot analysis

Carrowreagh was the most popular area to buy a home in Lisburn & Castlereagh and across all of N.Ireland last year. Taking a longer-term view, it is the second most popular location to buy a home since 2014. Indeed, there has been approximately 160 homes sold each year, almost three times the typical micro-area sales volumes in the LCC council area.

Interestingly Carrowreagh has only emerged as a hotspot for new buyers during the housing market recovery period. A decade ago it ranked in a mid range 200th position of all micro-areas.

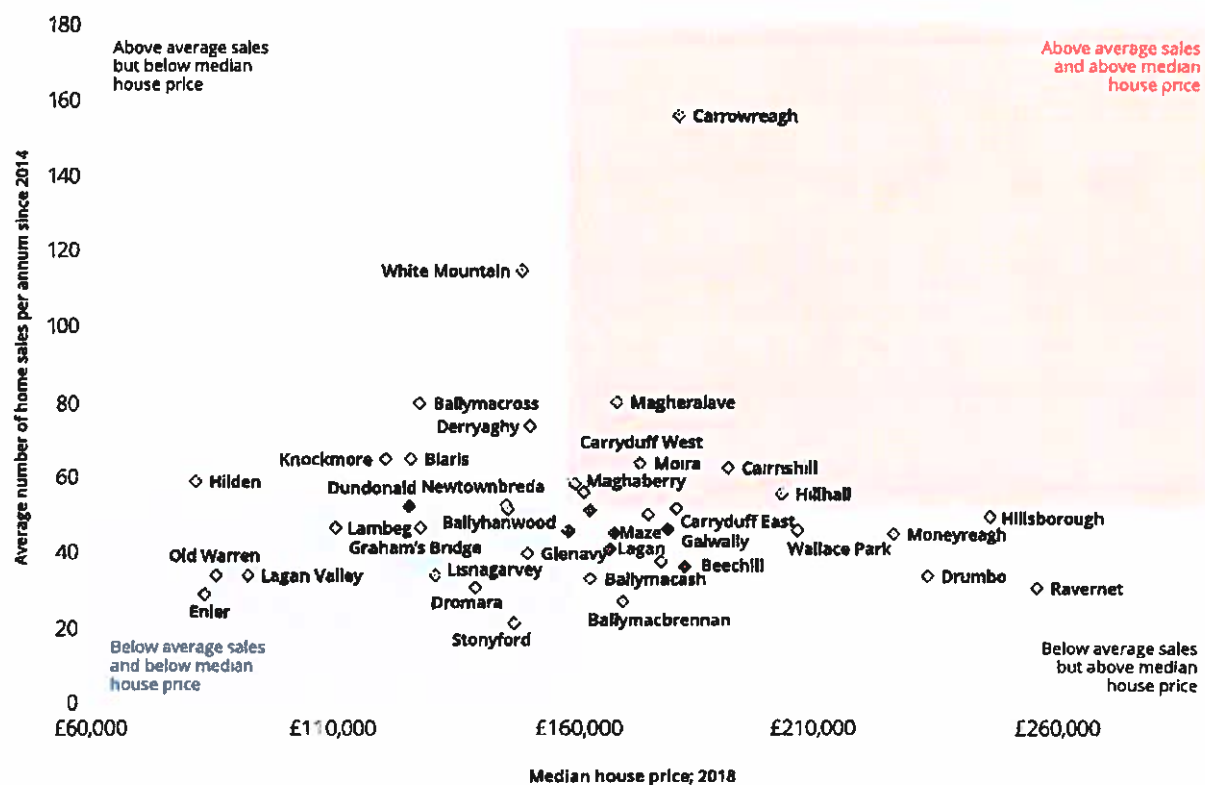
White Mountain was the next most popular area with approximately 115 sales per year, more than double the typical sales levels compared to neighbouring micro-areas. Similarly this

represented a jump in the country wide rank by 110 places compared to pre-crash activity. Magheralave was the third most popular area, driven by the emergence of a significant volume of new build activity, largely comprised of a range of 3-4 bedroom semi-detached /detached homes. Magheralave is particularly noteworthy as it has experienced the biggest improvement in ranked position of anywhere in the country, improving by 339 places.

In contrast, the lowest volume of sales were recorded in Stonyford and Ballymacbrennan micro-areas, typically selling between 15-20 homes per year.

The majority of the 'mid range' priced areas have typically sold between 40-60 properties each year.

Figure 12: Home sales (avg since 2014) vs. house prices; Lisburn & Castlereagh



Source: PropertyPal
Note: Intersecting lines set at average sales and median price of all micro-areas

During the 2005-2007 period the property market was experiencing strong growth in prices driven by high demand for homes. However, whilst the market is in a significantly more sustainable position compared to pre-crash levels, there has been a noticeable shift in the most popular places to buy a home. By ranking all 40 micro-areas in LCC by their volume of sales during the two periods, 2005-2007 and 2014-2018, the emerging 'hotspots' can be identified relative to the previous point in time. For example, if area X,

was the top ranked micro-area for number of homes sold in the 2005-2007 period, but fell to the 10th ranked micro-area for sales in the 2014-2018 period, then it will have decreased by 10 ranked positions and reduced its popularity as a lower demand area to buy a home. In contrast, if area Y, was 10th ranked in 2005-2007 but 1st ranked in the period 2014-2018 it will have improved by 10 ranked positions and increased its popularity as a high demand area to buy a home.

The top 3 most improved micro-areas in LCC are:

MAGHERALAVE

Improved by

↑ 34

ranked positions.

BLARIS

Improved by

↑ 16

ranked positions.

MAGHABERRY

Improved by

↑ 15

ranked positions.

The top 3 worst performing micro-areas in LCC are:

OLD WARREN

Decreased by

↓ 20

ranked positions.

BALLINDERRY

Decreased by

↓ 18

ranked positions.

GRAHAM'S BRIDGE

Decreased by

↓ 15

ranked positions.

Source: PropertyPal



Affordability and incomes for homes in Lisburn & Castlereagh

There are two key elements when considering buying a property; the deposit contribution and how much you're eligible to borrow relative to your income.

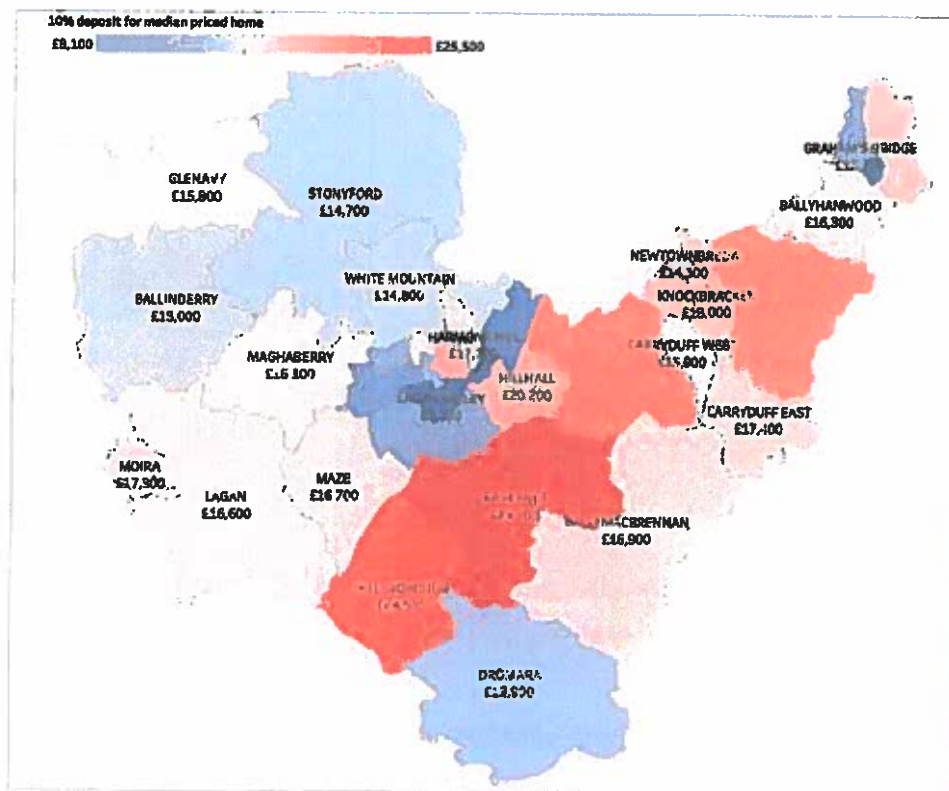
The deposit contribution

The deposit contribution towards a home purchase is worked out as a percentage of the total value of the house. The recommended deposit is typically between 10% and 20% but some lenders offer mortgages with only a 5% deposit. It is beneficial to put down a larger deposit because the mortgage borrowings would be lower and subsequent monthly repayments. A larger deposit also lowers the loan to value

ratio of the property which can mean a lower rate of interest on the mortgage balance and lower monthly repayments.

In Lisburn & Castlereagh a 10% deposit for a median priced home is approximately **£15,800**. However, given the variation in home prices at the micro-area level this can vary from £25,500 in Ravernet compared to £8,100 in Hilden.

Figure 13: 10% deposit contribution for a median priced home in Lisburn & Castlereagh micro-areas



Source: PropertyPal

The required salary/household income for home purchase

Following the financial crash in 2008, banks have adopted tighter lending practices aimed at protecting the financial system. These lending rules typically permit mortgages of around 3.5-4.0x applicants' income. For example; an individual earning £30,000 could borrow between £105,000-£120,000. Equally if two applicants each had a salary of £15,000, the combined household income would be £30,000 and meet the eligibility criteria for the same respective mortgage offer.

(Note: each lender conducts a detailed affordability assessment based on outgoings and total income. Some lenders offer mortgages using a higher income; loan ratio but using the most common 4x ratio is useful to give a gauge of affordability of properties in different areas.)

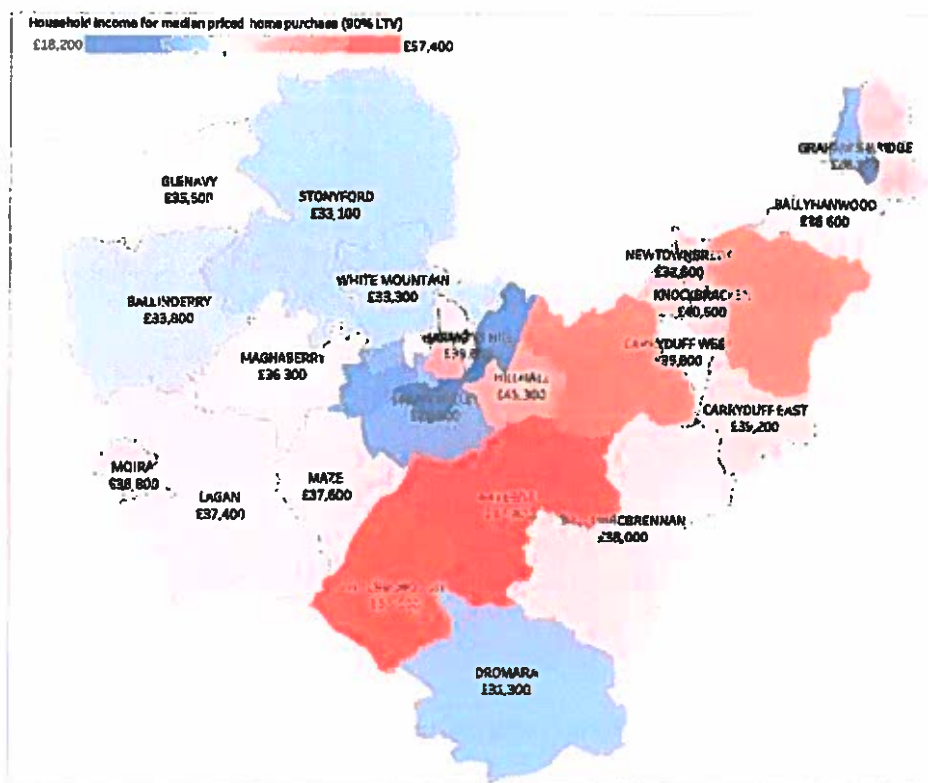
Using these lending rules and by deducting the deposit contribution from the property price,

the required salary (or combined joint salary if multiple applicants) to meet the eligibility criteria can be derived. Across all of Lisburn & Castlereagh a prospective homeowner would require a household income of approximately **£35,600** (based on a 4x lending multiple and a 10% deposit contribution).

In the most expensive areas; Ravenet, Hillsborough and Drumbo, the typical household income required would reach £57,400, £55,100 and £52,200 respectively.

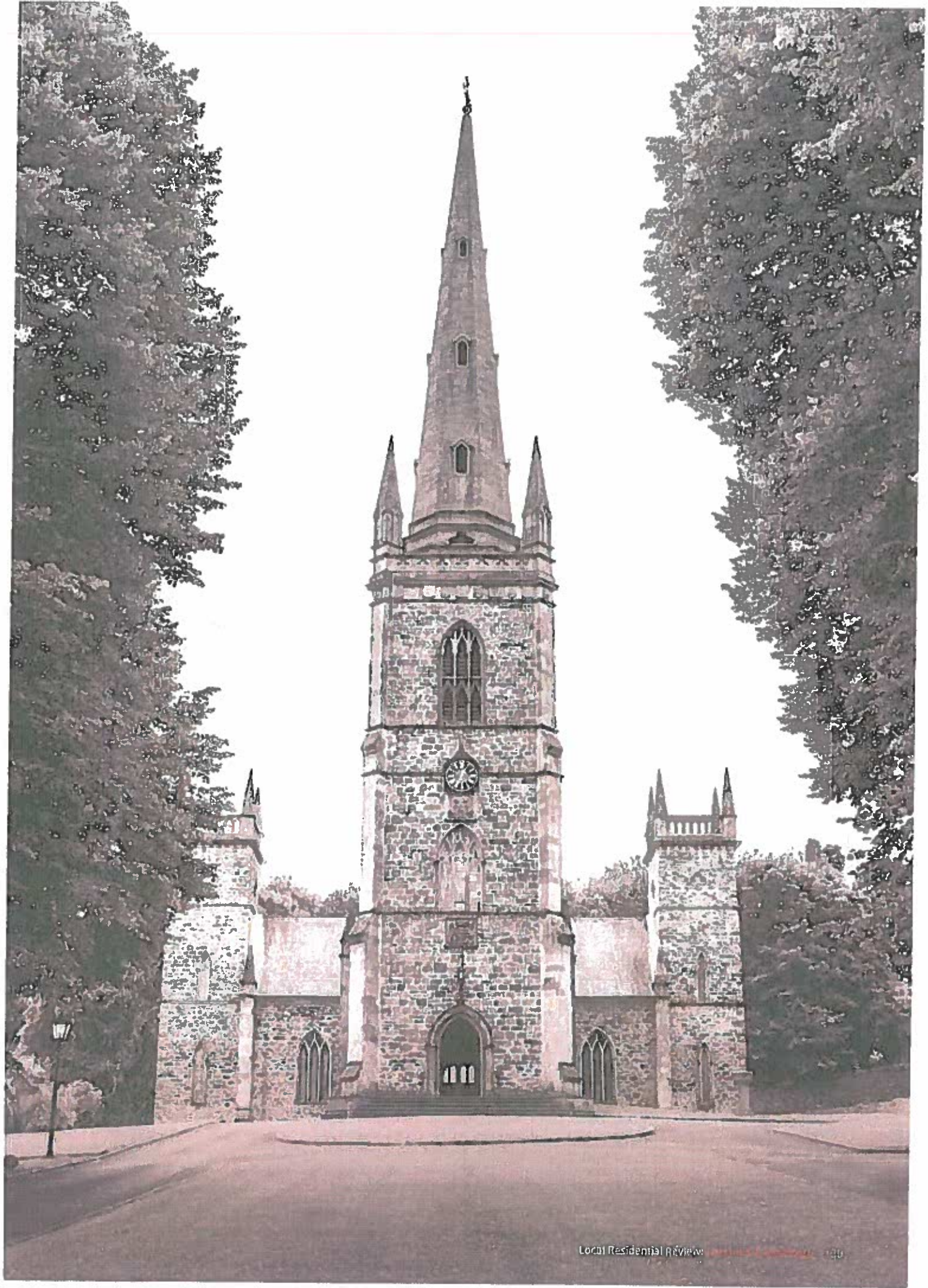
In contrast, the most affordable including; Hilden, Enler and Old Warren, would require a more modest household income ranging from £18,200-£19,100.

Figure 14: Household income required for mortgage; Lisburn & Castlereagh micro-areas



Source: PropertyPal

Note: Based on mortgage balance of 90% of median home value by micro-area



The outlook for house prices

House price and sales information are an important barometer of consumer confidence and wider economic performance. House prices and market activity should continue to be determined by the economics, but sentiment cannot be overlooked.

The latest Royal Institute of Chartered Surveyors (RICS) UK Residential Survey suggest a largely downbeat picture of the wider UK housing market amid heightened economic uncertainty due to Brexit. The survey stated there is *“little departure from the subdued picture evident across the sales market for several months now. Forward-looking indicators suggest this lack of momentum is likely to continue for a while longer, although perceptions on the 12-month outlook are a little more sanguine.”*

Until a Brexit deal is secured, economic and political uncertainty will restrain buyer sentiment. The UK wide housing market will remain price sensitive and beyond that, depending on what deal is agreed, will have an impact on the path of interest rates and wage growth. Once interest rates begin to rise they will act as a drag on house price growth and increased mortgage regulation in the aftermath of the financial crash has restrained peoples ability to take on more debt relative to their household income.

Fortunately, from a N.Ireland perspective, there is a case for much higher levels of optimism. At face value the data shows that people in N.Ireland benefit from a more competitive market than

most other parts of the UK. The problem is the journey it took to get this point with thousands of homeowners forced to endure financial distress. Nonetheless, housing costs represent a large proportion of people's outgoings and cheaper local housing is a genuine selling factor to appeal to retain graduates or returning workers who want to get on the housing ladder.

Looking forward, despite an increasingly uncertain economic environment, it is likely N.Ireland will continue to experience growth in house prices. Indeed, the RICS survey highlighted

N.Ireland as being one of the only UK regions with the majority of respondents expecting continued growth.

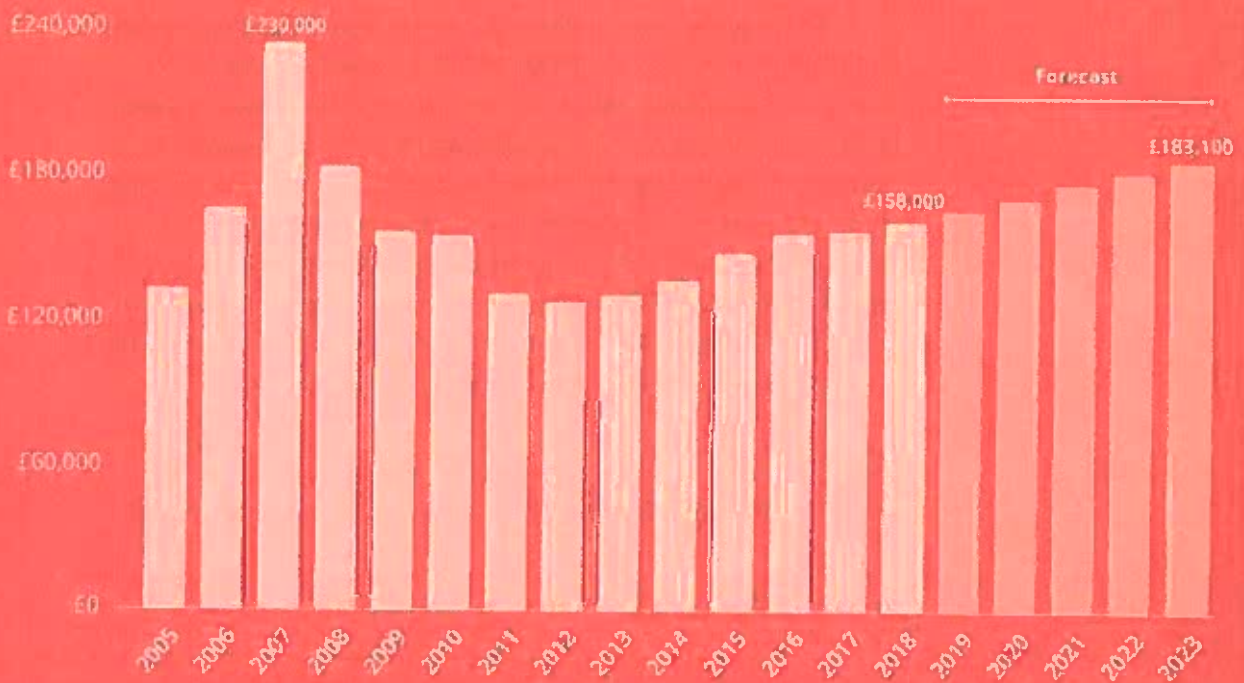
The fundamental drivers remain encouraging. Ongoing affordability, pent up demand, a low

interest rate environment and an increasingly tight labour market with real wage growth should support house price growth in the coming years. Assuming a No Deal Brexit is avoided, the local housing market should continue in the upwards stage of the recovery.

At PropertyPal we forecast house price growth in Lisburn & Castlereagh of 2.7% this year, and prices to appreciate on average by 3.1% per annum until 2023. Under this forecast, property prices will increase by £25,100 with typical properties valued at over £183,000 by the end of the forecast period.

At PropertyPal we forecast house price growth in Lisburn & Castlereagh of 2.7% this year, and prices to appreciate on average by 3.1% per annum until 2023.

Figure 15: PropertyPal's house price forecast for Lisburn & Castlereagh 2005-2023



Sources: PropertyPal's Housing Cost Summary Outlook, Volume 2018
 (Price based on median property prices)

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01276 200000

Contact details



Jordan Buchanan

Chief Economist

Jordan Buchanan is the Chief Economist at PropertyPal, acting as the spokesperson for the company and a trusted subject matter expert on all UK and Northern Ireland economic and housing matters.

Jordan is an experienced economist and research professional and has published extensive analytical research on key issues affecting the UK and NI economies. His recent work includes research on Brexit and other macro-economic risks, the labour market and the housing sector. Jordan is skilled in economic modelling and alongside colleagues in the University of Cambridge, has developed a macro-economic forecasting model of the UK economy and a gravity trade model to estimate the economic impact of Brexit. Jordan has also developed economic forecasting models to understand future growth patterns in Northern Ireland. Jordan lectured in Economics in the Ulster Business School and is a regular commentator across a range of media outlets.

Contact Jordan

✉ jordan.buchanan@propertypal.com

🐦 [@jbuchanan0707](https://twitter.com/jbuchanan0707)

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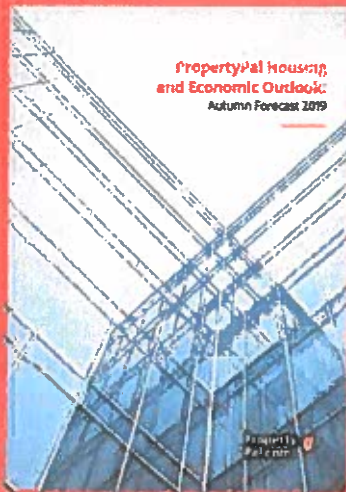
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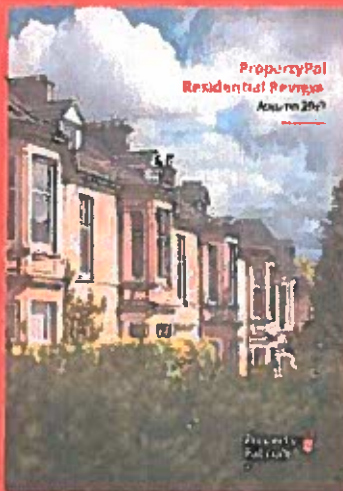
The statistics are based on property sales recorded by HMRC. Under statute all property transactions must be notified to HMRC for Stamp Duty purposes, excepting a small number of transfers which are exempt from duty (e.g. property transfer due to probate, divorce etc). All micro-area local data is compiled using median property price information in conjunction with NISRA and PropertyPal analysis and research. PropertyPal wish to extend their gratitude to staff in NISRA for their support.

Other publications in this series



PropertyPal Housing and Economic Outlook: Autumn Forecast 2019

PropertyPal's Housing and Economic Outlook offers economic analysis and informative guidance to some of the biggest issues facing the global, national and local economies. Our suite of economic models for both the United Kingdom and N.Ireland provide forecasts of key economic indicators including GDP, sectoral employment, wages and house prices. The macro-model of the UK economy is regularly updated and equipped to operate scenario analysis based on different macro-economic arrangements.



PropertyPal Residential Review: Autumn 2019

PropertyPal's Residential Review offers data-driven economic analysis on the current performance of N.Ireland's residential property market, as well as detailed forecasts and outlooks on its future from our suite of economic forecasting models. This is the first report of its kind in Northern Ireland and, by having a comprehensive, local dimension, this not only adds significant value to the general public, but will help inform all stakeholders with an interest in the local property market including: estate agents, developers, property professionals, lenders, insurers, policy makers/researchers and the media.



Local Property Reviews

Following on from the Residential Review, PropertyPal have developed bespoke overviews of the residential property market for each of the 11 council boundaries in N.Ireland. These include detailed, localised analysis of house prices by property styles, transactions activity, affordability and the outlook for prices in the area.

Antrim & Newtownabbey

Ard & North Down

Armagh, Banbridge & Craigavon

Belfast

Causeway Coast & Glens

Derry & Strabane

Fermanagh & Omagh

Lisburn & Castlereagh

Mid & East Antrim

Mid Ulster

Newry, Mourne & Down

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Turley Office
Hamilton House
3 Joy Street
Belfast
BT2 8LE

T 028 9072 3900